

Print Date : 09-Sep-2020

DEPARTMENT FOR THE AGING - FY 2021

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 : 06-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 420 **Lot** : 1 **BIN** : 1079081

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$528,200	
Electrical	\$48,400	\$52,200
Mechanical	\$62,000	
Total	\$638,600	\$52,200
Importance Code A	\$528,200	
Importance Code B	\$110,400	\$52,200
Total	\$638,600	\$52,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$50,000			
Interior Architecture	\$80,700			\$600
Electrical	\$69,200			
Mechanical	\$37,900	\$700	\$1,200	\$16,400
Total	\$237,800	\$700	\$1,200	\$17,000
Importance Code A	\$50,400	\$300	\$300	\$300
Importance Code B	\$155,500	\$400	\$900	\$16,700
Importance Code C	\$31,900			
Total	\$237,800	\$700	\$1,200	\$17,000



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
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	\$5,200	LIFE	**	5	\$4,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	85%	Now	\$143,000	LIFE	**	5	\$14,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Rear Wall Bordering The Patio							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Mosaic Tile	5%	Now	\$4,300	2047	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Stucco Cement	5%	Now	\$13,500	2032	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$73,700	2052	**	5	\$800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%							
		Location : Kitchen And Lounge, Throughout.							
		Hardware Missing, Extent : Moderate, Area Affected : 40%							
		Location : Kitchen, Throughout.							
Parapets									
	Masonry: Brick	25%	Now	\$27,100	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	No Component	75%							

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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
Exterior									
Roof									
	Modified Bitumen	100%	Now	\$311,500	2037		**		
	Alligatoring, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Drains Clogged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$1,000	LIFE		**	5	\$1,000
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ceramic Tile	5%	Now	\$9,800	2042		**	5	\$200
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Terrazzo	40%	Now	\$18,700	LIFE		**	5	\$2,900
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Vinyl Tile	50%	Now	\$4,300	2032		**	3	\$1,800
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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									
Interior Walls									
	Cast in Place Concrete	5%	Now	\$2,400	LIFE	* *			
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Room							
	Ceramic Tile	5%	Now	\$10,700	2042	* *	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	\$1,700	LIFE	* *	5	\$300	
		Diagonal Cracks, Extent : Light, Area Affected : 5%							
		Location : Mechanical Room							
	Masonry: Brick	5%	Now	\$800	LIFE	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	65%	Now	\$12,100	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	\$4,200	LIFE	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	3%			LIFE	* *	5	\$900	
Ceilings									
	AcousTileConcealSpLn	5%	Now	\$4,100	2047	* *	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	AcousTileSusp.Lay-In	85%	Now	\$6,900	2040	* *	5	\$4,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Plaster	10%	Now	\$4,000	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							

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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									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$2,700	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$52,200	5	\$200	
	Raceway								
	Conduit	100%			2027	\$14,800	1		
	Panelboards								
	Fused Disc Sw	10%			2026	\$2,400	5		
	Molded Case Bkrs	90%			2026	\$21,500	5	\$200	
	Wiring								
	Braided Cloth	80%	2-4	\$15,800	2052	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2027	\$4,000	1		
	Motor Controllers								
	Locally Mounted	100%			2025	\$48,400	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2022	\$14,500	10	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	2%			2022	\$1,500	2		
	Egress Lighting								
	Emergency, Battery	50%			2022	\$4,500	10	\$800	
	Exit, Service	50%			2022	\$900	1		
	Exterior Lighting								
	HID	100%			2022	\$25,400	10		

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%			2037	* *	5	\$2,000	
				Buried Tank(s), Extent : Light, Area Affected : 100%					
				Location : Outside Boiler Room					

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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									
	Conversion Equipment								
	Hot Water Boiler	100%			2047	**	1	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : 1 Unit, Recent Installed.							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$1,000	2026	\$9,800	4	\$300	
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Terminal Devices									
	Air Handler	70%			2022	\$62,000	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : 1st Floor Mechanical Room							
		Explanation : 2 Units							
	Convactor/Radiator	30%			2025	\$10,100	1	\$600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
Conversion Equipment									
	Window/Wall Unit	90%			2022	\$11,800	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
Exhaust Fans									
	Interior	100%			2022	\$22,400	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	**	1		
Water Heater									
	Electric	100%			2025	\$5,600	4		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%	Now	\$1,000	2037	**	4	\$100	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room							
Backflow Preventer									
	Generic	100%			2027	\$1,600	1	\$400	
Fixtures									
	Generic	100%							

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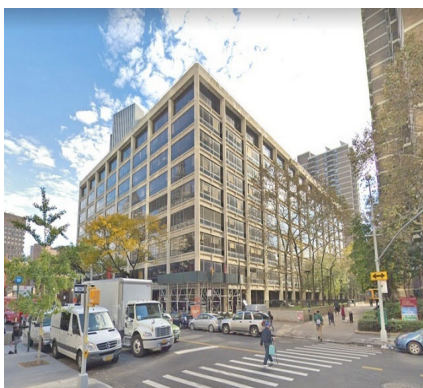
Print Date : 09-Sep-2020

DEPARTMENT FOR THE AGING - FY 2021

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 : 19-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 94 **Lot** : 25 **BIN** : 1001289

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$278,400
Total		\$278,400
Importance Code B		\$278,400
Total		\$278,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Interior Architecture	\$38,600			\$3,900
Electrical	\$1,800	\$1,900	\$1,900	\$1,600
Mechanical	\$400	\$800	\$8,800	\$800
Total	\$40,800	\$2,700	\$10,700	\$6,200
Importance Code B	\$34,500	\$2,700	\$10,700	\$6,200
Importance Code C	\$6,300			
Total	\$40,800	\$2,700	\$10,700	\$6,200



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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									
	Carpet	5%			2028	\$21,200	3	\$3,100	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
	Ceramic Tile	5%	0-2	\$1,600	2038	**	5	\$800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Toilet Rooms And Kitchen									
	Quarry Tile	5%			2042	**	5	\$2,300	
	Vinyl Tile	80%			2034	**	3	\$12,500	
Recent Repair Evident, Extent : Light, Area Affected : 50%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%	0-2	\$3,000	2038	**	5	\$1,000	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Kitchen									
	Glass: Single Pane	5%			LIFE	**	5	\$1,500	
	Gypsum Board	90%	0-2	\$3,300	LIFE	**	5	\$22,300	
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Entrance Corridor									
Ceilings									
	AcousTileSusp.Lay-In	95%	2-4	\$25,600	2042	**	5	\$14,800	
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Administrative Office And Kitchen									
	Exposed Concrete	5%			LIFE	**	5	\$200	

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%			2039	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2037	**	5	\$500	
	Wiring								
	Thermoplastic	100%			2039	**	1		
Lighting									
	Interior Lighting								
	Fluorescent	98%			2029	\$48,100	10	\$18,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout							
	Fluorescent	2%			2034	**	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lobby							
	Egress Lighting								
	Exit, Battery	100%			2029	\$20,500	10	\$1,400	

Alarm

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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

Security System

No Component

50%

Generic

50%

2029

\$33,600

1

\$3,900

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

Location : Cafeteria, Hallways

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital

100%

2029

\$230,300

1-3

\$12,800

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

Location : Throughout

Explanation : Strobe Lights, Horns And Manual Pull Stations

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

Heating

Energy Source

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

\$27,100

Terminal Devices

Not Accessible

100%

Heat Rejection

Not Accessible

100%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$11,600

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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
Ventilation									
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		
	Water Heater								
	Not Accessible	100%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Throughout						
			Explanation : Utilities Supplied 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%			2049	* *	1-2	\$5,800	
	Fire Pump								
	Not Accessible	100%							
	Chemical System								
	No Component	98%							
	Generic	2%			2027	\$600	1-3	\$100	

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Print Date : 09-Sep-2020

DEPARTMENT FOR THE AGING - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$180,100	\$239,800
Interior Architecture		\$398,300
Electrical	\$223,600	\$350,900
Mechanical		\$557,200
Total	\$403,700	\$1,546,200
Importance Code A	\$180,100	\$319,100
Importance Code B	\$223,600	\$1,227,100
Total	\$403,700	\$1,546,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$51,700	\$2,100	\$2,100	\$300
Interior Architecture	\$15,200	\$2,200	\$5,500	\$25,100
Electrical	\$44,000	\$1,700	\$1,900	\$74,500
Mechanical	\$2,700	\$1,700	\$18,500	\$31,500
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$128,300	\$22,500	\$42,700	\$146,200
Importance Code A	\$62,200	\$3,700	\$3,700	\$2,000
Importance Code B	\$51,000	\$17,800	\$39,000	\$144,200
Importance Code C	\$15,200	\$1,000		
Total	\$128,300	\$22,500	\$42,700	\$146,200



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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
Exterior									
Exterior Walls									
	Masonry: Brick	70%	Now	\$68,500	LIFE	**	5	\$21,300	
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : 4th Floor Facade At Terrace							
	Masonry: Marble	10%	Now	\$111,600	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	\$17,600	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	\$184,100	5	\$4,100	
Parapets									
	Masonry: Brick	75%	Now	\$32,900	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	\$800	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	\$300	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	\$55,700	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									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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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	**	5	\$2,500	
	Quarry Tile	5%			2035	**	5	\$3,800	
	Vinyl Tile	87%			2030	\$398,300	3	\$16,500	
	Wood	3%			2045	**	5	\$2,800	
Interior Walls									
	Ceramic Tile	5%			2033	**	5	\$2,000	
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Gypsum Board	87%	0-2	\$15,200	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 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	\$8,900	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	\$104,300	5	\$100	

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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	\$50,500	1		
	Conduit	10%			2040	* *	1		
Panelboards									
	Fused Disc Sw	5%			2038	* *	5		
	Molded Case Bkrs	5%			2038	* *	5		
	Molded Case Bkrs	90%			2029	\$71,800	5	\$800	
Wiring									
	Thermoplastic	90%			2030	\$63,900	1		
	Thermoplastic	10%			2040	* *	1		
Motor Controllers									
	Locally Mounted	100%			2028	\$48,400	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	\$11,900	10	\$4,600	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Hallways								
Egress Lighting									
	Emergency, Battery	50%			2030	\$24,300	10	\$4,100	
	Exit, Battery	50%			2030	\$16,600	10	\$1,100	
Exterior Lighting									
	Fluorescent	10%			2030	\$11,500	10	\$300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Fluorescent	20%	0-2	\$23,100	2040	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Fifth Floor Outdoor Area.								
	Explanation : Fixtures Are Old With Deteriorated Lenses.								
	HID	10%			2025	\$13,600	10		
	No Component	60%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$32,700	1	\$3,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Activity Rooms								
	Explanation : CCTV Surveillance Cameras								

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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.

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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

\$223,600

1-3

\$12,800

*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

\$79,400

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

\$421,900

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

\$55,900

2

\$1,000

Plumbing

H/C Water Piping

Brass/Copper

100%

2050

* *

1

Water Heater

Electric

100%

2025

\$29,700

4

\$200

*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	\$5,100	4	\$1,100	
	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	\$2,800	1-3	\$400	

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

Print Date : 09-Sep-2020

DEPARTMENT FOR THE AGING - FY 2021

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 2022 - 2025	FY 2026 - 2031
Electrical	\$78,300	
Mechanical		\$170,100
Total	\$78,300	\$170,100
Importance Code B	\$78,300	\$170,100
Total	\$78,300	\$170,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Interior Architecture	\$39,900	\$5,100	\$1,300	\$8,900
Electrical	\$16,600	\$2,600	\$2,200	\$5,800
Mechanical	\$32,500	\$5,300	\$10,100	\$32,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$92,900	\$17,000	\$17,600	\$50,800
Importance Code A	\$2,500	\$1,100	\$2,500	\$1,200
Importance Code B	\$87,600	\$15,800	\$13,800	\$49,600
Importance Code C	\$2,800		\$1,300	
Total	\$92,900	\$17,000	\$17,600	\$50,800



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

Estimates are rounded to the nearest hundred dollars.

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

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

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	\$37,100	2026	\$185,400	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	\$2,800	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 Concrete	20%			LIFE	**	5	\$2,100	
Glass: Susp Panels	30%			LIFE	**			
	Other Observation, Extent : Moderate, 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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Maintenance \$ are aggregated over a 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

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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 3,000 Amperes</i>								
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	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Dry Coolers</i>								
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	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
Egress Lighting								
Emergency, Battery	30%			2035	* *	10	\$3,300	
Exit, LED	30%			2058	* *	1		
Exit, Service	40%			2035	* *	1		
Exterior Lighting								
HID	20%			2025		\$36,600	10	
No Component	80%							

Alarm

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

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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

\$14,700

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

* *

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 : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$3,400

Terminal Devices

Fan Coil Unit/Heat

25%

Now

\$17,000

2030

\$170,100

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	\$16,200	2	\$100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$6,800	2040	* *	1		
			Leak Evident, Extent : Severe, Area Affected : 5%						
			Location : 1st Floor Kitchen						
	Water Heater								
	Gas Fired	100%			2025	\$27,700	2	\$700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$6,900	4	\$1,400	
	Sewage Ejector(s)								
	Electric	100%			2030	\$13,100	4	\$2,700	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$2,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, 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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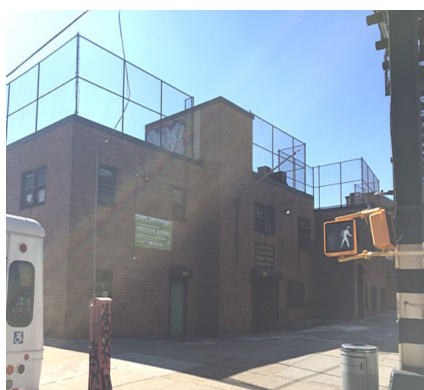
Print Date : 09-Sep-2020

DEPARTMENT FOR THE AGING - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$77,900	
Electrical	\$31,900	\$100,700
Mechanical	\$234,100	\$296,400
Total	\$343,800	\$397,100
Importance Code A	\$77,900	
Importance Code B	\$266,000	\$397,100
Total	\$343,800	\$397,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$26,500	\$900		\$1,000
Interior Architecture		\$19,300	\$2,300	\$1,100
Electrical	\$1,400	\$1,900	\$1,400	\$13,900
Mechanical	\$6,900	\$300	\$8,400	\$18,000
Site Pavements	\$8,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$47,000	\$26,300	\$16,000	\$38,000
Importance Code A	\$26,500	\$900		\$1,100
Importance Code B	\$12,300	\$25,400	\$14,500	\$36,900
Importance Code C	\$8,200		\$1,500	
Total	\$47,000	\$26,300	\$16,000	\$38,000



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 : Light, Area Affected : 30%							
		Location : Throughout Elevations							
	Metal Sect. OHD	5%			2043	**	5	\$1,800	
	Slate Panels	5%	Now	\$9,500	LIFE	**	5	\$400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Window Sills							
Windows									
	Aluminum	90%	0-2	\$9,600	2038	**	5	\$1,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Protective Metal Grilles							
	Metal Louvers	10%	0-2	\$1,500	2033	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : All Louvers							
Parapets									
	Masonry: Brick Cavity	15%			LIFE	**	5	\$1,600	
	Masonry: Limestone	10%	0-2	\$5,900	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	\$77,900	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 : Light, Area Affected : 100%							
		Location : Main Roof							
	Single Ply Membrane	20%			2038	**	10	\$5,900	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Lower Balcony Roof							
		Other Observation, Extent : Light, 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	

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Estimates are rounded to the nearest hundred dollars.

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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 : Light, Area Affected : 25%								
	Location : Various Rooms								
Ceilings									
	AcousTileSusp.Lay-In	95%			2043	**	5	\$28,300	
	Recent Replace Evident, Extent : Light, Area Affected : 20%								
	Location : Various Rooms								
	Exposed 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	\$8,200	2033	**			
	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	\$5,200	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	\$86,600	5	\$100	
	Raceway								
	Conduit	90%			2050	* *	1		
	Conduit	10%			2030	\$2,400	1		
	Panelboards								
	Fused Disc Sw	5%			2046	* *	5		
	Molded Case Bkrs	95%			2046	* *	5	\$500	
	Wiring								
	Thermoplastic	90%			2050	* *	1		
	Thermoplastic	10%			2030	\$2,600	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	\$31,900	10	\$12,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2030	\$14,100	10	\$5,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Activity Rooms And Lobby							
	Incandescent	2%			2030	\$4,700	2		
Egress Lighting									
	Emergency, Battery	50%			2030	\$14,300	10	\$2,400	
	Exit, Service	50%			2035	* *	1		
Exterior Lighting									
	HID	25%			2030	\$20,100	10		
	Incandescent	5%			2030	\$3,400	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	\$296,400	2	\$900	
	Int Pkg Unit - Heating/Cooling	20%			2024	\$84,700	2	\$200	
	Split Unit	10%			2025	\$42,500			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Kitchen									
Explanation : Condenser On The Roof									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$106,900	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	\$26,400	2	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Four Fans									
	Roof	20%	0-2	\$6,600	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									
	Electric	100%			2025	\$17,500	4	\$100	
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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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	\$1,400	1-3	\$200	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Kitchen									
Explanation : Kitchen Hood									

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Print Date : 09-Sep-2020

DEPARTMENT FOR THE AGING - FY 2021

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 : 06-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1680 **Lot** : 45 **BIN** : 1074278

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$802,100	\$261,500
Interior Architecture	\$178,700	\$267,900
Electrical	\$77,800	\$187,500
Mechanical	\$107,200	\$674,000
Total	\$1,165,800	\$1,390,900
Importance Code A	\$909,300	\$261,500
Importance Code B	\$120,600	\$1,129,400
Importance Code C	\$135,900	
Total	\$1,165,800	\$1,390,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$21,900			
Interior Architecture	\$89,700			\$17,100
Electrical	\$70,000	\$700	\$500	\$600
Mechanical	\$49,900	\$5,000	\$4,400	\$32,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$235,500	\$9,600	\$8,900	\$53,800
Importance Code A	\$24,700	\$2,700	\$2,700	\$2,700
Importance Code B	\$182,000	\$6,900	\$6,100	\$51,100
Importance Code C	\$28,800			
Total	\$235,500	\$9,600	\$8,900	\$53,800



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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 Stone/Terra Cotta	2%	0-2	\$6,800	LIFE	**	5	\$7,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	94%	Now	\$408,700	LIFE	**	5	\$42,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Limestone	3%	0-2	\$7,900	LIFE	**	5	\$1,000	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Panel	1%	Now	\$200	2037	**	5	\$800	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Windows								
Aluminum	100%	Now	\$254,600	2035	**	5	\$5,700	
	Air Infiltration, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,900	
Cast Stone/Terra Cotta	7%	Now	\$7,000	LIFE	**	5	\$4,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	80%	Now	\$73,000	LIFE	**	5	\$5,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Metal Security Bars	5%			2042	**			
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Pre-Cast Concrete	3%			LIFE	**	5	\$1,400	

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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								
Roof								
Modified Bitumen	100%	Now	\$65,800	2027	\$219,200			
	Alligatoring, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Ponding, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Carpet	5%	Now	\$2,800	2026	\$28,200	3	\$3,100	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Cast in Place Concrete	10%	Now	\$4,600	LIFE	* *	5	\$9,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$17,100	2030	\$42,800	5	\$1,000	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Vinyl Tile	60%	Now	\$22,500	2027	\$225,200	3	\$9,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	20%			2055	* *	5	\$15,500	

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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
Interior									
Interior Walls									
	Glass: Single Pane	5%	Now	\$28,800	LIFE	* *	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	20%			LIFE	* *	5	\$5,400	
	Masonry: Brick	10%	Now	\$93,500	LIFE	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Plaster	50%	Now	\$38,500	LIFE	* *	5	\$6,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Plaster	10%	Now	\$3,900	LIFE	* *	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stair							
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
		Location : Stair							
	Wood	5%			LIFE	* *	5	\$9,000	
Ceilings									
	AcousTileSusp.Lay-In	25%			2040	* *	5	\$10,300	
	AcousTileSusp.Lay-In	60%	Now	\$42,800	2032	* *	5	\$12,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Infill Arch	5%	Now	\$8,100	LIFE	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	10%	Now	\$5,800	LIFE	* *	5	\$2,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

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

Under 600 Volts

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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									
Service Equipment									
	Fused Disc Sw	50%			2027	\$2,600	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 600 Ampere Main Disconnect Switch									
	Fused Disc Sw	50%			2027	\$2,600	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2027	\$104,300	5	\$700	
Raceway									
	Conduit	20%			2047	* *	1		
	Conduit	70%			2027	\$39,300	1		
	Conduit	10%			2057	* *	1		
Panelboards									
	Fused Knife Sw	5%	2-4	\$4,000	2052	* *	5		
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Basement									
	Molded Case Bkrs	20%			2043	* *	5	\$100	
	Molded Case Bkrs	55%			2026	\$43,900	5	\$400	
	Molded Case Bkrs	20%			2052	* *	5	\$100	
Wiring									
	Braided Cloth	60%	0-2	\$42,600	2052	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Basement, 1st And 2nd Floors									
	Thermoplastic	20%			2047	* *	1		
	Thermoplastic	20%			2057	* *	1		
Motor Controllers									
	Locally Mounted	30%			2040	* *	5	\$100	
	Locally Mounted	70%			2025	\$33,900	5	\$100	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$400	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Lighting									

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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
Lighting									
Interior Lighting	Fluorescent	10%			2032	**	10	\$2,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 4th Floor							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	58%			2032	**	10	\$14,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
Fluorescent	10%				2032	**	10	\$2,500	
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : 4th Floor								
Fluorescent	20%				2037	**	10	\$5,100	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : 2nd Floor								
Fluorescent	2%				2022	\$1,300	10	\$500	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Egress Lighting									
	Emergency, Battery	20%			2032	**	10	\$1,300	
	Emergency, Battery	30%			2022	\$11,900	10	\$2,000	
	Exit, LED	10%			2067	**	1		
	Exit, Service	20%			2032	**	1		
	Exit, Service	20%			2022	\$1,600	1		
Exterior Lighting									
	HID	100%			2032	**	10	\$100	
Alarm									
Security System									
	No Component	80%							
	Generic	20%	Now	\$17,800	2037	**	1	\$1,900	
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Throughout The Building								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Front Only								
	Explanation : CCTV Camera								
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2032	**	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%			2037	**	1		

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

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
Heating									
	Conversion Equipment								
	Steam Boiler	40%			2040	* *	1	\$10,900	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement Boiler Room							
		Explanation : 3 Newer Units							
	Steam Boiler	60%			2025	\$107,200	1	\$16,400	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Mechanical Room							
		Explanation : 2 Old Units							
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2027	\$467,500	4	\$2,000	
	Terminal Devices								
	Convactor/Radiator	100%			2032	* *	1	\$8,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	20%			2031	\$206,500	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : 4th Floor							
		Recent Installation, Extent : Light, Area Affected : 20%							
		Location : 4th Floor							
	Window/Wall Unit	50%			2022	\$28,800	1		
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,100	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : 4th Floor Only							
		Explanation : New Air Ductwork							
	No Component	80%							
	Exhaust Fans								
	Interior	20%			2037	* *	2	\$200	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$16,800	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$4,200	4	\$900	

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

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

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

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
Plumbing	Fixtures								
	Generic	100%							
Vertical Transport	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : One Unit							
Fire Suppression	Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$4,000	

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

Print Date : 09-Sep-2020

DEPARTMENT FOR THE AGING - FY 2021

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 : 29-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 479 **Lot** : 1 **BIN** : 1007156

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$130,200
Mechanical	\$153,100	\$77,700
Total	\$153,100	\$207,900
Importance Code B	\$153,100	\$207,900
Total	\$153,100	\$207,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,300	\$1,000		
Interior Architecture	\$43,000			\$1,600
Electrical	\$900	\$12,400	\$1,100	\$800
Mechanical	\$9,600	\$32,500	\$6,700	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$60,800	\$49,800	\$11,700	\$8,400
Importance Code A	\$4,400	\$2,200	\$1,100	\$1,100
Importance Code B	\$52,200	\$47,700	\$10,600	\$7,300
Importance Code C	\$4,200			
Total	\$60,800	\$49,800	\$11,700	\$8,400



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

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 : 5%							
	Location : Throughout							
Masonry: Granite	5%			LIFE	**	5	\$100	
	Staining/Discoloring, Extent : Light, Area Affected : 1%							
	Location : Front Facade							
Window Wall	20%			2048	**	5	\$2,100	
	Glazing Clouded, Extent : Light, Area Affected : 5%							
	Location : Front Facade							
Windows								
Aluminum	75%			2044	**	5		
Wood	25%			2036	**	5		
Parapets								
Metal: Cage/Fence	100%			2041	**	5-10		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Not Accessible. Occupied By Head Start School.							
Roof								
Roll Roofing	100%			2027		5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Main Roof							
	Explanation : Not Accessible. Occupied By Head Start School. Covered With Rubber Pads For Children's Play Area							
Soffits								
Metal Panel	100%			2038	**	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$3,600	
Ceramic Tile	5%	2-4	\$300	2031	\$17,100	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Toilets							
	Deteriorated Finish, Extent : Moderate, Area Affected : 2%							
	Location : Toilets							
Quarry Tile	5%			2041	**	5	\$1,200	
Vinyl Tile	75%	Now	\$11,300	2033	**	3	\$4,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Wood	5%			2056	**	5	\$1,600	

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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

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	\$1,000	2037	* *	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	\$500	LIFE	* *	5	\$3,500	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Rec. Room 1st And 3rd Floor									
	Masonry: Brick	5%	2-4	\$2,700	LIFE	* *			
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Basement									
	Plaster	30%			LIFE	* *	5	\$1,200	
Ceilings									
	AcousTileSusp.Lay-In	95%	4+	\$27,200	2041	* *	5	\$7,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Rec Room 1st Floor									
	Exposed Struc: Steel	5%			LIFE	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2028	\$5,200	5		
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2028	\$86,600	5		
	Raceway								
	Conduit	95%			2028	\$22,500	1		
	Conduit	5%			2048	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2027	\$1,600	5		
	Molded Case Bkrs	75%			2027	\$23,900	5	\$200	
	Molded Case Bkrs	20%			2044	* *	5	\$100	
	Wiring								
	Thermoplastic	90%			2028	\$23,300	1		
	Thermoplastic	10%			2048	* *	1		

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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
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									
	Motor Controllers								
	Locally Mounted	90%			2026	\$43,500	5	\$100	
	Locally Mounted	10%			2041	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2033	* *	10	\$5,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Fluorescent Lamps								
	Fluorescent	30%			2033	* *	10	\$3,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	20%			2033	* *	10	\$2,000	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2033	* *	10	\$1,300	
	Exit, Service	50%			2033	* *	1		
	Exterior Lighting								
	HID	15%			2033	* *	10		
	Incandescent	15%			2033	* *	2		
	No Component	70%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2033	* *	1	\$2,100	
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	* *	1-3	\$6,800	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2048	* *	5	\$3,400	
	Conversion Equipment								
	Steam Boiler	100%			2041	* *	1	\$11,000	
	Distribution								
	Steam Piping/Pump	100%			2038	* *			

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%	Now	\$7,800	2033	**	1	\$3,100	
	Malfunctioning, Extent : Moderate, Area Affected : 25%							
	Location : 3rd Floor And Basement Mechanical Room, 2 Defective Units							
Convactor/Radiator	50%			2041	**	1	\$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	33%			2029	\$77,700	2	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 2nd Floor Fan Room							
	Explanation : Water Sourced Air Conditioner							
Int Pkg Unit - Heating/Cooling	65%	Now	\$153,100	2033	**	2	\$400	
	Broken, Extent : Severe, Area Affected : 66%							
	Location : Basement And 3rd Floor Mechanical Room							
	Unit Inoperable, Extent : Severe, Area Affected : 66%							
	Location : Basement And 3rd Floor Mechanical Rooms							
Window/Wall Unit	2%			2023	\$500	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$14,400	
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,200	
Exhaust Fans								
Roof	100%			2028	\$18,400	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
	Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Corroded, Extent : Moderate, Area Affected : 100%							
	Location : Basement, Coroded Main Valve Train							
Water Heater								
Gas Fired	100%			2026	\$6,800	2	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 1 Direct Fired Unit With 120 Gallons Storage Tank							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Grease Trap Undersized							

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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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2033	* *	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%			2038	* *	1-2	\$800	
		No Backflow Preventer, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Chemical System								
	Generic	100%			2023	\$27,900	1-3	\$3,700	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Kitchen							
		Explanation : Hood Supression System							

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

Print Date : 09-Sep-2020

DEPARTMENT FOR THE AGING - FY 2021

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 : 08-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,Mez,2,3
Block : 454 **Lot** : 52 **BIN** : 1006502

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical	\$80,600	\$237,200
Mechanical		\$409,600
Total	\$80,600	\$646,700
Importance Code B	\$80,600	\$646,700
Total	\$80,600	\$646,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Interior Architecture	\$38,500	\$5,600	\$500	\$1,900
Electrical	\$800	\$72,100	\$700	\$700
Mechanical	\$7,700	\$36,600	\$12,400	\$8,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$58,900	\$126,200	\$25,400	\$23,300
Importance Code A	\$2,000	\$2,000	\$2,000	\$2,000
Importance Code B	\$43,900	\$124,200	\$23,400	\$21,300
Importance Code C	\$13,000			
Total	\$58,900	\$126,200	\$25,400	\$23,300



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

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									
Carpet	3%			2027	\$12,300	3	\$1,400		
Cast in Place Concrete	7%			LIFE	**	5	\$4,600		
Paint Peeling, Extent : Moderate, Area Affected : 75%									
Location : 2nd Floor Kitchen									
Ceramic Tile	5%			2037	**	5	\$1,500		
Marble Panels	5%			LIFE	**	5	\$1,100		
Terrazzo	10%			LIFE	**	5	\$2,400		
Vinyl Tile	50%	4+	\$2,700	2033	**	3	\$5,600		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : 1st Floor Multi-purpose Room									
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : Backstage Doorway At Auditorium									
Wood	20%			2043	**	5	\$11,300		
Interior Walls									
Ceramic Tile	5%			2037	**	5	\$1,800		
Fiberglass Panel	10%			LIFE	**				
Marble Panels	5%			LIFE	**				
Plaster	80%	Now	\$12,100	LIFE	**	5	\$8,500		
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Auditorium Back Stage Areas									
Vertical Cracks, Extent : Moderate, Area Affected : 2%									
Location : Kitchen Entrance									
Ceilings									
AcousTileConcealSpLn	2%	Now	\$5,200	2048	**	5	\$400		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : First Floor Room Adjacent To Lobby									
Staining/Discoloring, Extent : Severe, Area Affected : 50%									
Location : First Floor Room Adjacent To Lobby									
AcousTileSusp.Lay-In	18%			2041	**	5	\$5,400		
Plaster	80%	Now	\$16,900	LIFE	**	5	\$15,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Auditorium Backstage Areas									
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Auditorium Backstage Areas									
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : Auditorium Backstage Areas									

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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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
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2028	\$5,200	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,500 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2038	**	5		
	Fused Knife Sw	50%	2-4	\$52,200	2058	**	5		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Raceway									
	Conduit	95%			2028	\$53,300	1		
Covers Missing, Extent : Moderate, Area Affected : 5%									
Location : Roof Bulkhead									
	Conduit	5%			2038	**	1		
Panelboards									
	Fused Disc Sw	5%			2027	\$4,000	5		
	Molded Case Bkrs	65%			2044	**	5	\$300	
	Molded Case Bkrs	30%			2027	\$23,900	5	\$200	
Wiring									
	Braided Cloth	70%			2027	\$49,700	1		
	Thermoplastic	10%			2048	**	1		
	Thermoplastic	20%			2028	\$14,200	1		
Motor Controllers									
	Locally Mounted	90%			2026	\$43,500	5	\$100	
Enclosure Corroded, Extent : Moderate, Area Affected : 20%									
Location : Roof									
	Locally Mounted	10%			2041	**	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	30%			2033	**	10	\$5,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : 2nd, 3rd Floors And Kitchen									
	Fluorescent	60%			2023	\$28,400	10	\$11,100	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Fluorescent	5%			2033	**	10	\$900	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
	Incandescent	5%			2023	\$11,900	2		
Not in Service, Extent : Moderate, Area Affected : 50%									
Location : Roof Bulkhead Elevator Machine Room									

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

Estimates are rounded to the nearest hundred dollars.

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

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

**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									
	Egress Lighting								
	Emergency, Battery	45%			2023	\$13,000	10	\$2,200	
	Emergency, Battery	5%			2033	* *	10	\$200	
	Exit, Service	40%			2023	\$2,300	1		
	Exit, Service	10%			2033	* *	1		
Exterior Lighting									
	HID	30%			2023	\$24,300	10		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof And Outside Perimeter								
	Explanation : Photocell Not Working								
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$2,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof Garden								
	Explanation : Cameras								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2028	\$66,700	1-3	\$3,800	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Vault							
	Explanation : One 3,000 Gallon Tank, No.2 Fuel							
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	\$19,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Dual Fuel Steam Boilers							
Distribution								
Central Plant Steam Piping/Pmp	100%			2038	* *	4	\$1,500	
Terminal Devices								
Air Handler	35%			2028	\$98,900	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%			2033	* *	1	\$4,200	

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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
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	50%			2028	\$85,300	1	\$4,700	
	Reciprocating Compr/Chiller	50%			2036	**	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%			2038	**	4	\$700	
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%			2028	\$225,400	1	\$12,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,200	
Exhaust Fans									
	Roof	100%			2028	\$33,400	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	**	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%									
Location : Basement									
	Water Heater								
	Gas Fired	100%			2026	\$12,300	2	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 2 - Direct Fired Units Using 1 - 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%			2028	\$3,100	4	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Dual Pumps / Serves Area Of Abandoned Pool									

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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									
	Pool Filter/Treatment Sand	100%			2033	* *	4	\$5,000	
			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%			2028	\$5,800	4	\$800	
	Backflow Preventer								
	Generic	100%			2033	* *	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 - (1) Passenger 1st To 7th And (1) Freight 1st To 6th						
	Hydraulic	30%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Building						
			Explanation : 1 Unit, Street To 1						
Fire Suppression									
	Standpipe								
	No Component	35%							
	Generic	65%			2038	* *	1-5	\$6,600	
	Sprinkler								
	Generic	100%			2038	* *	1-2	\$5,600	
	Fire Pump								
	Generic	100%			2031	\$12,900	1	\$3,800	
	Chemical System								
	Generic	100%			2023	\$27,900	1-3	\$3,700	

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DEPARTMENT FOR THE AGING - 125

Project : AGING

CAPITAL		FY 2022 - 2025		FY 2026 - 2031
Miscellaneous Buildings		564,500		410,700
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Miscellaneous Buildings	12,300	15,400	14,100	23,200

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14137	BAYSIDE	5,200	260,900	17,400
14140	EAST CONCOURSE	4,233	212,400	14,200
14144	PELHAM/FITZ	5,000	250,900	16,700
14145	REGO PARK	5,000	250,900	16,700

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