Print Date : 15-Aug-2024 DEPARTMENT FOR THE AGING - FY 2025

Asset Name Address	: 30 DELA	Y RESIDENTS COMMIT NCEY ST. IN SARA ROO			EN AGE
Borough	: MANHA		Agency's Number	: N/A	
Program / Asset #	: DFTA001	.000 / 14135	Yr Built/Renovate		
Area Sq Ft	: 6,300		Project Type	: AGING	
Date of Survey	: 17-Sep-20)20	Landmark Status	: NONE	
Areas Surveyed	: Roof, Flo	ors 1			
Block	: 420	Lot : 1	BIN	: 1079081	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architect	ture		\$418,200		
Electrical			\$89,900		\$133,500
Mechanical			\$75,300		
Site Pavements					\$349,300
Total			\$583,300		\$482,800
Importance Code	А		\$418,200		
Importance Code	В		\$165,200		\$482,800
Total			\$583,300		\$482,800
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect	ture	\$69,400	\$1,600		
Interior Architect	ure	\$70,900			\$600
Electrical		\$16,900	\$23,400		
Mechanical		\$3,300	\$50,000	\$1,200	\$700
Site Enclosure		\$2,100			
Site Pavements		\$31,400			
Total		\$194,100	\$75,000	\$1,200	\$1,400
Importance Code	А	\$69,800	\$2,000	\$300	\$300
Importance Code	В	\$75,500	\$73,000	\$900	\$1,000
Importance Code	С	\$48,800			
Total		\$194,100	\$75,000	\$1,200	\$1,400



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.

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

rchitecture	Current Repair			Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	-0.4		• -		de de	_	* • • • • •	
Cast in Place Concrete		Now	\$5,100	LIFE	* * 	5	\$4,400	
	Location	: Through			Jectea : 20%			
Masonry: Brick		Now	\$112,000	LIFE	* *	5	\$13,900	
	-		tent : Severe, Area		: 5%			
			ll Bordering The Po		. 166			
		ar Miss/Ei : Through	od, Extent : Moder out	ate, Area	i Affected : 10%			
Metal Panel	5%			2052	* *	5-10	\$6,000	
Mosaic Tile	5%			2042	* *	10	\$2,700	
Stucco Cement	-	Now	\$14,400	2037	* *	5	\$1,100	
			Extent : Severe, A	rea Affec	ted : 100%			
		: Through		1.00	1 200/			
		etration, E : Through	xtent : Severe, Area out	Affected	1:20%			
Windows	Locuion	. 11110ugn	<i>om</i>					
Aluminum	100%	Now	\$76,600	2057	* *	5	\$800	
		ssing Elen : Kitchen	ents, Extent : Sever	re, Area 2	Affected : 10%			
			ked, Extent : Sever	e Area A	Iffacted · 10%			
	-		And Lounge, Throu		<i>IJJecieu</i> . 1070			
			Extent : Severe, Area	-	d : 40%			
		: Kitchen		55				
Parapets			ba = a a ·			_	÷	
Masonry: Brick		Now	\$27,200	LIFE	* *	5	\$400	
	-	Tumbling, Through :	Extent : Moderate	, Area Aj	<i>jectea : 40%</i>			
No Compressed		. inrough	011					
No Component Roof	75%							
Modified Bitumen	100%	Now	\$229,500	2042	* *			
	Drains Clo	ogged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
		: Through						
	-	Evident, Ex : Through	tent : Moderate, Ar out	ea Affect	ted : 20%			
		-	oderate, Area Affect	ed : 5%				
	Location							
Soffits								
Stucco Cement	100%	4+	\$22,800	2037	**	5	\$6,700	
	-		Extent : Moderate	, Area A <u>j</u>	<i>tjected</i> : 10%			
	Location	: Off Cour	iyara					

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.

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

Architecture	Current Repair Future Replaceme					ent Maintenance		
System Component Type		l Date Est Tears)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors			****			_		
Cast in Place Concrete	5% N Cracking/Crun Location : Th	nbling, Exte	\$800 ent : Moderate	LIFE e, Area A <u>f</u>	* * fected : 20%	5	\$1,000	
Ceramic Tile	5% N Cracking/Crun Location : Th Deteriorated F Location : Th	nbling, Exte hroughout Finish, Exter				5	\$200	
Terrazzo	40% N Cracking/Crun Location : Lo	ow nbling, Exte	\$17,200 ent : Severe, A	LIFE rea Affect	* * ted : 10%	5	\$2,900	
Vinyl Tile	Cracking/Crun	0	\$2,500 ent : Moderate ce, Computer			3	\$1,800	
Interior Walls								
Cast in Place Concrete	5% N Loose/Delam S Location : M	Surface, Ext		LIFE te, Area A	* * ffected : 5%			
Ceramic Tile	5% N Broken/Missin Location : Th Cracking/Crun Location : Th	g Elements, hroughout nbling, Exte			* * ea Affected : 20% fected : 75%	5	\$200	
Concrete Masonry Unit	10% N Diagonal Crac Location : M	cks, Extent :	-	LIFE Affected :	* *	5	\$300	
Masonry: Brick	5% N Cracking/Crun Location : Th Joint Mortar M Location : Th	nbling, Exte hroughout 1iss/Erod, E			* * fected : 10% Affected : 10%			
Plaster	65% N Cracking/Crun Location : M Water Penetra Location : T	nbling, Exte lechanical, I tion, Extent	Room, Throug	shout		5	\$1,400	
SGFT/Glazed Masonry	7% 0 Cracking/Crun Location : Th	-	\$4,500 ent : Light, Ar	LIFE ea Affecte	* * cd : 10%			
Wood	3%	-		LIFE	* *	5	\$900	

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BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

rchitecture	Curren	t Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Fail Dat Total (Years	e Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior								
Ceilings					_			
AcousTileConcealSpLn		\$4,400	2052	* *	5	\$300		
	Location : Throug	eg, Extent : Moderate ghout	, Area Aj	fected : 100%				
AcousTileSusp.Lay-In	85%		2045	* *	5	\$8,000		
Plaster	10% Now	\$2,800	LIFE	* *	5	\$600		
	-	g, Extent : Moderate	, Area Aj	fected : 10%				
	Location : Throug							
	•	ce, Extent : Moderat		ffected : 5%				
		nical Room, Through		<i>cc</i> 1 0 50 <i>(</i>				
	-	ng, Extent : Moderate	-	ffected : 95%				
		nical Room, Through		(1 200/				
		Extent : Moderate, A	rea Affe	cted : 20%				
P 1	Location : Throug	gnout						
e Enclosure Fence/Gates								
Iron Picket	100% 4+	\$2,100	2052	* *				
Holl I leket		Extent : Moderate, A		cted · 75%				
	Location : Throug		li cu ngje					
e Pavements		,						
On-Site Walkways								
Asphalt	40% Now	\$12,200	2047	* *				
1	Cracking/Crumblin	g, Extent : Severe, A	rea Affec	ted : 60%				
	Location : Throug	<i>shout</i>						
	Misaligned/Bulging	g, Extent : Severe, Are	ea Affect	ed : 70%				
	Location : Throug	ghout						
	Tripping Hazard, E	xtent : Moderate, Are	ea Affect	ed : 5%				
	Location : Variou	s Locations						
Cast in Place Concrete	10%		2045	* *				
Paver: Asphalt	50%		2041	* *	5	\$3,500		
Activity Yard								
Pavers/Stone	100% 4+	\$17,500	2035	\$349,300				
	Cracking/Crumblin	g, Extent : Moderate	, Area Aj	fected : 20%				
	Location : Rear (Of Building						
lectrical	Curren	t Repair	Futur	e Replacement	M	aintenance		
vstem Component	% of Fail Dat	e Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit	
Туре	Total (Years)	FY		(Yrs)			
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2032	\$7,400	5			
		Extent : Light, Area			5			
		ical And Mechanical						
	Explanation : On	e 400 Ampere Main I	Disconne	ct Switch				
Switchgear / Switchboard								
<u> </u>			2022	¢(2,500	~	#2 00		
Molded Case Bkrs	100%		2032	\$63,500	5	\$200		

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

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

Electrical	Current I	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Raceway							
Conduit	100%		2032	\$15,800	1		
Panelboards							
Fused Disc Sw	5%		2031	\$1,500	5	**	
Molded Case Bkrs	95%		2031	\$27,800	5	\$200	
Wiring Braided Cloth	<u>2007</u> 2 4	¢16 900	2057	* *	1		
Braided Cloth	80% 2-4 Insulation Aged, Exte Location : Through		2057 a Affecte		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							
Interior Lighting Fluorescent	98% Other Observation, E	-	2027 Affected	\$89,900 : 100%	10	\$5,700	
	Location : Through Explanation : T-12	-					
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	80%						
No Component Generic	10%		2040	* *	1	\$200	
Generic	Other Observation, E Location : Inside A	-			1	\$200	
	Explanation : CCT		eras				
Generic	10% Other Observation, E	Extent : Light, Area	2027	\$1,200 1 : 100%	1	\$200	
	Location : Hallway Explanation : Motio		ision Ala	ırm			
Mechanical	Current I	_		re Replacement		aintenance	

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

Heating

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

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

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

			ASSEL # . 14						
Mechanical	Current Repair			Futur	e 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			nt : Light, Area Affe Boiler Room	2042 cted : 10	* *	5	\$2,000		
Conversion Equipment Hot Water Boiler	100%			2045	* *	1	\$3,100		
Distribution Hot Wtr Piping/Pump		0-2 Extent : M : Through	\$1,300 Soderate, Area Affectout	2040 eted : 259	* *	4	\$300		
Terminal Devices Air Handler	Location		xtent : N/A, Area A r Mechanical Roon		\$75,300 70%	1	\$2,500		
Convector/Radiator Fan Coil Unit/Heat	30% 5%			2030 2037	\$15,100	1	\$600 \$100		
Air Conditioning Energy Source Electricity	100%			2040	* *	1			
Conversion Equipment Window/Wall Unit No Component	90% 10%			2027	\$21,000	1			
/entilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500		
Exhaust Fans Interior	100%			2027	\$27,300	2	\$200		
Plumbing H/C Water Piping Brass/Copper	100%			2042	* *	1			
Water Heater With Tanks Electric	100%			2030	\$23,100	4			
Sanitary Piping Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
Sump Pump(s) Non-Submersible		0-2 ed Life, Ex : Mechani	\$1,200 tent : Severe, Area cal Room	2042 Affected	* *	4	\$100		
Backflow Preventer Generic	100%			2032	\$2,700	1	\$400		
Fixtures Generic	100%				. ,				

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

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

Print Date: 15-Aug-2024 **DEPARTMENT FOR THE AGING - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical	\$297,200	\$291,200
Total	\$297,200	\$291,200
Importance Code B	\$297,200	\$291,200
Total	\$297,200	\$291,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Interior Architecture	\$56,900	\$1,000		\$3,300
Electrical	\$1,900	\$2,600	\$50,900	\$1,900
Mechanical	\$16,900	\$17,300	\$44,700	\$17,300
Total	\$75,700	\$20,900	\$95,600	\$22,500
Importance Code B	\$75,700	\$19,900	\$95,600	\$22,500
Importance Code C		\$1,000		
Total	\$75,700	\$20,900	\$95,600	\$22,500



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

Maintenance § are aggregated over a ten-year period. Site specific cost escalations are not includea ** 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 Repair			Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$3,400	
Ceramic Tile	5%		\$4,300	2042	* *	5	\$800	
			Extent : Light, Are ooms And Kitchen	a Affecte	ed : 5%			
Quarry Tile	5%			2046	* *	5	\$2,300	
Vinyl Tile	85%			2038	* *	3	\$13,300	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$2,100	
Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
Gypsum Board	90%			LIFE	* *	5	\$22,300	
Ceilings								
AcousTileSusp.Lay-In	95%	2-4	\$48,100	2046	* *	5	\$14,800	
	Staining/L	Discoloring,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	ı : Adminisi	trative Office And K	Kitchen				
Exposed Struc: Concrete	5%			LIFE	* *	5	\$200	
1	-					-		
lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
IVDe								
nder 600 Volts								1
nder 600 Volts Raceway	1000/			2022	¢50.900	1		
nder 600 Volts Raceway Conduit	100%			2033	\$59,800	1		
nder 600 Volts Raceway Conduit Panelboards							\$500	
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs	100%			2033 2032	\$59,800 \$97,500	1	\$500	
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring	100%			2032	\$97,500	5	\$500	
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic							\$500	
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ghting	100%			2032	\$97,500	5	\$500	
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ghting Interior Lighting	100% 100%			2032 2033	\$97,500 \$75,400	5		
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting	100% 100% 98%			2032 2033 2028	\$97,500 \$75,400 \$297,200	5	\$500	
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting	100% 100% 98% <i>T-8 Lamps</i>	s And Fixtu	res, Extent : Light, .	2032 2033 2028	\$97,500 \$75,400 \$297,200	5		
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting	100% 100% 98% T-8 Lamps Location	s And Fixtu 1 : Through		2032 2033 2028	\$97,500 \$75,400 \$297,200	5		
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting	100% 100% 98% <i>T-8 Lamps</i> <i>Location</i> 2%	s And Fixtu 1 : Through	out	2032 2033 2028 Area Affa 2033	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100	5		
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting Fluorescent	100% 100% 98% <i>T-8 Lamps</i> <i>Location</i> 2%	s And Fixtu 1 : Through		2032 2033 2028 Area Affa 2033	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100	5 1 10	\$18,700	
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting Fluorescent	100% 100% 98% T-8 Lamps Location 2% Compact 1	s And Fixtu 1 : Through	out	2032 2033 2028 Area Affa 2033	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100	5 1 10	\$18,700	
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting Fluorescent	100% 100% 7-8 Lamps Location 2% Compact I Location	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out	2032 2033 2028 Area Affd 2033 ht, Area	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100	5 1 10	\$18,700 \$400	
nder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting Fluorescent	100% 100% 98% T-8 Lamps Location 2% Compact 1	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out	2032 2033 2028 Area Affa 2033	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100	5 1 10	\$18,700	
inder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting Fluorescent Fluorescent Egress Lighting Exit, Battery	100% 100% 7-8 Lamps Location 2% Compact I Location	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out	2032 2033 2028 Area Affd 2033 ht, Area	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100 Affected : 100%	5 1 10 10	\$18,700 \$400	
inder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting Fluorescent Fluorescent	100% 100% 7-8 Lamps Location 2% Compact I Location	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out	2032 2033 2028 Area Affd 2033 ht, Area	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100 Affected : 100%	5 1 10 10	\$18,700 \$400	
inder 600 Volts Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting Fluorescent Fluorescent Egress Lighting Exit, Battery larm	100% 100% 7-8 Lamps Location 2% Compact I Location	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out	2032 2033 2028 Area Affd 2033 ht, Area	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100 Affected : 100%	5 1 10 10	\$18,700 \$400	
nder 600 Volts Raceway <u>Conduit</u> Panelboards <u>Molded Case Bkrs</u> Wiring <u>Thermoplastic</u> ighting Interior Lighting Fluorescent Fluorescent <u>Egress Lighting</u> <u>Exit, Battery</u> larm Security System	100% 100% 98% T-8 Lamps Location 2% Compact L Location 100%	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out	2032 2033 2028 Area Aff 2033 ht, Area 2028 2033	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100 Affected : 100% \$28,800 \$38,200	5 1 10 10 10	\$18,700 \$400 \$1,400	
nder 600 Volts Raceway <u>Conduit</u> Panelboards <u>Molded Case Bkrs</u> Wiring <u>Thermoplastic</u> ighting Interior Lighting Fluorescent Fluorescent <u>Egress Lighting</u> <u>Exit, Battery</u> larm Security System	100% 100% 98% T-8 Lamps Location 2% Compact L Location 100% 100% Other Obs	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out Light, Extent : Lig	2032 2033 2028 Area Aff 2033 ht, Area 2028 2033	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100 Affected : 100% \$28,800 \$38,200	5 1 10 10 10	\$18,700 \$400 \$1,400	

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

DEPARTMENT FOR THE AGING - 125 CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset # : 14138

		ASSEL # . 14	150					
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	
Alarm Fire/Smoke Detection Generic, Digital	100% Other Observation, E Location : Through Explanation : Strob Alarm Panel Of The	out e Lights, Horns And			1-3	\$12,800 To The Main Fire		
Mechanical	Current I	Popair	Eutur	e Replacement	М	aintenance		
System Component Type		Estimated Cost		Estimated Cost		Estimated Cost	Priority	
Heating Energy Source Not Accessible	100% Other Observation, E Location : Through Explanation : Utilit	out		: 0%				
Conversion Equipment Not Accessible	100% Other Observation, E Location : Through Explanation : Utilit	out		: 0%				
Air Conditioning Energy Source Not Accessible	100% Other Observation, E Location : Through Explanation : Utilit	xtent : Light, Area A out	Affected	: 0%				
Conversion Equipment Not Accessible	100% Other Observation, E Location : Through Explanation : Utilit	Extent : Light, Area A out	Affected	: 0%				
Distribution Ductwork/Diffusers	100%		LIFE	* *	2	\$27,100		
Terminal Devices Not Accessible	100%							
Heat Rejection Not Accessible	100%							
Ventilation Distribution Ductwork/Diffusers Exhaust Fans	100%		LIFE	* *	2-5	\$11,600		
Not Accessible Plumbing H/C Water Piping	100%							
Brass/Copper	100%		2053	* *	1			

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

DEPARTMENT FOR THE AGING - 125 CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset # : 14138

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E 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 Sup	oplied 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	\$47,800	1-3	\$223,200	

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

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

Print Date : 15-Aug-2024 DEPARTMENT FOR THE AGING - FY 2025

Asset Name Address	: COUNCIL CTR. FOR SENIOR CITI : 1001 QUENTIN ROAD @ E.10 ST	ZENS	
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	: 09-Nov-2022	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,3,4,5		
Block	: 6642 Lot : 45	BIN	: 3176314

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$271,700
Interior Architecture		\$1,156,800
Electrical		\$406,400
Mechanical	\$183,000	\$719,200
Total	\$183,000	\$2,554,100
Importance Code A		\$374,100
Importance Code B	\$183,000	\$2,180,000
Total	\$183,000	\$2,554,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$9,700	\$37,000	\$2,100	\$300
Interior Architecture	\$38,400	\$2,200	\$4,100	\$4,700
Electrical	\$3,100	\$3,900	\$3,500	\$18,700
Mechanical	\$17,500	\$10,100	\$12,000	\$36,800
Elevators/Escalators	\$22,300	\$22,300	\$22,300	\$22,300
Total	\$91,000	\$75,600	\$44,000	\$82,800
Total Importance Code A	\$91,000 \$11,400	\$75,600 \$38,600	\$44,000 \$3,700	\$82,800 \$2,100
	,	,	,	
Importance Code A	\$11,400	\$38,600	\$3,700	\$2,100



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

Maintenance § are aggregated over a 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	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Marble	10%	0-2	\$5,500	LIFE	* *	5	\$2,300	
	-		ed, Extent : Modera	te, Area	Affected : 5%			
	Location	: Through	out					
Stucco Cement	90%			2047	* *	5	\$68,400	
Windows								
Aluminum	100%			2033	\$191,600	5	\$4,100	
Parapets								
Metal Panel	7%			2054	* *	5	\$600	
Pre-Cast Concrete	3%			LIFE	* *	5	\$400	
Stucco Cement	90%			2047	* *	5	\$5,500	
Roof								
Cast in Place Concrete	5%	Now	\$200	LIFE	* *			
	Miss/Dam	aged Flash	ings, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Perimete	er Edges Of Entran	ce And R	Rear Canopies			
Plaza Roof: Stone Panel	s 20%			2054	* *			
Roll Roofing	75%	2-4	\$4,000	2033	\$80,100	5	\$10,500	
Ron Rooning			ht, Area Affected : 5		\$00,100	5	\$10,500	
		: Upper Re	•••					
			ıt : Moderate, Area	Affected	1 · 5%			
		: Upper Re		1990000				
Soffits	Botunion	· opporta	, oj					
Cast in Place Concrete	100%			LIFE	* *	5		
nterior	10070			LIIL		5		
Floors								
Cast in Place Concrete	5%	Now	\$10,500	LIFE	* *	5	\$5,500	
Cast in Thate Concrete			Extent : Moderate		ffected · 10%	5	\$5,500	
	-	: Basemer		, 11 cu 11j	<i>Jeelea</i> . 1070			
Ceramic Tile	5%		-	2037	* *	5	\$2,500	
Quarry Tile	5%			2037	* *	5	\$2,300 \$3,800	
Vinyl Tile	5% 65%			2039	\$884,600	3	\$3,800	
Vinyl Tile	20%	0-2	\$5,400	2034		3	\$12,300	
villyr file			\$5,400 ht, Area Affected : 5		\$272,200	3	\$3,000	
	Location	-	и, лиси лујесией . Ј					
Interior Wall-	Locuion	. 1000у						
Interior Walls Ceramic Tile	5%			2037	* *	5	¢2 000	
	5%				* *	5 5	\$2,000 \$800	
Concrete Masonry Unit	5% 87%	0.2	¢0.400	LIFE	* *	5 5		
Gypsum Board		0-2	\$9,400	LIFE		3	\$20,500	
		ing, Extent : Various	: Moderate, Area A	ijjecied	. 570			
	-	. various	Loculions		به واد			
Mosaic Tile	3%			LIFE	* *			

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

Asset # : 14457

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Ceilings								
AcousTileConcealSpLn	5%			2039	* *	5	\$3,200	
AcousTileSusp.Lay-In	80%		\$13,100	2039	* *	5	\$20,200	
		-	ents, Extent : Light	Area A	ffected : 5%			
		ı : Through	out					
Exposed Struc: Concrete				LIFE	* *	5	\$200	
Exposed Struc: Steel	3%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$6,300	
te Enclosure								
Fence/Gates	=00/			0044	ale ale			
Chain Link	50%			2044	* *			
Concrete Masonry Unit	50%			2054	* *			
te Pavements Public Sidewalk								
	1000/			2020	* *			
Cast in Place Concrete	100%		Extent : Moderate	2039				
	-	Crumbling, 1 : Through		Area Aj	Jeclea : 10%			
On Site Well-	Locuitor	i. Inrougn	ош					
On-Site Walkways Cast in Place Concrete	100%			2039	* *			
Cast III Flace Collefete	10070			2039				
lectrical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component					Louinatea cost	-	Lotinatea cost	
	Total	(Years)		FY		(Yrs)		
Туре	Total	(Years)		FY		(Yrs)		
Type nder 600 Volts	Iotai	(Years)		FY		(Yrs)		
Type nder 600 Volts Service Equipment					\$22,100		\$100	
Type nder 600 Volts	100%		retard + N/A Area A	2034	\$22,100	(¥rs)	\$100	
Type nder 600 Volts Service Equipment	100% Other Obs	servation, E	xtent : N/A, Area A	2034			\$100	
Type nder 600 Volts Service Equipment	100% Other Obs Location	servation, E n : Electrico	al Room	2034 ffected :	100%		\$100	
Type nder 600 Volts Service Equipment Fused Disc Sw	100% Other Obs Location	servation, E n : Electrico		2034 ffected :	100%		\$100	
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	100% Other Obs Location Explana	servation, E n : Electrica tion : No A	al Room	2034 ffected : Rating (100% Capacity	5		
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	100% Other Obs Location	servation, E n : Electrica tion : No A	al Room	2034 ffected :	100%		\$100	
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	100% Other Obs Location Explana 100%	servation, E 1 : Electrica tion : No A	al Room	2034 ffected : Rating 2034	100% Capacity \$127,000	5		
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit	100% Other Obs Location Explana 100%	servation, E 1 : Electrica tion : No A	al Room	2034 ffected : <u>Rating</u> 2034 2034	100% Capacity	5		
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit	100% Other Obs Location Explana 100%	servation, E 1 : Electrica tion : No A	al Room	2034 ffected : Rating 2034	100% Capacity \$127,000 \$53,800	5		
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards	100% Other Obs Locatior Explana 100% 90% 10%	servation, E 1 : Electrica tion : No A	al Room	2034 (ffected : 2034 2034 2034	100% Capacity \$127,000 \$53,800	5 5 1 1		
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw	100% Other Obs Location Explana 100% 90% 10%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2044 2042	100% Capacity \$127,000 \$53,800 **	5 5 1 1 5		
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs	100% Other Obs Location Explana 100% 90% 10% 5% 5%	ervation, E 1 : Electrico tion : No A	al Room	2034 (fected : 2034 2034 2044 2042 2042	100% <u>Capacity</u> \$127,000 \$53,800 ** ** **	5 5 1 1 5 5	\$100	
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	100% Other Obs Location Explana 100% 90% 10%	ervation, E 1 : Electrico tion : No A	al Room	2034 (fected : 2034 2034 2044 2042	100% Capacity \$127,000 \$53,800 ** **	5 5 1 1 5		
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring	100% Other Obs Location Explana 100% 90% 10% 5% 5% 90%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2044 2042 2042 2042 2033	100% Capacity \$127,000 \$53,800 ** ** ** ** \$87,700	5 5 1 1 5 5 5 5	\$100	
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring Thermoplastic	100% Other Obs Location Explana 100% 90% 5% 5% 90%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2034 2044 2042 2042 2042 2033 2034	100% <u>Capacity</u> \$127,000 \$53,800 ** ** **	5 5 1 1 5 5 5 1	\$100	
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring Thermoplastic Thermoplastic	100% Other Obs Location Explana 100% 90% 10% 5% 5% 90%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2044 2042 2042 2042 2033	100% Capacity \$127,000 \$53,800 ** ** ** \$87,700 \$67,900	5 5 1 1 5 5 5 5	\$100	
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring Thermoplastic Thorroplastic Motor Controllers	100% Other Obs Location Explana 100% 90% 10% 5% 90% 90% 10%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2034 2044 2042 2042 2042 2033 2034 2034	100% <u>Capacity</u> \$127,000 \$53,800 ** ** ** \$87,700 \$67,900 **	5 5 1 1 5 5 5 5 1 1 1	\$100	
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring Thermoplastic Thorr Controllers Locally Mounted	100% Other Obs Location Explana 100% 90% 5% 5% 90%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2034 2044 2042 2042 2042 2033 2034	100% Capacity \$127,000 \$53,800 ** ** ** \$87,700 \$67,900	5 5 1 1 5 5 5 1	\$100	
Type nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring Thermoplastic Thermoplastic Motor Controllers	100% Other Obs Location Explana 100% 90% 10% 5% 90% 90% 10%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2034 2044 2042 2042 2042 2033 2034 2034	100% <u>Capacity</u> \$127,000 \$53,800 ** ** ** \$87,700 \$67,900 **	5 5 1 1 5 5 5 5 1 1 1	\$100	

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

Asset # : 14457

lectrical	Current Repair	Futu	re Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting						
Interior Lighting						
LED	100%	2042	* *			
Egress Lighting	500/	2012	* *	10	¢ 4 1 0 0	
Emergency, Battery	50%	2042	* *	10	\$4,100	
Exit, Battery	50%	2042	•••	10	\$1,100	
Exterior Lighting Fluorescent	10%	2034	\$13,100	10	\$300	
Fuorescent	Other Observation, Extent : N/A, Area Location : Outside Perimeter			10	\$300	
	Explanation : Compact Fluorescent I	ights				
HID	10%	2029	\$15,400	10		
No Component	80%	2029	ψ15,400	10		
arm						
Security System						
Generic	100%	2042	* *	1	\$12,600	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location : Hallways, Activity Rooms,	Outside I	Perimeter			
	Explanation : CCTV Surveillance Ca	meras				
Fire/Smoke Detection						
Generic, Analog	100%	2042	* *	1 2	¢20.900	
8				1-3	\$20,800	
8	Other Observation, Extent : N/A, Area			1-5	\$20,800	
8				1-3	\$20,800	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual	Affected : Pull Stati	100% ons, Alarm Bells, S	'moke De	tector And Horns	
lechanical	Other Observation, Extent : N/A, Area Location : Throughout The Building	Affected : Pull Stati	100%	'moke De		
lechanical ystem Component Type	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual	Affected : Pull Stati Futu	100% ons, Alarm Bells, S	moke De	tector And Horns	Priorit
lechanical /stem Component Type	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost	Affected : Pull Stati Futu Year	100% ons, Alarm Bells, S re Replacement	'moke De M Cycle	etector And Horns	Priori
lechanical ystem Component Type	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost	Affected : Pull Stati Futu Year	100% ons, Alarm Bells, S re Replacement	'moke De M Cycle	etector And Horns	Priori
lechanical ystem Component Type eating	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost	Affected : Pull Stati Futu Year	100% ons, Alarm Bells, S re Replacement	'moke De M Cycle	etector And Horns	Priori
lechanical ystem Component Type eating Energy Source Electricity	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years)	Affected : Pull Stati Futu Year FY	100% ons, Alarm Bells, S re Replacement Estimated Cost	imoke De M Cycle (Yrs)	etector And Horns	Priori
lechanical vstem Component Type eating Energy Source	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years)	Affected : Pull Stati Futu Year FY	100% ons, Alarm Bells, S re Replacement Estimated Cost	imoke De M Cycle (Yrs)	etector And Horns	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100%	Affected : Pull Stati Futu Year FY 2044 2034	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400	imoke De M Cycle (Yrs)	aintenance Estimated Cost	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100%	Affected : Pull Stati Futu Year FY 2044 2034	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400	imoke De M Cycle (Yrs)	aintenance Estimated Cost	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area	Affected : Pull Stati Futu Year FY 2044 2034 Affected :	100% ons, Alarm Bells, S re Replacement Estimated Cost ** \$102,400 100%	imoke De M Cycle (Yrs) 1	aintenance Estimated Cost \$16,700	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof	Affected : Pull Stati Futu Year FY 2044 2034 Affected :	100% ons, Alarm Bells, S re Replacement Estimated Cost ** \$102,400 100%	imoke De M Cycle (Yrs) 1	aintenance Estimated Cost \$16,700	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof	Affected : Pull Stati Futu Year FY 2044 2034 Affected :	100% ons, Alarm Bells, S re Replacement Estimated Cost ** \$102,400 100%	imoke De M Cycle (Yrs) 1	aintenance Estimated Cost \$16,700	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Unit	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400 100% Cool With Interior	imoke De M Cycle (Yrs) 1	aintenance Estimated Cost \$16,700	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical r Conditioning Energy Source	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Uni 100%	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0 2029	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400 100% Cool With Interior S \$183,000	imoke De M Cycle (Yrs) 1	aintenance Estimated Cost \$16,700	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical r Conditioning Energy Source Electricity	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Unit	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400 100% Cool With Interior	imoke De M Cycle (Yrs) 1	aintenance Estimated Cost \$16,700	Priori
Iechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical r Conditioning Energy Source Electricity Conversion Equipment	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Uni 100%	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0 2029	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400 100% Cool With Interior S \$183,000	moke De M Cycle (Yrs) 1 1 Electric I	aintenance Estimated Cost \$16,700 Reheat Coils	Priori
Iechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical r Conditioning Energy Source Electricity Conversion Equipment Electricity Conversion Equipment Ext Pkg Unit -	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Uni 100%	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0 2029	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400 100% Cool With Interior S \$183,000	moke De M Cycle (Yrs) 1 1 Electric I	aintenance Estimated Cost \$16,700	Priori
Iechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical ir Conditioning Energy Source Electricity Conversion Equipment	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Uni 100% 100%	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0 2029 2042 2034	100% ons, Alarm Bells, S re Replacement Estimated Cost ** \$102,400 100% Cool With Interior 1 \$183,000 ** \$553,000	moke De M Cycle (Yrs) 1 1 Electric I	aintenance Estimated Cost \$16,700 Reheat Coils	Priori
Iechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical r Conditioning Energy Source Electricity Conversion Equipment Electricity Conversion Equipment Ext Pkg Unit -	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Uni 100%	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0 2029 2042 2034	100% ons, Alarm Bells, S re Replacement Estimated Cost ** \$102,400 100% Cool With Interior 1 \$183,000 ** \$553,000	moke De M Cycle (Yrs) 1 1 Electric I	aintenance Estimated Cost \$16,700 Reheat Coils	Priori

Ventilation

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

Asset # : 14457

Mechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$18,800	
Exhaust Fans	1000/		• • • • •	<i>† (2))</i>	•	\$1 000	
Roof	100%		2034	\$63,900	2	\$1,000	
Plumbing							
H/C Water Piping	1000/		2044	* *	1		
Brass/Copper	100%		2044		1		
Water Heater With Tanks	1000/		2022	¢46 200	4		
Electric	100%	tion, Extent : N/A, Area A	2032	\$46,200	4		
	Location : Bo		ijjecieu .	10070			
		: 120 Gallon Water Heat	or With T	wo Additional 120	Gallon	torage Tanks	
Sanitary Piping	Explanation	. 120 Gallon water Head		wo Addillondi 120	Guilon S	ioruge tunks	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIIL		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LIIL		1		
Submersible	100%		2027	\$1,000	4	\$1,100	
Backflow Preventer				+-,•••		4-9-00	
Generic	100%		2044	* *	1	\$2,100	
Fixtures			-			*)	
Generic	100%						
Hot Water Storage Tank							
Generic	100%		2034	\$15,000	1		
	Other Observa	tion, Extent : N/A, Area A	Affected :	100%			
	Location : Bo	isement					
	Explanation	: Two 120 Gallon Units					
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		tion, Extent : Light, Area					
		vo Units From 1st To 5th	Floor, O	ne Unit From Base	ment To	5th Floor	
	Explanation	: 3 Units					
Fire Suppression							
Chemical System	1000/		0000	¢10.000	1.0	0101 100	
Generic	100%	tion Fridand MI/4 4	2029	\$19,900	1-3	\$101,100	
		tion, Extent : N/A, Area	Affected :	100%			
	Location : Ki						
	Explanation	Covers 25 Square Feet					

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

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

Print Date : 15-Aug-2024 DEPARTMENT FOR THE AGING - FY 2025

Asset Name	: CPC OPEN DOOR SENIOR CENTER		
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	: 25-Aug-2022	Landmark Status	: NONE
Areas Surveyed	: Basement, Sub Basement, Floors 1		
Block	: 472 Lot : 7501	BIN	: 1075959

CAPITAL		FY 2026 - 2029		FY 2030 - 2035
Electrical		\$83,300		\$661,600
Mechanical				\$117,900
Total		\$83,300		\$779,500
Importance Code A				\$117,900
Importance Code B		\$83,300		\$661,600
Total		\$83,300		\$779,500
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Interior Architecture	\$3,400	\$11,900	\$1,300	\$2,100
Electrical	\$2,500	\$5,300	\$4,200	\$51,400
Mechanical	\$9,100	\$5,200	\$10,100	\$21,000
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200

	¢,,, = 00	\$ <i>1</i> , 2 00	<i>\$7,200</i>	¢,,=00
Total	\$22,300	\$29,600	\$22,800	\$81,700
Importance Code A	\$2,500	\$1,100	\$2,500	\$1,200
Importance Code B	\$16,300	\$28,400	\$19,000	\$80,500
Importance Code C	\$3,400		\$1,300	
Total	\$22,300	\$29,600	\$22,800	\$81,700



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

Asset # : 14139

Architecture	Cı	urrent R	lepair	Futur	e Replacement	M	aintenance	
System Component Type		il Date (ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows						_		
Wood	100%			2050	* *	5		
nterior								
Floors	200/			2022	\$225,000	2	\$20,400	
Carpet Cast in Place Concrete	20% 20%			2033	\$235,000 * *	3	\$20,400 \$20,800	
Terrazzo	20% 35%			LIFE LIFE	* *	5 5	\$29,800 \$18,600	
		mhlina	Extent : Light, Are			3	\$18,000	
		-	Near Multipurpos		u . 570			
Traffic Topping	5%			2039	* *	5	\$4,300	
			xtent : Light, Area	Affected	: 100%			
	Location : K	itchen						
	Explanation	: Fluid	Applied Epoxy Re	sin Floor	Finish			
Vinyl Tile	20%			2039	* *	3	\$5,100	
Interior Walls								
Ceramic Tile	10%			2043	* *	5	\$2,500	
Folding Partition	5%			2050	* *	5	\$3,100	
Glass: Single Pane	35%			LIFE	* *	5	\$6,600	
Gypsum Board	50% N		\$3,400	LIFE	* *	5	\$7,500	
	Staining/Disco Location : Ba	-	<i>Extent : Moderate</i>	, Area A <u>f</u>	fected : 5%			
	Worn/Eroded,	Extent.	Moderate, Area A	Iffected :	5%			
	Location : B	asemen	t					
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	\$6,800	
Exposed Struc: Concrete				LIFE	* *	5	\$2,100	
Glass: Susp Panels	30%			LIFE	* *			
	Other Observe Location : The		xtent : Light, Area put	Affected	: 100%			
	Explanation	: This C	Component Is Actu	ally Fibe	r Glass Suspendea	l Panels		
Gypsum Board	15%			LIFE	* *	5	\$12,800	
Plaster	25%			LIFE	* *	5	\$10,600	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways Cast in Place Concrete	100%			2039	* *			
	100/0			2007				
Electrical		urrent R			e Replacement		aintenance	

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

Under 600 Volts

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

Asset # : 14139

ASSEL # . 14135									
Electrical	Current Repair Future Replacement Maintenance						aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts									
Service Equipment Fused Disc Sw	Location	servation, E 1 : Electrico				5	\$200		
Switchgear / Switchboard	Explana	tion : Two	Main Service Switc	n Katea 1	At 400 Amperes				
Fused Disc Sw	100%			2054	* *	5	\$200		
Raceway Conduit	100%			2054	* *	1			
Panelboards									
Fused Disc Sw	10%			2042	* *	5	\$100		
Molded Case Bkrs	90%			2050	* *	5	\$1,100		
Wiring Thermoplastic	100%			2054	* *	1			
Motor Controllers									
Locally Mounted Variable Frequency Drive	95% 5%			2047 2047	* * * *	5	\$300		
	Other Obs Location	ı : Basemer	Extent : Light, Area	Affected	: 100%				
round									
Grounding Devices Generic	Location	servation, E 1 : Basemer	Extent : Moderate, 2 nt Ground Connected			5 Inding	\$700		
ighting									
Interior Lighting Fluorescent	100%			2034	\$661 600	10	\$41 700		
Fluorescent	Compact I Location Motion Se Location T-8 Lamps	Fluorescen n : 1st Floo nsors in Us n : Basemer s And Fixtu	t Light, Extent : Lig r And Basement se, Extent : Light, A nt res, Extent : Light, r And Basement	ght, Area Irea Affeo	cted : 100%	10	\$41,700		
Egress Lighting									
Emergency, Battery Exit, LED	50% 50%			2039 2062	* *	10 1	\$5,500		
Exterior Lighting HID	20%			2029	\$41,400	10			
No Component	80%								

Alarm

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

Asset # : 14139

			ASSEL # . 14	100				
Electrical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Alarm								
Security System Generic	Not in Ser		\$83,300 t : Severe, Area Aff out The Building	2044 ected : 1	* *	1	\$15,300	
	Location	ı : Basemer	Extent : Light, Area nt, 1st Floor eillance Camera Sy		: 100%			
Fire/Smoke Detection Generic, Digital	100%			2039	* *	1-3	\$28,000	
Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2054	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	25%			2037	* *	1	\$5,600	
Heat Pump Air Sourced	50% Other Obs	ervation F	Txtent : Light, Area	2028 Affected	· 100%	2	\$7,000	
	Location	1 : Through	out Basement r Sourced Heat Pur					
Hot Water Boiler		ervation, E 1 : Basemer	Extent : N/A, Area A	2032 Iffected :	\$117,900 100%	1	\$5,600	
		tion : 2 Un						
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$3,400	
Terminal Devices Fan Coil Unit/Heat	25%			2039	* *	1	\$3,700	
No Component	75%							
Air Conditioning Energy Source Electricity	100%			2050	* *	1		
Heat Rejection	10070			2030		1		
Not Accessible	100%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,300	
Exhaust Fans Interior	10%			2034	\$19,700	2	\$100	
No Component	90%							
Plumbing H/C Water Piping	1000/			2054	باد بن	1		
Brass/Copper	100%			2054	* *	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.

Asset # : 14139

Mechanical	Currer	nt Repair	Futur	e Replacement	ement Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing								
Water Heater With Tanks								
Gas Fired	100%		2029	\$16,700	2			
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Not Accessible	100%							
Sump Pump(s)								
Non-Submersible	100%		2034	\$8,900	4	\$1,400		
Sewage Ejector(s)								
Electric	100%		2042	* *	4	\$2,700		
Backflow Preventer								
Generic	100%		2039	* *	1	\$2,800		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%		LIFE	* *				
	Other Observation	, Extent : Light, Area	Affected	: 100%				
		ient To 2nd Floor						
	Explanation : 1 U	Unit						
Fire Suppression								
Standpipe								
Generic	100%		2060	* *	1-5	\$22,900		
Sprinkler								
Generic	100%		2060	* *	1-2	\$12,700		
Fire Pump								
Generic	100%		2043	* *	1	\$8,500		
	Other Observation	, Extent : Light, Area	Affected	: 100%				
	Location : Basem							
	Explanation : Fin	re Pump Serves The E	ntire Fac	cility				

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

Print Date: 15-Aug-2024 **DEPARTMENT FOR THE AGING - FY 2025**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 3194 FUI : BROOKI	3.000 / 14456 022		: N/A : 1971 / 2005 : AGING : NONE : 3092631	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Electrical			\$197,200		\$192,800
Mechanical			\$108,100		\$869,400
Total			\$305,300		\$1,062,300
Importance Code	A				\$75,900
Importance Code			\$305,300		\$986,300
Total			\$305,300		\$1,062,300
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture	\$83,800	\$900		\$1,000
Interior Architect	ture		\$19,300	\$2,300	\$1,100
Electrical		\$1,900	\$2,300	\$1,900	\$14,400
Mechanical		\$24,300	\$5,600	\$8,900	\$28,000
Site Enclosure		\$2,700			
Site Pavements		\$5,700			
Elevators/Escalat	tors	\$7,200	\$7,200	\$7,200	\$7,200
Total		\$125,600	\$35,300	\$20,200	\$51,700
Importance Code	e A	\$85,100	\$900	\$1,300	\$1,100
Importance Code	: B	\$32,000	\$34,400	\$17,400	\$50,700
Importance Code	: C	\$8,500		\$1,500	



\$35,300

\$20,200

\$51,700

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

\$125,600

Total

Maintenance \$ are aggregated over a 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

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick Cavity	Diagonal	Now Cracks, Ex : Balcony	\$17,400 tent : Moderate, Ar Openings	LIFE rea Affect	* * ed : 5%	5	\$10,200	
Metal Sect. OHD	5%			2047	* *	5	\$1,800	
Slate Panels	Broken/Mi	5% Now\$8,600LIFE**5\$400oken/Missing Elements, Extent : Moderate, Area Affected : 40%Cocation : Window Sills						
Windows								
Aluminum		0.	\$10,000 xtent : Moderate, A ve Metal Grilles	2042 Irea Affe	* * cted : 15%	5	\$1,100	
Metal Louvers		0-2 /Rusting, E : All Louv	\$1,300 Extent : Moderate, A ers	2037 Irea Affe	* * cted : 50%			
Parapets								
Masonry: Brick Cavity	15%			LIFE	* *	5	\$1,600	
Masonry: Limestone		0-2 tar Miss/Er : Through	\$6,300 od, Extent : Moder out	LIFE ate, Arec	* * Affected : 50%	5	\$1,300	
Metal Panel	5%			2054	* *	5	\$2,000	
Metal: Cage/Fence	Broken/Mi	Now ssing Elem	\$34,300 eents, Extent : Mode oof	2039 erate, Ar	* * ea Affected : 5%	5	\$23,700	
		Rusting, E : Through	xtent : Moderate, A out	lrea Affe	cted : 100%			
Roof								
Modified Bitumen		place Evide : Main Roe	ent, Extent : N/A, A of	2042 rea Affec	* * ted : 100%	10	\$23,400	
Single Ply Membrane	Location	: Lower B	\$5,900 derate, Area Affecto alcony Roofs		* *			
	Ponding, Extent : Light, Area Affected : 10% Location : Lower Balcony Roof							
	Location	: Lower Bo	Extent : N/A, Area A alcony Roof					
	Explana	tion : This	Is Actually A Fluid	Applied	Roof System			
Soffits Cement - Fiber Panel	100%			2034		10		

Interior

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

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

Asset	#	:	14456
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Architecture		Current I	Repair	Futur	uture Replacement Maintenance				
System	0/ of							Duiouit	
Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Туре	10(a)	(Tears)		I, I		(115)			
nterior									
Floors									
Cast in Place Concrete	2%			LIFE	* *	5	\$1,300		
Ceramic Tile	5%			2043	* *	5	\$1,500		
Quarry Tile	10%			2047	* *	5	\$4,500		
Sheet Vinyl/Rubber	5%			2039	* *	5	\$2,200		
Vinyl Tile	78%			2039	* *	3	\$8,700		
Interior Walls									
Ceramic Tile	10%			2043	* *	5	\$3,100		
Concrete Masonry Unit	5%			LIFE	* *	5	\$600		
Gypsum Board	85%			LIFE	* *	5	\$15,600		
Ceilings									
AcousTileSusp.Lay-In	95%			2047	* *	5	\$28,300		
Exposed Struc: Concrete	5%			LIFE	* *	5	\$200		
ite Enclosure									
Fence/Gates									
Chain Link	100%		\$2,700	2044	* *				
(-	xtent : Moderate, A	rea Affe	cted : 50%				
	Location	n : Parking	Area						
ite Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2039	* *				
On-Site Walkways									
Cast in Place Concrete	100%			2039	* *				
Parking/Driveway									
Asphalt		Now	\$5,700	2037	* *				
(-	-	Extent : Moderate	, Area A <u>f</u>	fected : 30%				
	Location	1 : Parking	Area						
Electrical		Curront	Zonoir	E.	e Replacement	M	aintenance		
-		Current I		Fulur					
System Component	% of		Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	
Туре	Total	(Years)		FY		(Yrs)			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2034	\$14,700	5	\$100		
			Extent : N/A, Area A			5	ψ100		
		ı : Electrica),					
			Service Disconnec	t Switch	Rated At 600 Amp	eres			
Switchgear / Switchboard	prana		20.100 2150011100						
Fused Disc Sw	100%			2034	\$105,800	5	\$100		
Raceway	100/0			_001	\$100,000	~	ψ100		
Conduit	90%			2054	* *	1			
Conduit	10%			2034	\$2,500	1			
Panelboards	1070			2054	φ2,500	1			
Fused Disc Sw	5%			2050	* *	5			
Molded Case Bkrs	95%			2050	* *	5	\$500		
Molucu Case DKIS	9370			2030		5	\$300		

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

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

Asset # : 14456

lectrical	Current Repair	Futu	e Replacement	Μ	Maintenance		
ystem Component Type	% of Fail Date Estim Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Wiring							
Thermoplastic	90%	2054	* *	1			
Thermoplastic	10%	2034	\$2,800	1			
Motor Controllers	1000/	a a 4 -	ate ate	_	* 100		
Locally Mounted	100%	2047	* *	5	\$100		
round							
Grounding Devices	1000/						
Not Accessible	100%						
ighting							
Interior Lighting	(0)) (2020	¢10 5 0 00	10	¢1 2 400		
Fluorescent	68%	2029	\$197,200	10	\$12,400		
	Other Observation, Extent :		100%				
	Location : Throughout The	Building					
	Explanation : T-12 Lamps						
Fluorescent	30%	2034	\$87,000	10	\$5,500		
	Other Observation, Extent :	N/A, Area Affected :	100%				
	Location : Lobby						
	Explanation : T-8 Lamps						
Incandescent	2%	2034	\$10,800	2			
Egress Lighting							
Emergency, Battery	50%	2034	\$16,300	10	\$2,400		
Exit, Service	50%	2039	* *	1			
Exterior Lighting							
HID	25%	2034	\$22,700	10			
Incandescent	5%	2034	\$5,200	2			
No Component	70%						
larm							
Security System							
Generic	100%	2039	* *	1	\$7,400		
	Other Observation, Extent :	N/A, Area Affected :	100%				
	Location : Hallways, Activ	ity Rooms, Outside I	Perimeter				
	Explanation : CCTV Surve	illance Cameras					
Fire/Smoke Detection							
Generic, Analog	100%	2039	* *	1-3	\$12,300		
	Other Observation, Extent :	N/A, Area Affected :	100%				
	Location : Throughout The	Building					
	Explanation : Strobe Light	s, Manual Pull Stati	ons, Alarm Bells, S	moke De	tectors, Horns		
lechanical	Current Repair	Futu	e Replacement	М	aintenance		
ystem	% of Fail Date Estim				Estimated Cost	Drionit	
Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Esumated Cost	Priority	
eating							
Energy Source							
Electricity	100%	2044	* *				

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

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

Asset # : 14456

Mechanical		Current I	Repair	Futu	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating								•	
Conversion Equipment Heat Pump Air Sourced			xtent : N/A, Area A	2032 ffected :	100%	2	\$5,200		
		ı : Equipme							
		tion : 3 Uni	its						
Radiant Heater	15%			2034	\$75,900	2	\$1,400		
Controls Electrical	100%			2029	\$108,100				
Air Conditioning									
Energy Source	1000/			20.42	* *	1			
Electricity	100%			2042	<u>ት</u> ት	1			
Conversion Equipment Heat Pump Water Sourced	90%			2032	\$305,100				
		0	tent : Light, Area A Equipment Rooms	ffected :	100%				
Split Unit	Location Other Obs	igerant, Ext 1 : 1 Old Ui	\$9,200 tent : Light, Area A hit For The Kitcher xtent : N/A, Area A	i					
	Explana	tion : Old C	Condenser On The I	Roof					
Terminal Devices Air Handler/Dir Expansion	100%			2034	\$372,900	1			
Heat Rejection									
Evaporative Condenser	10% Obsolete I Location	Equipment,	Extent : Severe, Ar	2034 ea Affect	\$10,200 ted : 100%	2	\$1,400		
No Component	90%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,100		
Exhaust Fans Interior	40%			2034	\$34,500	2	\$200		
Roof	60%		xtent : N/A, Area A	2034	\$22,600	2 2	\$200 \$400		
	Location Explana	t : Roof tion : Four	Fans						
lumbing	1								
H/C Water Piping Brass/Copper	100%			2044	* *	1			
Water Heater With Tanks	1000/			0000	0115 500	4			
Electric			Extent : N/A, Area A Closet	2033 ffected :	\$115,500 100%	4			
	Explana	tion : Two I	Heaters, 120 Gallo	ns Each					

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 14456

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	25% 0-2 \$1,200		* *	1		
	Blockage /Clogged, Extent : Moderat	e, Area Affe	ected : 10%			
	Location : Backyard					
	Other Observation, Extent : N/A, Area	a Affected :	100%			
	Location : Kitchen					
	Explanation : One Grease Trap Belo	ow Floor				
Cast Iron	75%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2039	* *	1	\$1,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : N/A, Area	a Affected :	100%			
	Location : Basement To 1st Floor					
	Explanation : 1 Unit					
Fire Suppression						
Chemical System						
Generic	100%	2029	\$15,900	1-3	\$80,900	
	Other Observation, Extent : N/A, Area	a Affected :	100%			
	Location : Kitchen Hood					
	Explanation : Covers 20 Square Fee	et				

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

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

\$28,800

\$31,600

DEPARTMENT FOR THE AGING - FY 2025 Print Date: 15-Aug-2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	ddress:312 E. 109TH ST. BTWN 1ST AVEorough:MANHATTANrogram / Asset #:DFTA002.000 / 14136.rea Sq Ft:27,621ate of Survey:30-Mar-2021reas Surveyed:Basement, Roof, Floors 1,2,3,4				: N/A : 1920 / 2007 : AGING : NONE : 1074278	
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture			\$106,000		\$161,500
Interior Architect				\$83,600		\$783,100
Electrical				\$8,000		\$144,500
Mechanical				\$51,100		\$852,600
Total				\$248,700		\$1,941,700
Importance Code	А			\$106,000		\$255,600
Importance Code	В			\$59,100		\$1,686,100
Importance Code	С			\$83,600		
Total				\$248,700		\$1,941,700
EXPENSE		F	Y 2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture	\$	27,900			
Interior Architect	ure	\$	54,600		\$36,700	\$3,100
Electrical		\$1	34,100	\$45,800	\$1,300	\$1,100
Mechanical		\$	57,800	\$39,600	\$20,900	\$20,100
Site Pavements			\$9,700			
Elevators/Escalat	ors		\$7,200	\$7,200	\$7,200	\$7,200
Total		\$2	91,200	\$92,600	\$66,100	\$31,600
Importance Code	A	\$	43,400	\$2,800	\$2,700	\$2,700

Total

Importance Code B

Importance Code C



\$89,800

\$92,600

\$63,400

\$66,100

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

\$221,000

\$26,800

\$291,200

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 # : 14136

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

Interior

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

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

Asset # : 14136

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
nterior								
Floors								
Carpet	5%			2028	\$35,700	3	\$3,100	
Cast in Place Concrete	Cracking/	Now Crumbling, 1 : Basemen	\$6,900 Extent : Moderate t	LIFE , Area A <u>j</u>	* * ffected : 10%	5	\$9,000	
Ceramic Tile	5%			2035	\$113,800	5	\$2,100	
Vinyl Tile	-		\$13,400 Extent : Moderate r At Entry	2032 , Area A <u>j</u>	\$669,300 ffected : 10%	3	\$9,300	
Wood	20%			2060	* *	5	\$15,500	
Interior Walls								
Glass: Single Pane	Glazing B	Now roken/Crac 1 : Weight F	\$6,700 ked, Extent : Mode loom	LIFE rate, Are	* * ea Affected : 10%	5	\$1,700	
Gypsum Board	20%			LIFE	* *	5	\$5,400	
Masonry: Brick	Cracking/ Location Joint Mor Location Worn/Eroo	1 : Basemen tar Miss/Er 1 : Basemen	rod, Extent : Moder ht : Moderate, Area A	ate, Area	n Affected : 30%			
Plaster	Location	Crumbling, 1 : Stair Bu	\$12,800 Extent : Moderate khead : Moderate, Area 2		-	5	\$8,100	
	Location		. 1100001 010, 11100 1	ijjecieu .	. 570			
Wood	5%			LIFE	* *	5	\$9,000	
Ceilings	270					~	\$9,000	
AcousTileSusp.Lay-In			\$8,700 Extent : Light, Are r	2045 ea Affecte	* * ed : 10%	5	\$13,400	
Gypsum Board	10%			LIFE	* *	5	\$5,200	
Metal Panel			xtent : Moderate, A ht	LIFE Irea Affe	* * cted : 50%	5	\$7,800	
Plaster	Cracking/	Now Crumbling, 1 : Stair Bu	\$6,100 Extent : Moderate Ikhead	LIFE , Area A <u>j</u>	* * ffected : 20%	5	\$2,600	
ite Enclosure								
Fence/Gates								
Concrete Masonry Unit				2042	* *			
Iron Picket	10%			2052	* *			

Site Pavements

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

Asset # : 14136

Architecture		Current	Repair	Futu	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements								
Public Sidewalk	1000/	NT	\$2.2 00	0007	* *			
Cast in Place Concrete		Now	\$2,300 Extent : Moderate	2037				
	-	-	t To Front Entrance	-	<i>Jecleu</i> . 276			
		-	xtent : Moderate, A	-	cted : 2%			
	-	-	t To Front Entrance					
On-Site Walkways		<u> </u>						
Asphalt	65%	Now	\$4,200	2047	* *			
-		issing Elen 1 : Rear Yar	eents, Extent : Mode d	erate, Ar	ea Affected : 15%			
		Crumbling 1 : Rear Yar	Extent : Moderate d	, Area Aj	ffected : 20%			
		d/Bulging, 1 : Rear Yar	Extent : Moderate, d	Area Afj	fected : 15%			
Cast in Place Concrete		Now	\$1,500	2052	* *			
	0	Crumbling 1 : Front Ei	Extent : Moderate ntry Steps	, Area Aj	ffected : 10%			
				20.62	* *	1		
Steel Grating	30%	2-4	\$1,700	2062	4-4-	1		
Steel Grating	Corrosion	/Rusting, E	xtent : Moderate, A			I		
Steel Grating	Corrosion	/Rusting, E				I		
	Corrosion	/Rusting, E 1 : Exterior	xtent : Moderate, A Stair In Rear Yard	rea Affe	cted : 25%		aintenance	
lectrical	Corrosion Location	/Rusting, E a : Exterior Current	xtent : Moderate, A Stair In Rear Yard Repair	rea Affe Futur	cted : 25%	М	aintenance	D • • • •
lectrical	Corrosion	/Rusting, E a : Exterior Current	xtent : Moderate, A Stair In Rear Yard	rea Affe	cted : 25%	M	aintenance Estimated Cost	Priorit
lectrical ystem Component Type nder 600 Volts	Corrosion Location	/Rusting, E a : Exterior Current Fail Date	xtent : Moderate, A Stair In Rear Yard Repair	rea Affe Futur Year	cted : 25%	M Cycle		Priorit
ilectrical ystem Component Type nder 600 Volts Service Equipment	Corrosion Location % of Total	Rusting, E : Exterior Current Fail Date (Years)	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost	rea Affe Futur Year FY	cted : 25% re Replacement Estimated Cost	M Cycle (Yrs)		Priorit
electrical ystem Component Type nder 600 Volts	Corrosion Location % of Total 50%	/Rusting, E a : Exterior Current Fail Date (Years) 4+	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400	rea Affe Futur Year FY 2062	cted : 25% re Replacement Estimated Cost * *	M Cycle		Priorit
ectrical ystem Component Type nder 600 Volts Service Equipment	Corrosion Location % of Total 50% On Extend	/Rusting, E : Exterior Current Fail Date (Years) 4+ led Life, Ex	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 stent : Light, Area A	rea Affe Futur Year FY 2062	cted : 25% re Replacement Estimated Cost * *	M Cycle (Yrs)		Priorit
electrical ystem Component Type inder 600 Volts Service Equipment	Corrosion Location % of Total 50% On Extend Location	/Rusting, E a : Exterior Current Fail Date (Years) 4+ ded Life, Ex a : Basement	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 tent : Light, Area A tt	Futur Futur Year FY 2062 ffected :	re Replacement Estimated Cost ** 100%	M Cycle (Yrs)		Priorit
electrical ystem Component Type inder 600 Volts Service Equipment	Corrosion Location % of Total 50% On Extend Location Other Obs	/Rusting, E a : Exterior Current Fail Date (Years) 4+ ded Life, Ex a : Basemen- servation, E	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 tent : Light, Area A tt Extent : N/A, Area A	Futur Futur Year FY 2062 ffected :	re Replacement Estimated Cost ** 100%	M Cycle (Yrs)		Priorit
Electrical System Component Type Inder 600 Volts Service Equipment	Corrosion Location % of Total 50% On Extend Location Other Obs Location	/Rusting, E current Gurrent Fail Date (Years) 4+ led Life, Ex a : Basemen rervation, E a : Electrico	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 etent : Light, Area A tt Extent : N/A, Area A al Room	rea Affe Futur Year FY 2062 ffected : ffected :	eted : 25% e Replacement Estimated Cost ** 100% 100%	M Cycle (Yrs)		Priorit
Electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw	Corrosion Location % of Total 50% On Extend Location Other Obs Location Explana	/Rusting, E (Rusting, E Current Fail Date (Years) 4+ ded Life, Ex 4+ ded Life, Ex 5 Electrication, E 5 Electrication : One	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 tent : Light, Area A tt Extent : N/A, Area A	rea Affe Futur Year FY 2062 ffected : ffected : Disconne	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch	M Cycle (Yrs) 5	Estimated Cost	Priorit
electrical ystem Component Type inder 600 Volts Service Equipment	Corrosion Location % of Total 50% On Extend Location Other Obs Location 50% Other Obs Location	Rusting, E (Rusting, E Exterior Current Fail Date (Years) 4+ led Life, Ex a : Basement servation, E tion : One servation, F a : Electrication,	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost Estimated Cost (1) (1) (1) (2) (2) (2) (2) (2) (2) (2) (2) (2) (2	Futur Futur Year FY 2062 ffected : Disconne 2032 ffected :	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch \$7,400 100%	M Cycle (Yrs)		Priorit
Electrical System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw	Corrosion Location % of Total 50% On Extend Location Other Obs Location 50% Other Obs Location	Rusting, E (Rusting, E Exterior Current Fail Date (Years) 4+ led Life, Ex a : Basement servation, E tion : One servation, F a : Electrication,	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost Estimated Cost (1) (4) (4) (4) (5) (4) (4) (5) (4) (5) (6) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	Futur Futur Year FY 2062 ffected : Disconne 2032 ffected :	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch \$7,400 100%	M Cycle (Yrs) 5	Estimated Cost	Priorit
Electrical System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Fused Disc Sw	Corrosion Location % of Total 50% On Extend Location Other Obs Location Explana 50% Other Obs Location Explana	/Rusting, E a : Exterior Current Fail Date (Years) 4+ ded Life, Ex a : Basement servation, E tion : One servation, E a : Electrication : One	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 tent : Light, Area A at Extent : N/A, Area A at Room 600 Ampere Main L Extent : N/A, Area A al Room 400 Ampere Main L	rea Affe Futur Year FY 2062 ffected : ffected : 2032 ffected : 2032	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch \$7,400 100%	M Cycle (Yrs) 5	Estimated Cost	Priorit
Electrical System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw	Corrosion Location % of Total 50% On Extend Location Other Obs Location Explana 50% Other Obs Location Explana	/Rusting, E /Rusting, E Current Fail Date (Years) 4+ ded Life, Ex 4+ ded Life, Ex 1: Basement rervation, E 1: Electrication : One for environment for environment	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 tent : Light, Area A at Extent : N/A, Area A al Room 600 Ampere Main L Extent : N/A, Area A al Room 400 Ampere Main L \$25,400	rea Affe Futur Year FY 2062 ffected : ffected : 2032 ffected : Disconne 2032	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch \$7,400 100% ct Switch **	M Cycle (Yrs) 5	Estimated Cost	Priorit
Electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Switchgear / Switchboard	Corrosion Location % of Total 50% On Extend Location Explana 50% Other Obs Location Explana 100% On Extend	/Rusting, E /Rusting, E Current Fail Date (Years) 4+ ded Life, Ex 4+ ded Life, Ex 1: Basement rervation, E 1: Electrication : One for environment for environment	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost S7,400 tent : Light, Area A at Extent : N/A, Area A al Room 600 Ampere Main E Extent : N/A, Area A al Room 400 Ampere Main E \$25,400 tent : Light, Area A	rea Affe Futur Year FY 2062 ffected : ffected : 2032 ffected : Disconne 2032	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch \$7,400 100% ct Switch **	M Cycle (Yrs) 5	Estimated Cost	Priorit
Electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs	Corrosion Location % of Total 50% On Extend Location Explana 50% Other Obs Location Explana 100% On Extend	/Rusting, E a : Exterior Current Fail Date (Years) 4+ led Life, Ex a : Basement servation, E a : Electrication : One servation, E a : Electrication : One 4+ led Life, Ex	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost S7,400 tent : Light, Area A at Extent : N/A, Area A al Room 600 Ampere Main E Extent : N/A, Area A al Room 400 Ampere Main E \$25,400 tent : Light, Area A	rea Affe Futur Year FY 2062 ffected : ffected : 2032 ffected : Disconne 2032	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch \$7,400 100% ct Switch **	M Cycle (Yrs) 5	Estimated Cost	Priorit
Electrical System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Fused Disc Sw	Corrosion Location % of Total 50% On Extend Location Explana 50% Other Obs Location Explana 100% On Extend	/Rusting, E a : Exterior Current Fail Date (Years) 4+ led Life, Ex a : Basement servation, E a : Electrication : One servation, E a : Electrication : One 4+ led Life, Ex	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost S7,400 tent : Light, Area A at Extent : N/A, Area A al Room 600 Ampere Main E Extent : N/A, Area A al Room 400 Ampere Main E \$25,400 tent : Light, Area A	rea Affe Futur Year FY 2062 ffected : ffected : 2032 ffected : Disconne 2032	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch \$7,400 100% ct Switch **	M Cycle (Yrs) 5	Estimated Cost	Priorit
Electrical System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs Raceway	Corrosion Location % of Total 50% On Extend Location Other Obs Location Explana 50% Other Obs Location Explana 100% On Extend Location	/Rusting, E a : Exterior Current Fail Date (Years) 4+ led Life, Ex a : Basement servation, E a : Electrication : One servation, E a : Electrication : One 4+ led Life, Ex	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost S7,400 tent : Light, Area A at Extent : N/A, Area A al Room 600 Ampere Main E Extent : N/A, Area A al Room 400 Ampere Main E \$25,400 tent : Light, Area A	rea Affe Futur Year FY 2062 ffected : 2032 ffected : 2032 ffected : 2032 ffected : 2032	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch \$7,400 100% ct Switch ** 100%	M Cycle (Yrs) 5 5 5	Estimated Cost	Priority

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 14136

Electrical	Current	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts									
Panelboards					_				
Fused Knife Sw	5% 0-2	\$4,900	2057	* *	5				
	On Extended Life, Ex Location : Basemen		Affected	: 100%					
Molded Case Bkrs	20%		2048	* *	5	\$100			
Molded Case Bkrs	55%		2031	\$53,600	5	\$400			
	Covers Missing, Extent : Moderate, Area Affected : 10% Location : Basement								
	Other Observation, Extent : N/A, Area Affected : 20%								
	Location : Basemen	t							
	Explanation : Pane	l In Storage Area							
Molded Case Bkrs	20%		2057	* *	5	\$100			
Wiring									
Braided Cloth	60% 0-2	\$45,200	2057	* *	1				
	Insulation Aged, Exte	ent : Severe, Area A	ffected :	100%					
	Location : Basemer	t, 1st And 2nd Floo	ors						
Thermoplastic	20%		2052	* *	1				
Thermoplastic	20%		2062	* *	1				
Motor Controllers									
Locally Mounted	30%		2045	* *	5	\$100			
Locally Mounted	70%		2030	\$49,000	5	\$100			
round									
Grounding Devices									
Generic	100% Now	\$10,200	LIFE	* *	5	\$400			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basemen								
• 1	Explanation : Corre	oded							
ighting									
Interior Lighting	100/		2027	* *	10	\$2.500			
Fluorescent	10% Compact Fluorescent	Light Extant Lie	2037		10	\$2,500			
	Location : 4th Floo		ni, Areu	Ajjecieu . 10076					
T1		1	2027	* *	10	¢10.000			
Fluorescent	78%		2037		10	\$19,800			
	T-8 Lamps And Fixtu Location : Through		Area Affe	ectea : 100%					
Fluorescent	10%		2037	* *	10	\$2,500			
	T-5 Lamps And Fixtu Location : 4th Floo	-	Area Affe	ected : 100%					
Fluorescent	2%		2027	\$8,000	10	\$500			
	T-12 Lamps And Fixt	ures, Extent : Light				<i>40</i> 00			
	Location : Basemen	-	, 	,					

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

Asset # : 14136

ectrical		Current	Repair	Futur	e Replacement	M	aintenance	
stem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Dricat
Component	% or Total	(Years)	Estimated Cost	rear FY	Estimated Cost	(Yrs)	Estimated Cost	Priori
Туре		()				()		
hting								
Egress Lighting	200/			2027	* *	10	¢1 200	
Emergency, Battery	20% 30%			2037 2027		10	\$1,300	
Emergency, Battery Exit, LED	30% 10%			2027 2072	\$13,600 * *	10	\$2,000	
Exit, Service	20%			2072	* *	1 1		
Exit, Service	20%			2037	\$2,300	1		
Exterior Lighting	2070			2027	\$2,500	1		
LED	10%			2040	* *			
No Component	90%			2010				
rm	,,,,,							
Security System								
No Component	20%							
Generic	80%	Now	\$40,500	2042	* *	1	\$7,400	
			t : Severe, Area Affe	ected : 1	00%			
		0	out The Building					
			Extent : N/A, Area A	ffected :	100%			
		: Front Oi	•					
	Explana	tion : CCT	V Camera					
Fire/Smoke Detection								
No Component	80%			2027	ىك يك	1.0	¢2.400	
No Component Generic, Digital	80% 20%			2037	* *	1-3	\$3,400	
-		Current	Repair		* * e Replacement	-	\$3,400 aintenance	
Generic, Digital			Repair Estimated Cost	Futur		M	aintenance	Priori
Generic, Digital echanical stem Component	20%			Futur	e Replacement	M		Priori
Generic, Digital Chanical Stem Component Type	20%	Fail Date		Futur Year	e Replacement	M Cycle	aintenance	Priori
Generic, Digital Component Type	20%	Fail Date		Futur Year	e Replacement	M Cycle	aintenance	Priori
Generic, Digital Chanical Stem Component Type ating Energy Source	20% % of Total	Fail Date		Futur Year FY	e Replacement	M Cycle (Yrs)	aintenance	Priori
Generic, Digital echanical stem Component Type ating Energy Source Natural Gas	20%	Fail Date		Futur Year	e Replacement Estimated Cost	M Cycle	aintenance	Priori
Generic, Digital Chanical Stem Component Type ating Energy Source	20%	Fail Date		Futur Year FY	e Replacement Estimated Cost	M Cycle (Yrs)	aintenance Estimated Cost	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment	20% % of Total 100% 60%	Fail Date (Years)	Estimated Cost	Futur Year FY 2042 2037	e Replacement Estimated Cost **	M Cycle (Yrs) 1	aintenance	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment	20% % of Total 100% 60% Controller	Fail Date (Years) Now Not Worki	Estimated Cost \$7,100	Futur Year FY 2042 2037 ate, Area	e Replacement Estimated Cost ** * * Affected : 100%	M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment	20% % of Total 100% 60% Controller Location	Fail Date (Years) Now Not Worki	Estimated Cost \$7,100 ng, Extent : Moder	Futur Year FY 2042 2037 ate, Area its Have	e Replacement Estimated Cost ** ** Affected : 100% Defective Control.	M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment	20% % of Total 100% 60% Controller Location Other Obs	Fail Date (Years) Now Not Worki	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A	Futur Year FY 2042 2037 ate, Area its Have	e Replacement Estimated Cost ** ** Affected : 100% Defective Control.	M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment	20% % of Total 100% 60% Controller Location Other Obs Location	Fail Date (Years) Now Not Worki : Basemen ervation, E	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A at	Futur Year FY 2042 2037 ate, Area its Have	e Replacement Estimated Cost ** ** Affected : 100% Defective Control.	M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment	20% % of Total 100% 60% Controller Location Other Obs Location	Fail Date (Years) Now Not Worki : Basemer ervation, E : Basemer	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A at	Futur Year FY 2042 2037 ate, Area its Have	e Replacement Estimated Cost ** ** Affected : 100% Defective Control.	M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital Chanical Stem Component Type Atting Energy Source Natural Gas Conversion Equipment Steam Boiler	20% % of Total 100% 60% Controller Location Other Obs Location Explana 40%	Fail Date (Years) Now Not Worki : Basemer ervation, E : Basemer tion : 3 New	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A at	Futur Year FY 2042 2037 ate, Area its Have ffected : 2030	e Replacement Estimated Cost * * * * * Affected : 100% Defective Control 100% \$94,100	M Cycle (Yrs) 1 1 s.	aintenance Estimated Cost \$14,800	Priori
Generic, Digital Chanical Stem Component Type Atting Energy Source Natural Gas Conversion Equipment Steam Boiler	20% % of Total 100% 60% Controller Location Other Obs Location 40% Other Obs Location	Fail Date (Years) Now Not Worki : Basemer ervation, E ervation, E : Basemer	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A at wer Units Extent : N/A, Area A at	Futur Year FY 2042 2037 ate, Area its Have ffected : 2030	e Replacement Estimated Cost * * * * * Affected : 100% Defective Control 100% \$94,100	M Cycle (Yrs) 1 1 s.	aintenance Estimated Cost \$14,800	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment Steam Boiler Steam Boiler	20% % of Total 100% 60% Controller Location Other Obs Location 40% Other Obs Location	Fail Date (Years) Now Not Worki : Basemer ervation, E tion : 3 New ervation, E	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A at wer Units Extent : N/A, Area A at	Futur Year FY 2042 2037 ate, Area its Have ffected : 2030	e Replacement Estimated Cost * * * * * Affected : 100% Defective Control 100% \$94,100	M Cycle (Yrs) 1 1 s.	aintenance Estimated Cost \$14,800	Priori
Generic, Digital Generic, Digital Generic Steam Boiler Distribution	20% % of Total 100% 60% Controller Location Other Obs Location Explana 40% Other Obs Location Explana	Fail Date (Years) Now Not Worki : Basemer tion : 3 New ervation, E : Basemer tion : 2 Old	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A to wer Units Extent : N/A, Area A to the Units	Futur Year FY 2042 2037 ate, Area hits Have ffected : 2030 ffected :	e Replacement Estimated Cost ** * * Affected : 100% Defective Control. 100% \$94,100 100%	M Cycle (Yrs) 1 1 s. 1	aintenance Estimated Cost \$14,800 \$10,900	Priori
Generic, Digital Generic, Digital Component Type Ating Energy Source Natural Gas Conversion Equipment Steam Boiler Steam Boiler Distribution Central Plant Steam	20% % of Total 100% 60% Controller Location Other Obs Location Explana 40% Other Obs Location Explana	Fail Date (Years) Now Not Worki : Basemer ervation, E ervation, E : Basemer	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A at wer Units Extent : N/A, Area A at	Futur Year FY 2042 2037 ate, Area its Have ffected : 2030	e Replacement Estimated Cost * * * * * Affected : 100% Defective Control 100% \$94,100	M Cycle (Yrs) 1 1 s.	aintenance Estimated Cost \$14,800	Priori
Generic, Digital Generic, Digital Generic Steam Boiler Distribution	20% % of Total 100% 60% Controller Location Explana 40% Other Obs Location Explana 40%	Fail Date (Years) Now Not Worki : Basemer ervation, E : Basemer tion : 3 New ervation, E : Basemer tion : 2 Old Now	Stimated Cost \$7,100 ng, Extent : Moder th. 2 Of 3 Newer Un Extent : N/A, Area A the wer Units Extent : N/A, Area A the the the Units \$15,200	Futur Year FY 2042 2037 ate, Area its Have ffected : 2030 ffected : 2032	e Replacement Estimated Cost ** * * Affected : 100% Defective Control 100% \$94,100 100% \$758,600	M Cycle (Yrs) 1 1 s. 1	aintenance Estimated Cost \$14,800 \$10,900	Priori
Generic, Digital Generic, Digital Component Type Ating Energy Source Natural Gas Conversion Equipment Steam Boiler Steam Boiler Distribution Central Plant Steam	20% % of Total 100% 60% Controller Location Other Obs Location Explana 40% Other Obs Location Explana 100%	Fail Date (Years) Now Not Worki : Basemer ervation, E : Basemer tion : 3 New ervation, E : Basemer tion : 2 Old Now	Estimated Cost \$7,100 ng, Extent : Moder tt. 2 Of 3 Newer Un Extent : N/A, Area A tt wer Units Extent : N/A, Area A tt ler Units \$15,200 Extent : Moderate,	Futur Year FY 2042 2037 ate, Area ffected : 2030 ffected : 2032 Area Aff	e Replacement Estimated Cost ** ** Affected : 100% Defective Control 100% \$94,100 100% \$758,600 fected : 10%	M Cycle (Yrs) 1 1 s. 1	aintenance Estimated Cost \$14,800 \$10,900	Priori
Generic, Digital Generic, Digital Component Type Ating Energy Source Natural Gas Conversion Equipment Steam Boiler Steam Boiler Distribution Central Plant Steam	20% % of Total 100% 60% Controller Location Other Obs Location Explana 40% Other Obs Location Explana 100%	Fail Date (Years) Now Not Worki : Basemer ervation, E : Basemer tion : 3 New ervation, E : Basemer tion : 2 Old Now	Stimated Cost \$7,100 ng, Extent : Moder th. 2 Of 3 Newer Un Extent : N/A, Area A the wer Units Extent : N/A, Area A the the the Units \$15,200	Futur Year FY 2042 2037 ate, Area ffected : 2030 ffected : 2032 Area Aff	e Replacement Estimated Cost ** ** Affected : 100% Defective Control 100% \$94,100 100% \$758,600 fected : 10%	M Cycle (Yrs) 1 1 s. 1	aintenance Estimated Cost \$14,800 \$10,900	Priori

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

Asset # : 14136

Machanical	0			- Donlogeneet		aintononae		
Mechanical		t Repair		e Replacement		aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Energy Source								
Electricity	100%		2040	* *	1			
Conversion Equipment	• • • • /			ate ate				
Split Unit	20%		2037	* *				
		Extent : N/A, Area A	ijjectea :	100%				
	Location : 4th Flo	•	Itilia D	110a And Ana Look	stad In C	logate And Abana		
		oor Fan Coil Units U Associated Roof Con		410a Ana Are Loca	ilea In C	ioseis Ana Adove		
Split Unit	5%	1550014104 11009 0011	2037	* *				
Spin Oint		Extent : N/A. Area A		100%				
	Other Observation, Extent : N/A, Area Affected : 100% Location : 4th Floor Office							
	Explanation : Dx							
Window/Wall Unit	50%		2027	\$51,100	1			
No Component	25%			÷• -,- • •				
Ventilation								
Distribution								
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$3,100		
		Extent : N/A, Area A	Iffected :	100%				
	Location : 4th Flo							
		ct Distribution Assoc	iated Wi	th Split System Of I	Fan Coil	Units.		
No Component	80%							
Exhaust Fans					-			
Interior	20%		2042	* *	2	\$200		
No Component	80%							
Plumbing								
H/C Water Piping Brass/Copper	100%		2042	* *	1			
Water Heater With Tanks	10070		2042		1			
Gas Fired	100% Now	\$300	2026	\$16,700	2			
Gustined		t, Extent : Moderate			2			
		ent. Domestic Hot W			Insulatio	n.		
Sanitary Piping				0 0				
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Non-Submersible	100%		2032	\$5,400	4	\$600		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators	1000/							
Geared Traction	100%		LIFE	* *				
		Extent : N/A, Area A	ijfected :	100%				
	Location : Basem							
	Explanation : One	e Unit						

Fire Suppression

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

Asset # : 14136

Mechanical	Currer	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Chemical System Generic	100%		2030	\$47,800	1-3	\$223,200	

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

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

Page: 35

Print Date : 15-Aug-2024 DEPARTMENT FOR THE AGING - FY 2025

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical		\$168,800
Mechanical		\$286,300
Total		\$455,100
Importance Code B		\$455,100
Total		\$455,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$3,300	\$1,300		
Interior Architecture	\$47,900			\$1,600
Electrical	\$900	\$12,400	\$1,100	\$800
Mechanical	\$20,100	\$91,500	\$22,800	\$20,500
Site Enclosure	\$1,700			
Site Pavements	\$600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$81,700	\$112,300	\$31,100	\$30,000
Importance Code A	\$4,400	\$2,400	\$1,100	\$1,100
Importance Code B	\$71,000	\$109,900	\$30,000	\$28,900
Importance Code C	\$6,400			
Total	\$81,700	\$112,300	\$31,100	\$30,000



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.

MOTT ST. (CELLAR, 1, 2, PART OF 3)

Asset # : 14141

rchitecture	Curre	ent Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail D Total (Year	ate Estimated Cost [•] s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Masonry: Brick	75% 2-4	\$3,300	LIFE	* *	5	\$2,100	
		Moderate, Area Affecte	ed : 2%				
	Location : From		1 100	,			
		Moderate, Area Affect	ed : 10%)			
	Location : Thro	0	a Affaat	ad . 100/			
	Location : Fron	ing, Extent : Light, Ard t Facade	ea Affecte	20 : 10%			
		Extent : Moderate, Area	a Affecter	$d \cdot 10\%$			
	Location : Thro						
Masonry: Granite	5%	-	LIFE	* *	5	\$100	
Musoniy. Granice		ring, Extent : Light, Are		ed : 1%	5	ψ100	
	Location : Fron		55				
Window Wall	20%		2052	* *	5	\$2,100	
		Extent : Light, Area A		5%	5	<i>\$</i> 2 ,100	
	Location : From						
Windows							
Aluminum	75%		2048	* *	5		
Wood	25%		2040	* *	5		
Roof							
Roll Roofing	100%		2031		5		
		n, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Main	t .					
	-	ot Accessible. Occupie	d By Hea	ad Start School. Co	overed W	ith Rubber Pads	
Soffits	For Childrens I	iay Area					
Metal Panel	100%		2042	* *	5-10	\$900	
erior	10070		2012		2 10	¢700	
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$3,600	
Ceramic Tile	5% 2-4	\$900	2035	\$45,600	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%						
	Location : Toile	ts					
		sh, Extent : Moderate,	Area Aff	fected : 2%			
	Location : Toile	ts					
Quarry Tile	5%		2045	* *	5	\$1,200	
Vinyl Tile	75% Nov		2037	* *	3	\$4,700	
	-	ing, Extent : Moderate	, Area A <u>j</u>	ffected : 15%			
	Location : Thro	ughout					
Wood	5%		2060	* *	5	\$1,600	

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

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

MOTT ST. (CELLAR, 1, 2, PART OF 3)

Asset # : 14141

Architecture		Current	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
nterior								
Interior Walls								
Ceramic Tile	Broken/Mi Location Horizontal	: Toilets	\$700 nents, Extent : Mod Extent : Light, Area poms			5	\$300	
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	
Concrete Masonry Unit	5%			LIFE	* *	5	\$300	
Gypsum Board		etration, E	\$1,600 Extent : Moderate, A on Room 1st And 3			5	\$3,500	
Masonry: Brick		2-4 led, Extent : Basemer	\$2,400 : Moderate, Area A nt	LIFE Affected :	**			
Plaster	30%			LIFE	* *	5	\$1,200	
Ceilings AcousTileSusp.Lay-In	Location Water Pen	: Through etration, E	\$25,600 , Extent : Moderate out xtent : Moderate, A on Room 1st Floor	lrea Affe	-	5	\$7,900	
Exposed Struc: Steel	5%			LIFE	* *			
	0,0			2112				
Fence/Gates Chain Link		4+ ssing Elem : At Roof	\$1,700 nents, Extent : Ligh	2052 t, Area A	* * ffected : 10%			
Site Pavements								
Public Sidewalk Cast in Place Concrete	100% Cracking/ Location	0	\$600 Extent : Light, Are	2045 ea Affecte	* * ed : 10%			
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Jnder 600 Volts	1					1		
Service Equipment Fused Disc Sw	Location	: Basemen	Extent : N/A, Area A nt Electrical Room Service Disconnec			5 res		

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

MOTT ST. (CELLAR, 1, 2, PART OF 3)

Asset # : 14141

Electrical	Current	Repair	air Future Replacement Maintenance					
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Inder 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%		2032	\$105,800	5			
	Other Observation, Location : Baseme Explanation : 2 Ve	ent Electrical Room	ffected :	100%				
Raceway	<u>^</u>							
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			
round								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$200		
ighting								
Interior Lighting								
Fluorescent	50%		2037	* *	10	\$5,100		
	Other Observation,	Extent : N/A, Area A	Iffected :	100%				
	Location : Throug	hout The Building						
	Explanation : Con	pact Fluorescent La	amps					
Fluorescent	30%		2037	* *	10	\$3,000		
	Other Observation, Location : Throug		Iffected :	100%				
	Explanation : T-8							
Elucroscont	20%	Lumps	2037	* *	10	\$2,000		
Fluorescent	20% Other Observation,	Extent · N/A Anog A			10	\$2,000		
	Location : Throug		gjecieu .	10070				
Earnage Lighting	Explanation : T-12	Lumps						
Egress Lighting	50%		2037	* *	10	¢1 200		
Emergency, Battery				* *	10	\$1,300		
Exit, Service	50%		2037	·•* *•*	1			
Exterior Lighting	150/		2027	* *	10			
HID In condessont	15%		2037	* *	10			
Incandescent	15%		2037		2			
No Component	70%							
larm								
Security System	500/							
No Component	50%		2027	* *	1	¢2 100		
Generic	50%		2037		1	\$2,100		

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

MOTT ST. (CELLAR, 1, 2, PART OF 3)

Asset # : 14141

		# . 14141						
lectrical	Current Repair Future Replacement Maintenance							
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority		
larm Fire/Smoke Detection Generic, Digital	100%	2037	* *	1-3	\$6,800			
lechanical	Current Repair	Future Re	olacement	Ma	aintenance			
ystem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating Energy Source Fuel Oil No 2	100% No. 2 Fuel Oil, Extent : Light, A. Location : Basement Level Other Observation, Extent : Ligh Location : Basement	ht, Area Affected : 100	* *	5	\$3,400			
Conversion Equipment Steam Boiler	Explanation : One 2000 Gallor 100% Other Observation, Extent : Ligh Location : Basement Boiler Ro Explanation : Six No.2 Oil Fire	2037 ht, Area Affected : 100 om		1 Jars Sary	\$11,000			
Distribution		eu mountar Steam Do	ilers, The Doll	ers serv	e All Five Floors			
Steam Piping/Pump	100%	2042	* *					
Terminal Devices Air Handler	50% Other Observation, Extent : Ligl		\$101,800 %	1	\$3,400			
	Location : First, Second And T Explanation : Water Sourced A Cooling Tower Is In The Proce	ir Conditioning Units	Observed. As	sociated	Malfunctioning			
Convector/Radiator	50%	2037	* *	1	\$1,800			
ir Conditioning Energy Source	100%	2040	* *	1				
Electricity Conversion Equipment Window/Wall Unit Water Cooled interior Pkg Unit	5% 95%	2027 2030	\$2,000 \$184,500	1 1 2				
Distribution Ductwork/Diffusers	100%	LIFE	* *	2	\$14,400			
Heat Rejection Water Cooling Tower	100% Repairs In Progress, Extent : N/2 Location : Upper Roof	2037	* *	2	\$11,100			
entilation								
Distribution				~ -	¢ < ? > > >			
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,200			

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

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

MOTT ST. (CELLAR, 1, 2, PART OF 3)

Asset # : 14141

Mechanical		Current	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
lumbing								
H/C Water Piping								
Brass/Copper	98%			2042	* *	1		
		Pump w/Tan n : Basemer	k, Extent : Light, A nt	rea Affec	ted : 100%			
Brass/Copper	2%	Now	\$1,700	2062	* *	1		
	Other Ob	servation, E	Extent : Severe, Are	a Affected	d : 100%			
	Location	n : Basemer	nt Water Meter Roo	om –				
	Expland	tion : Badly	v Corroded Main W	Vater Sup	ply Isolation Valve			
Water Heater With Tanks								
Gas Fired	90%			2030	\$15,000	2		
		servation, E n : Basemer	Extent : Light, Area nt	Affected	: 100%			
	Explana	tion : 1 Dir	ect Fired Unit With	h 120 Gal	lons Storage Tank			
Gas Fired	10%	0-2		2032	\$1,700	2		
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	n : Basemer	nt Boiler Room					
	Explana	tion : Stora	ge Tank As A Nota	ble Degre	ee Of Corrosion.			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	Other Ob	servation, E	Extent : Moderate, 2	Area Affe	cted : 100%			
	Location	n : Kitchen						
	Explana	tion : Grea	se Trap Undersized	1				
Storm Drain Piping								
Cast Iron	100%	1		LIFE	* *	1		
Backflow Preventer								
Generic	100%	1		2037	* *	1	\$700	
Fixtures								
Generic	100%	1						
/ertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			Extent : Light, Area	Affected	: 100%			
		n : Building						
	Explana	tion : I Un	it Serving Basemen	t And All	Floors			
Fire Suppression								
Sprinkler								
No Component	75%			20.42	* *	1.2	0000	
Generic	25%		End of t	2042		1-2	\$800	
		ow Prevent n : Basemer	er, Extent : Moderd	ue, Area	Ajjeciea : 100%			
Chaminal Contain	Locallo	i. Dusemer						
Chemical System Generic	1000/			2027	¢17 000	1 2	¢222.200	
Generic	100% Other Ob		Extent : Light, Area	2027 Affected	\$47,800 • 2%	1-3	\$223,200	
		n : Kitchen	мет . ыдт, агеи	турескей	. 270			
	Explana	tion : Hood	l Suppression Syste	em				

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

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

Print Date: 15-Aug-2024 **DEPARTMENT FOR THE AGING - FY 2025**

Asset Name			R (1, MEZ, 2, PA			
Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 : 331 E. 12TH ST. BTWN 1ST AVE. : MANHATTAN # : DFTA012.000 / 14146 : 20,096 : 05-Feb-2021 : Floors 1,2,3 : 454 Lot : 52 			2ND AVE. Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A 1 : 1927 / 2010 : AGING : NONE : 1006502	
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Interior Architect Electrical Mechanical	ure			\$231,600 \$63,500		\$268,300 \$654,900
Total				\$295,100		\$923,200
Importance Code Importance Code				\$203,700 \$91,400		\$923,200
Total				\$295,100		\$923,200
EXPENSE			FY 2026	FY 2027	FY 2028	FY 2029
Interior Architect	ure		\$38,800			\$2,100
Electrical			\$600	\$43,300	\$600	\$500
Mechanical			\$34,400	\$91,800	\$28,600	\$23,100
Elevators/Escalat	ors		\$21,600	\$21,600	\$21,600	\$21,600
Total			\$95,400	\$156,700	\$50,800	\$47,200
Importance Code	A		\$2,000	\$2,000	\$2,000	\$2,000
Importance Code			\$79,100	\$154,700	\$48,800	\$45,200
Importance Code	С		\$14,300	·		
Total			\$95,400	\$156,700	\$50,800	\$47,200



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

Maintenance § are aggregated over a 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 Future Replacement Maintenance						aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors	50/			LIPP	* *	5	\$2.200		
Cast in Place Concrete	5% Other Obs	empation Fr	tent : N/A, Area A	LIFE flocted :		5	\$3,300		
		: 2nd Floor		ijecieu .	10070				
		ion : Recen							
Ceramic Tile	5%		<u>,</u>	2041	* *	5	\$1,500		
Marble Panels	5%			LIFE	* *	5	\$1,100		
Terrazzo	10%			LIFE	* *	5	\$2,400		
	Punct/Tear	/Impact Da	mage, Extent : Lig	ht, Area	Affected : 5%				
	Location	: Lobby Are	ea						
Vinyl Tile	55%	4+	\$8,900	2037	* *	3	\$6,200		
		-	nts, Extent : Light	-	ffected : 1%				
			Multipurpose Roo						
			Extent : Light, Are		ed : 1%				
		-	e Doorway At Aud						
Wood	20%	4+	\$140,200	2047	* *	5	\$5,600		
			xtent : Severe, Ar		ed : 100%				
			n Multipurpose R		1000/				
			Moderate, Area A n Multipurpose R		100%				
Interior Walls	Documon								
Ceramic Tile	5%			2041	* *	5	\$1,800		
Fiberglass Panel	10%			LIFE	* *				
Marble Panels	5%	Now	\$91,400	LIFE	* *				
			Extent : Severe, A	ea Affec	ted : 60%				
		: Lobby Are							
	Vertical Cracks, Extent : Severe, Area Affected : 30%								
	Location : Lobby								
	Worn/Eroded, Extent : Severe, Area Affected : 70%								
	Location	-	tout Madauata	luga Affa	stad . 50/				
		: Lobby Sta	tent : Moderate, A ir	irea Ajje	cieu : 5%				
		-	ng Evident, With	⁷ aulkina	Type Material				
Plaster		Now	\$13,400	LIFE	<i>Type Material</i> **	5	\$8,500		
1 105101			\$15,400 Extent : Severe, Ai			5	\$6,500		
	-	-	m Back Stage Are						
			Extent : Severe, A		cted : 80%				
		0	rth Facing Windo	00					

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

Asset # : 14146

Architecture		Current	Repair	Futur	e Replacement	M		
System Component Type	% of Total		Estimated Cost		Estimated Cost		aintenance Estimated Cost	Priority
interior								
Ceilings								
AcousTileConcealSpLn	2%	4+	\$500	2045	* *	5	\$400	
		-	ents, Extent : Mode Floor Hallway Nea					
AcousTileSusp.Lay-In	18%			2045	* *	5	\$5,400	
Plaster	Location Cracking/	issing Elen : Auditori Crumbling	\$14,300 aents, Extent : Seven um Backstage Area Extent : Severe, Ar um Backstage Area	s rea Affec	ted : 10%	5	\$15,000	
	Paint Peel	ing, Exten	um Backstage Area t : Moderate, Area 1 um Backstage Area	Affected	: 10%	tions Thi	roughout	
Electrical		Current	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
Jnder 600 Volts								
Service Equipment Fused Disc Sw	Location	: Electrico	Extent : Light, Area al Room Basement 2500 Ampere Main			5	\$100	
Switchgear / Switchboard	Enplana		2000 Impere main	Disconn	cersmeen			
Fused Disc Sw	50%			2032	\$63,500	5		
Fused Knife Sw	50%	2-4	\$63,500	2062	* *	5		
		-	tent : Moderate, An al Room Basement	ea Affec	ted : 100%			
Raceway					*	_		
Conduit	100%			2032	\$59,800	1		
Panelboards	50/			2021	¢4.000	F		
Fused Disc Sw Moldod Case Plyra	5% 65%			2031	\$4,900 * *	5 5	\$300	
Molded Case Bkrs Molded Case Bkrs	65% 30%			2040 2031	\$29,200	5 5	\$300 \$200	
Wiring	5070			2031	φ27,200	5	φ200	
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		
Ground								
Grounding Devices Generic	100%					5	\$300	
				LIFE	* *			

Lighting

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Asset # : 14146

ectrical	Current Repair Future Replacement Maintenance						aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Interior Lighting								
Fluorescent	50%			2037	* *	10	\$9,200	
	-		res, Extent : Light, Floors And Kitche		ected : 100%			
Fluorescent	20%			2037	* *	10	\$3,700	
	~		Light, Extent : Lig t Floor, Cafeteria .					
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%							
arm								
Security System								
No Component	80%							
Generic	20%			2037	* *	1	\$1,500	
			xtent : Light, Area	Affected	: 100%			
		ı : Inside Ar						
	Explana	tion : CCTV	⁷ Surveillance Can	iera				
Fire/Smoke Detection	= 00/							
No Component	70%			2027	* *	1.2	¢2 700	
Generic, Digital	30%			2037		1-3	\$3,700	
			xtent : Light, Area out The Building	Ајјестеа	: 100%			
		-	e Lights, Bell, Horn	n, Smoke	Detector, Manual	Pullbox .	And Fire Alarm	
echanical		Current F	Repair	Futur	e Replacement	M	aintenance	
stem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component	Total	(Years)		FY		(Yrs)		
Туре		. ,						
ating								
Energy Source	1000/			2052	* *	1		
Interruptible Gas/Dual	100%			2052	ጥ ጥ	1		
Fuel	Other Oh	servation F	xtent : Light, Area	Affected	· 100%			
		i : Basemen	-	1)jecieu	. 100/0			
			i vaun 8000 Gallon Tank, .	No 2 Fue	-1			
Conversion Equipment	влрини	non . One s	ooo Guilon Tunk,	1.0.2 1'46	i -			
Steam Boiler	100%			2045	* *	1	\$19,900	
			xtent : Light, Area			1	φ1 9 ,900	
				injecieu	. 100/0			
	Location	1 : Basemen	t					

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

Asset # : 14146

Mechanical	Cı	Current Repair Future Replacement Maintenance						
System Component Type		l Date 'ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Distribution Central Plant Steam Piping/Pmp	100% N	ow	\$11,000	2042	* *	4	\$1,000	
			: Moderate, Area om. Compressor (00				
Terminal Devices Air Handler			tent : Light, Area Second And Third			1	\$4,400	
		: Dual T	<i>Temperature Coil</i>					
Convector/Radiator	65%			2037	* *	1	\$4,200	
Air Conditioning Energy Source	1000/			2040	* *	1		
Electricity Conversion Equipment	100%			2048	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	50%			2032	\$144,800	1	\$4,700	
Reciprocating Compr/Chiller	50%			2040	* *	1	\$4,700	
1	R-134a Refrig Location : Re		xtent : Light, Area	Affected	l : 50%			
	Recent Replac Location : Re		nt, Extent : Light, .	Area Affe	ected : 100%			
Distribution CW & CHW Wtr Pipe/Pump	50%			2042	* *	4	\$700	
	Other Observa Location : Ba		tent : Moderate, 2	Area Affe	cted : 100%			
	Explanation Position At A			For Air E	landlers Not In Us	e. Left In	Cooling	
Ductwork/Diffusers	50%			LIFE	* *	2	\$13,100	
Terminal Devices Air Handler/Cool/Ht	100%			2032	\$380,800	1	\$12,400	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,200	
Exhaust Fans Roof	100%			2032	\$38,100	2	\$600	
Plumbing								
H/C Water Piping Brass/Copper	100% Booster Pump Location : Bo		Extent : Light, Ai	2052 rea Affect	* * ted : 100%	1		

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

Asset # : 14146

ASSet # . 14140										
Mechanical		Current	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		
lumbing										
Water Heater With Tanks										
Gas Fired	100%			2030	\$16,700	2				
			Extent : Light, Area	Affected	: 100%					
		ı : Basemer								
	Explana	tion : 2 Dii	rect Fired Units Usi	ng One 4	400 Gallon Storage	e Tank				
Sanitary Piping	1000/			TIPP	ىك ىك	1				
Cast Iron	100%			LIFE	* *	1				
Storm Drain Piping	1000/			TIPP	* *	1				
Cast Iron	100%			LIFE	* *	1				
Sump Pump(s)	1000/			0000	*2 000		\$ 100			
Non-Submersible	100%			2032	\$3,900	4	\$400			
			Extent : Light, Area	Affected	: 100%					
		n : Basemen		06.41						
	Explana	tion : Dual	Pumps Serves Area	i Of Aba	ndoned Pool					
Pool Filter/Treatment	1000/			0007	* *	4	\$000			
Sand	100%			2037		4	\$900			
			Extent : Light, Area	Affected	: 100%					
		ı : 1st Floo								
	Explana	tion : Pool	And All Componen	ts Are Al	bandoned And Will	Not Be I	Repaired For Use			
Sewage Ejector(s)	1000/			2022	¢10.200	4	¢000			
Electric	100%			2032	\$10,300	4	\$800			
Backflow Preventer	1000/			2027	* *	1	¢1 200			
Generic	100%			2037		1	\$1,200			
Fixtures	100%									
Generic	100%									
Vertical Transport										
Elevators Geared Traction	70%			LIFE	* *					
Geared Traction			Extent : N/A, Area A							
			out The Building	jjecieu .	10070					
		-	its, One Passenger	Enorm 1a	t To 7th And One I	Fusiaht F	nom let To 6th			
TT 1 1'	_		-			-	10m 15t 10 0th			
Hydraulic	30%		7							
			Extent : Light, Area	Affected	: 100%					
		ı : Building								
	Explana	tion : I Un	it, Street To 1st Flo	or						
Fire Suppression										
Standpipe	250/									
No Component	35%			2042	* *	15	¢ <i>C</i> (00			
Generic	65%			∠042	·· •	1-5	\$6,600			
Sprinkler Generic	100%			2042	* *	1 2	¢5 600			
	100%			2042		1-2	\$5,600			
Fire Pump	1000/			2025	¢10.700	1	¢2 000			
Generic	100%			2035	\$18,700	1	\$3,800			
Chemical System	1000/			2027	e 47 000	1.2	#222 2 66			
Generic	100%			2027	\$47,800	1-3	\$223,200			

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Project: AGING

CAPITAL		F	Y 2026 - 2029			FY 2030 - 2035
Miscellar	neous Buildings		311,800			334,900
EXPENSE		FY 2026	FY 2027		FY 2028	FY 2029
Miscellar	neous Buildings	10,700	19,900		13,600	12,200
ASSET #	NAME			SQFT	CAPITAL	EXPENSE
14137	BAYSIDE			5,200	356,500	31,200
14140	EAST CONCOURSE			4,233	290,200	25,400

 Note :
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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.