

Print Date : 15-Aug-2024

DEPARTMENT FOR THE AGING - FY 2025

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

| CAPITAL | FY 2026 - 2029 | FY 2030 - 2035 |
|-----------------------|------------------|------------------|
| Exterior Architecture | \$418,200 | |
| Electrical | \$89,900 | \$133,500 |
| Mechanical | \$75,300 | |
| Site Pavements | | \$349,300 |
| Total | \$583,300 | \$482,800 |
| Importance Code A | \$418,200 | |
| Importance Code B | \$165,200 | \$482,800 |
| Total | \$583,300 | \$482,800 |

| EXPENSE | FY 2026 | FY 2027 | FY 2028 | FY 2029 |
|-----------------------|------------------|-----------------|----------------|----------------|
| Exterior Architecture | \$69,400 | \$1,600 | | |
| Interior Architecture | \$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 A | \$69,800 | \$2,000 | \$300 | \$300 |
| Importance Code B | \$75,500 | \$73,000 | \$900 | \$1,000 |
| Importance Code C | \$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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

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

Interior

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

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

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

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

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

| Architecture | | Current Repair | | | Future Replacement | | Maintenance | | |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Interior | | | | | | | | | |
| Ceilings | | | | | | | | | |
| AcousTileConcealSpLn | 5% | Now | \$4,400 | 2052 | ** | 5 | \$300 | | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| AcousTileSusp.Lay-In | 85% | | | 2045 | ** | 5 | \$8,000 | | |
| Plaster | 10% | Now | \$2,800 | LIFE | ** | 5 | \$600 | | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 5% | | | | | | | | | |
| Location : Mechanical Room, Throughout | | | | | | | | | |
| Staining/Discoloring, Extent : Moderate, Area Affected : 95% | | | | | | | | | |
| Location : Mechanical Room, Throughout | | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 20% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Site Enclosure | | | | | | | | | |
| Fence/Gates | | | | | | | | | |
| Iron Picket | 100% | 4+ | \$2,100 | 2052 | ** | | | | |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 75% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Site Pavements | | | | | | | | | |
| On-Site Walkways | | | | | | | | | |
| Asphalt | 40% | Now | \$12,200 | 2047 | ** | | | | |
| Cracking/Crumbling, Extent : Severe, Area Affected : 60% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Misaligned/Bulging, Extent : Severe, Area Affected : 70% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Tripping Hazard, Extent : Moderate, Area Affected : 5% | | | | | | | | | |
| Location : Various Locations | | | | | | | | | |
| Cast in Place Concrete | 10% | | | 2045 | ** | | | | |
| Paver: Asphalt | 50% | | | 2041 | ** | 5 | \$3,500 | | |
| Activity Yard | | | | | | | | | |
| Pavers/Stone | 100% | 4+ | \$17,500 | 2035 | \$349,300 | | | | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | | | |
| Location : Rear Of Building | | | | | | | | | |

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

| CAPITAL | FY 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.

** 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 | | Maintenance | | |
|---|-------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| | Cast in Place Concrete | 5% | | | LIFE | * * | 5 | \$3,400 | |
| | Ceramic Tile | 5% | 0-2 | \$4,300 | 2042 | * * | 5 | \$800 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 5% | | | | | | | | | |
| Location : Toilet Rooms And Kitchen | | | | | | | | | |
| | Quarry Tile | 5% | | | 2046 | * * | 5 | \$2,300 | |
| | Vinyl Tile | 85% | | | 2038 | * * | 3 | \$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/Discoloring, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Administrative Office And Kitchen | | | | | | | | | |
| | Exposed Struc: Concrete | 5% | | | LIFE | * * | 5 | \$200 | |

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

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

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2033

\$52,500

1-3

\$12,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Strobe Lights, Horns And Manual Pull Stations. Connected To The Main Fire Alarm Panel Of The Building*

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

Heating

Energy Source
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout**Explanation : Utilities Supplied From Building*

Conversion Equipment
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout**Explanation : Utilities Supplied From Building*

Air Conditioning

Energy Source
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout**Explanation : Utilities Supplied From Building*

Conversion Equipment
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout**Explanation : Utilities Supplied From Building*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$27,100

Terminal Devices

Not Accessible

100%

Heat Rejection

Not Accessible

100%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$11,600

Exhaust Fans

Not Accessible

100%

Plumbing

H/C Water Piping

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.

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

DEPARTMENT FOR THE AGING - 125
CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset # : 14138

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|------------------|-------------------------|----------------|---|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | | |
| | Water Heater With Tanks | | | | | | | | |
| | Not Accessible | 100% | Other Observation, Extent : Light, Area Affected : 0% | | | | | | |
| | | | Location : Throughout | | | | | | |
| | | | Explanation : Utilities Supplied From Building | | | | | | |
| | HW Heat Exchanger | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Backflow Preventer | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Sprinkler | | | | | | | | |
| | Generic | 100% | | | 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 : COUNCIL CTR. FOR SENIOR CITIZENS
Address : 1001 QUENTIN ROAD @ E.10 ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DFTA014.000 / 14457 **Yr Built/Renovated** : 1931 / 2002
Area Sq Ft : 33,700 **Project Type** : AGING
Date of Survey : 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 |
| Importance Code A | \$11,400 | \$38,600 | \$3,700 | \$2,100 |
| Importance Code B | \$70,300 | \$36,000 | \$40,300 | \$80,700 |
| Importance Code C | \$9,400 | \$1,000 | | |
| Total | \$91,000 | \$75,600 | \$44,000 | \$82,800 |



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

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

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

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

| Architecture | | Current Repair | | | Future Replacement | | Maintenance | | |
|--|--------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | | |
| Exterior Walls | | | | | | | | | |
| | Masonry: Marble | 10% | 0-2 | \$5,500 | LIFE | * * | 5 | \$2,300 | |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 5% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| | 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/Damaged Flashings, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| Location : Perimeter Edges Of Entrance And Rear Canopies | | | | | | | | | |
| | Plaza Roof: Stone Panels | 20% | | | 2054 | * * | | | |
| | Roll Roofing | 75% | 2-4 | \$4,000 | 2033 | \$80,100 | 5 | \$10,500 | |
| Blisters, Extent : Light, Area Affected : 5% | | | | | | | | | |
| Location : Upper Roof | | | | | | | | | |
| Debris Present, Extent : Moderate, Area Affected : 5% | | | | | | | | | |
| Location : Upper Roof | | | | | | | | | |
| Soffits | | | | | | | | | |
| | Cast in Place Concrete | 100% | | | LIFE | * * | 5 | | |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| | Cast in Place Concrete | 5% | Now | \$10,500 | LIFE | * * | 5 | \$5,500 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| Location : Basement | | | | | | | | | |
| | Ceramic Tile | 5% | | | 2037 | * * | 5 | \$2,500 | |
| | Quarry Tile | 5% | | | 2039 | * * | 5 | \$3,800 | |
| | Vinyl Tile | 65% | | | 2034 | \$884,600 | 3 | \$12,300 | |
| | Vinyl Tile | 20% | 0-2 | \$5,400 | 2034 | \$272,200 | 3 | \$3,800 | |
| Blisters, Extent : Light, Area Affected : 5% | | | | | | | | | |
| Location : Lobby | | | | | | | | | |
| Interior Walls | | | | | | | | | |
| | Ceramic Tile | 5% | | | 2037 | * * | 5 | \$2,000 | |
| | Concrete Masonry Unit | 5% | | | LIFE | * * | 5 | \$800 | |
| | Gypsum Board | 87% | 0-2 | \$9,400 | LIFE | * * | 5 | \$20,500 | |
| Paint Peeling, Extent : Moderate, Area Affected : 5% | | | | | | | | | |
| Location : Various Locations | | | | | | | | | |
| | 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.
** Replacement cost estimated to be beyond ten years is not included in this report.*

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

| Architecture | | Current Repair | | | Future Replacement | | Maintenance | | |
|-----------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | | |
| | Ceilings | | | | | | | | |
| | AcousTileConcealSpLn | 5% | | | 2039 | ** | 5 | \$3,200 | |
| | AcousTileSusp.Lay-In | 80% | 4+ | \$13,100 | 2039 | ** | 5 | \$20,200 | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 5% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Exposed Struc: Concrete | 2% | | | LIFE | ** | 5 | \$200 | |
| | Exposed Struc: Steel | 3% | | | LIFE | ** | | | |
| | Gypsum Board | 10% | | | LIFE | ** | 5 | \$6,300 | |
| Site Enclosure | | | | | | | | | |
| | Fence/Gates | | | | | | | | |
| | Chain Link | 50% | | | 2044 | ** | | | |
| | Concrete Masonry Unit | 50% | | | 2054 | ** | | | |
| Site Pavements | | | | | | | | | |
| | Public Sidewalk | | | | | | | | |
| | Cast in Place Concrete | 100% | | | 2039 | ** | | | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | On-Site Walkways | | | | | | | | |
| | Cast in Place Concrete | 100% | | | 2039 | ** | | | |
| Electrical | | Current Repair | | | Future Replacement | | Maintenance | | |
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | | |
| | Service Equipment | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2034 | \$22,100 | 5 | \$100 | |
| | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | | |
| | Location : Electrical Room | | | | | | | | |
| | Explanation : No Available Nameplate Rating Capacity | | | | | | | | |
| | Switchgear / Switchboard | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2034 | \$127,000 | 5 | \$100 | |
| | Raceway | | | | | | | | |
| | Conduit | 90% | | | 2034 | \$53,800 | 1 | | |
| | Conduit | 10% | | | 2044 | ** | 1 | | |
| | Panelboards | | | | | | | | |
| | Fused Disc Sw | 5% | | | 2042 | ** | 5 | | |
| | Molded Case Bkrs | 5% | | | 2042 | ** | 5 | | |
| | Molded Case Bkrs | 90% | | | 2033 | \$87,700 | 5 | \$800 | |
| | Wiring | | | | | | | | |
| | Thermoplastic | 90% | | | 2034 | \$67,900 | 1 | | |
| | Thermoplastic | 10% | | | 2044 | ** | 1 | | |
| | Motor Controllers | | | | | | | | |
| | Locally Mounted | 100% | | | 2032 | \$70,000 | 5 | \$200 | |
| Ground | | | | | | | | | |
| | Grounding Devices | | | | | | | | |
| | Generic | 100% | | | LIFE | ** | 5 | \$500 | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Interior Lighting

LED

100%

2042

* *

Egress Lighting

Emergency, Battery

50%

2042

* *

10

\$4,100

Exit, Battery

50%

2042

* *

10

\$1,100

Exterior Lighting

Fluorescent

10%

2034

\$13,100

10

\$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside Perimeter**Explanation : Compact Fluorescent Lights.*

HID

10%

2029

\$15,400

10

No Component

80%

Alarm

Security System

Generic

100%

2042

* *

1

\$12,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Activity Rooms, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2042

* *

1-3

\$20,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detector And Horns*

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

Heating

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Furnace

100%

2034

\$102,400

1

\$16,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 6 Rooftop Package Units Heat, Cool With Interior Electric Reheat Coils*

Controls

Electrical

100%

2029

\$183,000

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2034

\$553,000

2

\$2,100

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 6 Package Units On Roof***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.

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$18,800 | |
| | Exhaust Fans | | | | | | | | |
| | Roof | 100% | | | 2034 | \$63,900 | 2 | \$1,000 | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2044 | * * | 1 | | |
| | Water Heater With Tanks | | | | | | | | |
| | Electric | 100% | | | 2032 | \$46,200 | 4 | | |
| | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | | |
| | Location : Basement | | | | | | | | |
| | Explanation : 120 Gallon Water Heater With Two Additional 120 Gallon Storage Tanks | | | | | | | | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Sump Pump(s) | | | | | | | | |
| | Submersible | 100% | | | 2027 | \$1,000 | 4 | \$1,100 | |
| | Backflow Preventer | | | | | | | | |
| | Generic | 100% | | | 2044 | * * | 1 | \$2,100 | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| | Hot Water Storage Tank | | | | | | | | |
| | Generic | 100% | | | 2034 | \$15,000 | 1 | | |
| | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | | |
| | Location : Basement | | | | | | | | |
| | Explanation : Two 120 Gallon Units | | | | | | | | |
| Vertical Transport | | | | | | | | | |
| | Elevators | | | | | | | | |
| | Hydraulic | 100% | | | LIFE | * * | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : Two Units From 1st To 5th Floor, One Unit From Basement To 5th Floor | | | | | | | | |
| | Explanation : 3 Units | | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Chemical System | | | | | | | | |
| | Generic | 100% | | | 2029 | \$19,900 | 1-3 | \$101,100 | |
| | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | | |
| | Location : Kitchen | | | | | | | | |
| | 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.
** 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 : CPC OPEN DOOR SENIOR CENTER CONDOMINIUM
Address : 168 GRAND ST. AKA 240 CENTRE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA005.000 / 14139 **Yr Built/Renovated** : 1909 / 2015
Area Sq Ft : 45,442 **Project Type** : AGING
Date of Survey : 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 |
| 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

| Architecture | | Current Repair | | | Future Replacement | | Maintenance | | |
|------------------|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | | |
| | Windows | | | | | | | | |
| | Wood | 100% | | | 2050 | * * | 5 | | |
| Interior | | | | | | | | | |
| | Floors | | | | | | | | |
| | Carpet | 20% | | | 2033 | \$235,000 | 3 | \$20,400 | |
| | Cast in Place Concrete | 20% | | | LIFE | * * | 5 | \$29,800 | |
| | Terrazzo | 35% | | | LIFE | * * | 5 | \$18,600 | |
| | | Cracking/Crumbling, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Corridor, Near Multipurpose Room | | | | | | | |
| | Traffic Topping | 5% | | | 2039 | * * | 5 | \$4,300 | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Kitchen | | | | | | | |
| | | Explanation : Fluid Applied Epoxy Resin 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% | Now | \$3,400 | LIFE | * * | 5 | \$7,500 | |
| | | Staining/Discoloring, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | Worn/Eroded, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | | Location : Basement | | | | | | | |
| Ceilings | | | | | | | | | |
| | AcousTileSusp.Lay-In | 10% | | | 2047 | * * | 5 | \$6,800 | |
| | Exposed Struc: Concrete | 20% | | | LIFE | * * | 5 | \$2,100 | |
| | Glass: Susp Panels | 30% | | | LIFE | * * | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : This Component Is Actually Fiber Glass Suspended Panels | | | | | | | |
| | Gypsum Board | 15% | | | LIFE | * * | 5 | \$12,800 | |
| | Plaster | 25% | | | LIFE | * * | 5 | \$10,600 | |
| Site Enclosure | | | | | | | | | |
| | Retaining Walls | | | | | | | | |
| | Masonry: Fieldstone | 100% | | | 2044 | * * | | | |
| Site Pavements | | | | | | | | | |
| | Public Sidewalk | | | | | | | | |
| | Cast in Place Concrete | 100% | | | 2039 | * * | | | |
| On-Site Walkways | | | | | | | | | |
| | Cast in Place Concrete | 100% | | | 2039 | * * | | | |
| Electrical | | | | | | | | | |
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | | |
|-----------------|--------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | | |
| | Service Equipment | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2054 | * * | 5 | \$200 | |
| | | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | |
| | | Location : Electrical Room | | | | | | | |
| | | Explanation : Two Main Service Switch Rated At 400 Amperes | | | | | | | |
| | Switchgear / Switchboard | | | | | | | | |
| | 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 | 95% | | | 2047 | * * | 5 | \$300 | |
| | Variable Frequency Drive | 5% | | | 2047 | * * | | | |
| | | Not in Service, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | Explanation : For Dry Coolers | | | | | | | |
| Ground | | | | | | | | | |
| | Grounding Devices | | | | | | | | |
| | Generic | 100% | | | LIFE | * * | 5 | \$700 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | Explanation : The Ground Connected To The Main Building Grounding | | | | | | | |
| Lighting | | | | | | | | | |
| | Interior Lighting | | | | | | | | |
| | Fluorescent | 100% | | | 2034 | \$661,600 | 10 | \$41,700 | |
| | | Compact Fluorescent Light, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : 1st Floor And Basement | | | | | | | |
| | | Motion Sensors in Use, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : 1st Floor And Basement | | | | | | | |
| | Egress Lighting | | | | | | | | |
| | Emergency, Battery | 50% | | | 2039 | * * | 10 | \$5,500 | |
| | Exit, LED | 50% | | | 2062 | * * | 1 | | |
| | 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.
** Replacement cost estimated to be beyond ten years is not included in this report.*

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

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

Alarm

Security System

Generic

100% Now \$83,300 2044 * * 1 \$15,300

Not in Service, Extent : Severe, Area Affected : 100%

Location : Throughout The Building

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

Location : Basement, 1st Floor

Explanation : Surveillance Camera System

Fire/Smoke Detection

Generic, Digital

100% 2039 * * 1-3 \$28,000

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

Heating

Energy Source

Natural Gas

100% 2054 * * 1

Conversion Equipment

Heat Exchanger, Plate & Frame

25% 2037 * * 1 \$5,600

Heat Pump Air Sourced

50% 2028 2 \$7,000

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

Location : Throughout Basement

Explanation : Water Sourced Heat Pumps Observed

Hot Water Boiler

25% 2032 \$117,900 1 \$5,600

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : 2 Units

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

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

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.

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | | |
| | Water Heater With Tanks | | | | | | | | |
| | Gas Fired | 100% | | | 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% | | | | | | | | |
| | Location : Basement To 2nd Floor | | | | | | | | |
| | Explanation : 1 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 : Basement | | | | | | | | |
| | Explanation : Fire Pump Serves The Entire Facility | | | | | | | | |

*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 : CYPRESS HILLS SENIOR CENTER
Address : 3194 FULTON STREET @ LOGAN ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DFTA013.000 / 14456 **Yr Built/Renovated** : 1971 / 2005
Area Sq Ft : 19,914 **Project Type** : AGING
Date of Survey : 26-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4140 **Lot** : 13 **BIN** : 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 B | \$305,300 | \$986,300 |
| Total | \$305,300 | \$1,062,300 |

| EXPENSE | FY 2026 | FY 2027 | FY 2028 | FY 2029 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$83,800 | \$900 | | \$1,000 |
| Interior Architecture | | \$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/Escalators | \$7,200 | \$7,200 | \$7,200 | \$7,200 |
| Total | \$125,600 | \$35,300 | \$20,200 | \$51,700 |
| Importance Code 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 | |
| Total | \$125,600 | \$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.

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

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

| Architecture | | Current Repair | | | Future Replacement | | Maintenance | | |
|----------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | | |
| Exterior Walls | | | | | | | | | |
| | Masonry: Brick Cavity | 90% | Now | \$17,400 | LIFE | ** | 5 | \$10,200 | |
| | Diagonal Cracks, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| | Location : Balcony Openings | | | | | | | | |
| | Metal Sect. OHD | 5% | | | 2047 | ** | 5 | \$1,800 | |
| | Slate Panels | 5% | Now | \$8,600 | LIFE | ** | 5 | \$400 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 40% | | | | | | | | |
| | Location : Window Sills | | | | | | | | |
| Windows | | | | | | | | | |
| | Aluminum | 90% | 0-2 | \$10,000 | 2042 | ** | 5 | \$1,100 | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| | Location : Protective Metal Grilles | | | | | | | | |
| | Metal Louvers | 10% | 0-2 | \$1,300 | 2037 | ** | | | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| | Location : All Louvers | | | | | | | | |
| Parapets | | | | | | | | | |
| | Masonry: Brick Cavity | 15% | | | LIFE | ** | 5 | \$1,600 | |
| | Masonry: Limestone | 10% | 0-2 | \$6,300 | LIFE | ** | 5 | \$1,300 | |
| | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Metal Panel | 5% | | | 2054 | ** | 5 | \$2,000 | |
| | Metal: Cage/Fence | 70% | Now | \$34,300 | 2039 | ** | 5 | \$23,700 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| | Location : Upper Roof | | | | | | | | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Roof | | | | | | | | | |
| | Modified Bitumen | 80% | | | 2042 | ** | 10 | \$23,400 | |
| | Recent Replace Evident, Extent : N/A, Area Affected : 100% | | | | | | | | |
| | Location : Main Roof | | | | | | | | |
| | Single Ply Membrane | 20% | 0-2 | \$5,900 | 2039 | ** | | | |
| | Blisters, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location : Lower Balcony Roofs | | | | | | | | |
| | Ponding, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Lower Balcony Roof | | | | | | | | |
| | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | | |
| | Location : Lower Balcony Roof | | | | | | | | |
| | Explanation : This Is Actually A Fluid Applied Roof System | | | | | | | | |
| Soffits | | | | | | | | | |
| | Cement - Fiber Panel | 100% | | | 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.

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

| Architecture | | Current Repair | | | Future Replacement | | Maintenance | | |
|--|-------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | | |
| 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 | |
| Site Enclosure | | | | | | | | | |
| Fence/Gates | | | | | | | | | |
| | Chain Link | 100% | 2-4 | \$2,700 | 2044 | * * | | | |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 50% | | | | | | | | | |
| Location : Parking Area | | | | | | | | | |
| Site Pavements | | | | | | | | | |
| Public Sidewalk | | | | | | | | | |
| | Cast in Place Concrete | 100% | | | 2039 | * * | | | |
| On-Site Walkways | | | | | | | | | |
| | Cast in Place Concrete | 100% | | | 2039 | * * | | | |
| Parking/Driveway | | | | | | | | | |
| | Asphalt | 100% | Now | \$5,700 | 2037 | * * | | | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30% | | | | | | | | | |
| Location : Parking Area | | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--|------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | | |
| Service Equipment | | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2034 | \$14,700 | 5 | \$100 | |
| Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | | | |
| Location : Electrical Room | | | | | | | | | |
| Explanation : Main Service Disconnect Switch Rated At 600 Amperes. | | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2034 | \$105,800 | 5 | \$100 | |
| Raceway | | | | | | | | | |
| | Conduit | 90% | | | 2054 | * * | 1 | | |
| | Conduit | 10% | | | 2034 | \$2,500 | 1 | | |
| Panelboards | | | | | | | | | |
| | Fused Disc Sw | 5% | | | 2050 | * * | 5 | | |
| | Molded Case Bkrs | 95% | | | 2050 | * * | 5 | \$500 | |

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | | |
|----------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | | |
| Wiring | | | | | | | | | |
| | Thermoplastic | 90% | | | 2054 | * * | 1 | | |
| | Thermoplastic | 10% | | | 2034 | \$2,800 | 1 | | |
| Motor Controllers | | | | | | | | | |
| | Locally Mounted | 100% | | | 2047 | * * | 5 | \$100 | |
| Ground | | | | | | | | | |
| Grounding Devices | | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | | |
| Interior Lighting | | | | | | | | | |
| | Fluorescent | 68% | | | 2029 | \$197,200 | 10 | \$12,400 | |
| | Other Observation, Extent : N/A, Area Affected : 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% | | | | | | | |
| Alarm | | | | | | | | | |
| Security System | | | | | | | | | |
| | Generic | 100% | | | 2039 | * * | 1 | \$7,400 | |
| | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | | |
| | Location : Hallways, Activity Rooms, Outside Perimeter | | | | | | | | |
| | Explanation : CCTV Surveillance 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 Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns | | | | | | | | |

| Mechanical | | Current Repair | | | Future Replacement | | Maintenance | | |
|------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Electricity | 100% | | | 2044 | * * | 1 | | |

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|------------------|---------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | | |
| | Conversion Equipment | | | | | | | | |
| | Heat Pump Air Sourced | 85% | | | 2032 | | 2 | \$5,200 | |
| | | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | |
| | | Location : Equipment Rooms | | | | | | | |
| | | Explanation : 3 Units | | | | | | | |
| | Radiant Heater | 15% | | | 2034 | \$75,900 | 2 | \$1,400 | |
| Controls | | | | | | | | | |
| | Electrical | 100% | | | 2029 | \$108,100 | | | |
| Air Conditioning | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Electricity | 100% | | | 2042 | ** | 1 | | |
| | Conversion Equipment | | | | | | | | |
| | Heat Pump Water Sourced | 90% | | | 2032 | \$305,100 | | | |
| | | R-22 Refrigerant, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : 3 Units, Equipment Rooms | | | | | | | |
| | Split Unit | 10% | 2-4 | \$9,200 | 2044 | ** | | | |
| | | R-22 Refrigerant, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : 1 Old Unit For The Kitchen | | | | | | | |
| | | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | |
| | | Location : Kitchen | | | | | | | |
| | | Explanation : Old Condenser On The Roof | | | | | | | |
| | Terminal Devices | | | | | | | | |
| | Air Handler/Dir Expansion | 100% | | | 2034 | \$372,900 | 1 | | |
| | Heat Rejection | | | | | | | | |
| | Evaporative Condenser | 10% | | | 2034 | \$10,200 | 2 | \$1,400 | |
| | | Obsolete Equipment, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | No Component | 90% | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$11,100 | |
| | Exhaust Fans | | | | | | | | |
| | Interior | 40% | | | 2034 | \$34,500 | 2 | \$200 | |
| | Roof | 60% | | | 2034 | \$22,600 | 2 | \$400 | |
| | | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | | Explanation : Four Fans | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2044 | ** | 1 | | |
| | Water Heater With Tanks | | | | | | | | |
| | Electric | 100% | | | 2033 | \$115,500 | 4 | | |
| | | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | |
| | | Location : Kitchen Closet | | | | | | | |
| | | Explanation : Two Heaters, 120 Gallons Each | | | | | | | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--------------------|-----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 25% | 0-2 | \$1,200 | LIFE | ** | 1 | | |
| | | Blockage /Clogged, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Backyard | | | | | | | |
| | | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | |
| | | Location : Kitchen | | | | | | | |
| | | Explanation : One Grease Trap Below 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 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 Affected : 100% | | | | | | | |
| | | Location : Kitchen Hood | | | | | | | |
| | | Explanation : Covers 20 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.
** 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 : LEONARD COVELLO SENIOR CENTER
Address : 312 E. 109TH ST. BTWN 1ST AVE. - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA002.000 / 14136 **Yr Built/Renovated** : 1920 / 2007
Area Sq Ft : 27,621 **Project Type** : AGING
Date of Survey : 30-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1680 **Lot** : 45 **BIN** : 1074278

| CAPITAL | FY 2026 - 2029 | FY 2030 - 2035 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$106,000 | \$161,500 |
| Interior Architecture | \$83,600 | \$783,100 |
| Electrical | \$8,000 | \$144,500 |
| Mechanical | \$51,100 | \$852,600 |
| Total | \$248,700 | \$1,941,700 |
| Importance Code A | \$106,000 | \$255,600 |
| Importance Code B | \$59,100 | \$1,686,100 |
| Importance Code C | \$83,600 | |
| Total | \$248,700 | \$1,941,700 |

| EXPENSE | FY 2026 | FY 2027 | FY 2028 | FY 2029 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$27,900 | | | |
| Interior Architecture | \$54,600 | | \$36,700 | \$3,100 |
| Electrical | \$134,100 | \$45,800 | \$1,300 | \$1,100 |
| Mechanical | \$57,800 | \$39,600 | \$20,900 | \$20,100 |
| Site Pavements | \$9,700 | | | |
| Elevators/Escalators | \$7,200 | \$7,200 | \$7,200 | \$7,200 |
| Total | \$291,200 | \$92,600 | \$66,100 | \$31,600 |
| Importance Code A | \$43,400 | \$2,800 | \$2,700 | \$2,700 |
| Importance Code B | \$221,000 | \$89,800 | \$63,400 | \$28,800 |
| Importance Code C | \$26,800 | | | |
| Total | \$291,200 | \$92,600 | \$66,100 | \$31,600 |



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.

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

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

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

Interior

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | | | 2028 | \$35,700 | 3 | \$3,100 | |
| Cast in Place Concrete | 10% | Now | \$6,900 | LIFE | ** | 5 | \$9,000 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Basement | | | | | | | | |
| Ceramic Tile | 5% | | | 2035 | \$113,800 | 5 | \$2,100 | |
| Vinyl Tile | 60% | Now | \$13,400 | 2032 | \$669,300 | 3 | \$9,300 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : 1st Floor At Entry | | | | | | | | |
| Wood | 20% | | | 2060 | ** | 5 | \$15,500 | |
| Interior Walls | | | | | | | | |
| Glass: Single Pane | 5% | Now | \$6,700 | LIFE | ** | 5 | \$1,700 | |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Weight Room | | | | | | | | |
| Gypsum Board | 20% | | | LIFE | ** | 5 | \$5,400 | |
| Masonry: Brick | 10% | Now | \$83,600 | LIFE | ** | | | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40% | | | | | | | | |
| Location : Basement | | | | | | | | |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% | | | | | | | | |
| Location : Basement | | | | | | | | |
| Worn/Eroded, Extent : Moderate, Area Affected : 30% | | | | | | | | |
| Location : Basement | | | | | | | | |
| Plaster | 60% | Now | \$12,800 | LIFE | ** | 5 | \$8,100 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| Location : Stair Bulkhead | | | | | | | | |
| Paint Peeling, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| Location : Stair | | | | | | | | |
| Wood | 5% | | | LIFE | ** | 5 | \$9,000 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 65% | 4+ | \$8,700 | 2045 | ** | 5 | \$13,400 | |
| Staining/Discoloring, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : 4th Floor | | | | | | | | |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$5,200 | |
| Metal Panel | 15% | | | LIFE | ** | 5 | \$7,800 | |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : Basement | | | | | | | | |
| Plaster | 10% | Now | \$6,100 | LIFE | ** | 5 | \$2,600 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : Stair Bulkhead | | | | | | | | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Concrete Masonry Unit | 90% | | | 2042 | ** | | | |
| Iron Picket | 10% | | | 2052 | ** | | | |
| Site Pavements | | | | | | | | |

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

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

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

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

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

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

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Raceway

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

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

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

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

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

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--------------------|-------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Electricity | 100% | | | 2040 | ** | 1 | | |
| | Conversion Equipment | | | | | | | | |
| | Split Unit | 20% | | | 2037 | ** | | | |
| | | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | |
| | | Location : 4th Floor And Roof | | | | | | | |
| | | Explanation : Indoor Fan Coil Units Utilize R-410a And Are Located In Closets And Above Ceiling Piped To Associated Roof Condensers. | | | | | | | |
| | Split Unit | 5% | | | 2037 | ** | | | |
| | | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | |
| | | Location : 4th Floor Office | | | | | | | |
| | | Explanation : Dx Split System. | | | | | | | |
| | Window/Wall Unit | 50% | | | 2027 | \$51,100 | 1 | | |
| | No Component | 25% | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 20% | | | LIFE | ** | 2-5 | \$3,100 | |
| | | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | |
| | | Location : 4th Floor | | | | | | | |
| | | Explanation : Duct Distribution Associated With Split System Of Fan Coil Units. | | | | | | | |
| | No Component | 80% | | | | | | | |
| | Exhaust Fans | | | | | | | | |
| | Interior | 20% | | | 2042 | ** | 2 | \$200 | |
| | No Component | 80% | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2042 | ** | 1 | | |
| | Water Heater With Tanks | | | | | | | | |
| | Gas Fired | 100% | Now | \$300 | 2026 | \$16,700 | 2 | | |
| | | Not Energy Efficient, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | | Location : Basement. Domestic Hot Water Storage Tank Missing Insulation. | | | | | | | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | ** | 1 | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | ** | 1 | | |
| | Sump Pump(s) | | | | | | | | |
| | Non-Submersible | 100% | | | 2032 | \$5,400 | 4 | \$600 | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | | |
| | Elevators | | | | | | | | |
| | Geared Traction | 100% | | | LIFE | ** | | | |
| | | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | |
| | | Location : Basement To 4th Floor | | | | | | | |
| | | Explanation : One Unit | | | | | | | |

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

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

Asset # : 14136

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|-------------------|-----------------------|-----------------------|--------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System | Component Type | % of Total | Fail Date (Years) | 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.*

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.

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 75% | 2-4 | \$3,300 | LIFE | * * | 5 | \$2,100 | |
| Graffiti, Extent : Moderate, Area Affected : 2% | | | | | | | | |
| Location : Front Facade | | | | | | | | |
| Spalling, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Staining/Discoloring, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Front Facade | | | | | | | | |
| Vertical Cracks, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Masonry: Granite | 5% | | | LIFE | * * | 5 | \$100 | |
| Staining/Discoloring, Extent : Light, Area Affected : 1% | | | | | | | | |
| Location : Front Facade | | | | | | | | |
| Window Wall | 20% | | | 2052 | * * | 5 | \$2,100 | |
| Glazing Clouded, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : Front Facade | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 75% | | | 2048 | * * | 5 | | |
| Wood | 25% | | | 2040 | * * | 5 | | |
| Roof | | | | | | | | |
| Roll Roofing | 100% | | | 2031 | | 5 | | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Main Roof | | | | | | | | |
| Explanation : Not Accessible. Occupied By Head Start School. Covered With Rubber Pads For Childrens Play Area | | | | | | | | |
| Soffits | | | | | | | | |
| Metal Panel | 100% | | | 2042 | * * | 5-10 | \$900 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | * * | 5 | \$3,600 | |
| Ceramic Tile | 5% | 2-4 | \$900 | 2035 | \$45,600 | 5 | \$400 | |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 2% | | | | | | | | |
| Location : Toilets | | | | | | | | |
| Deteriorated Finish, Extent : Moderate, Area Affected : 2% | | | | | | | | |
| Location : Toilets | | | | | | | | |
| Quarry Tile | 5% | | | 2045 | * * | 5 | \$1,200 | |
| Vinyl Tile | 75% | Now | \$16,800 | 2037 | * * | 3 | \$4,700 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Wood | 5% | | | 2060 | * * | 5 | \$1,600 | |

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

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

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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$6,800

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

Heating

Energy Source

Fuel Oil No 2

100%

2052

* *

5

\$3,400

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

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$11,000

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

Distribution

Steam Piping/Pump

100%

2042

* *

Terminal Devices

Air Handler

50%

2032

\$101,800

1

\$3,400

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

Convactor/Radiator

50%

2037

* *

1

\$1,800

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Window/Wall Unit

5%

2027

\$2,000

1

Water Cooled interior

95%

2030

\$184,500

2

Pkg Unit

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$14,400

Heat Rejection

Water Cooling Tower

100%

2037

* *

2

\$11,100

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

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,200

Exhaust Fans

Roof

100%

2032

\$21,000

2

\$300

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|-------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | |
| H/C Water Piping Brass/Copper | 98% | | | 2042 | ** | 1 | | |
| | Booster Pump w/Tank, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Basement | | | | | | | |
| Brass/Copper | 2% | Now | \$1,700 | 2062 | ** | 1 | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Basement Water Meter Room | | | | | | | |
| | Explanation : Badly Corroded Main Water Supply Isolation Valve | | | | | | | |
| Water Heater With Tanks | | | | | | | | |
| Gas Fired | 90% | | | 2030 | \$15,000 | 2 | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Basement | | | | | | | |
| | Explanation : 1 Direct Fired Unit With 120 Gallons Storage Tank | | | | | | | |
| Gas Fired | 10% | 0-2 | | 2032 | \$1,700 | 2 | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Basement Boiler Room | | | | | | | |
| | Explanation : Storage Tank As A Notable Degree Of Corrosion. | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Kitchen | | | | | | | |
| | Explanation : Grease Trap Undersized | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2037 | ** | 1 | \$700 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Building | | | | | | | |
| | Explanation : 1 Unit Serving Basement And All Floors | | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler | | | | | | | | |
| No Component | 75% | | | | | | | |
| Generic | 25% | | | 2042 | ** | 1-2 | \$800 | |
| | No Backflow Preventer; Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Basement | | | | | | | |
| Chemical System | | | | | | | | |
| Generic | 100% | | | 2027 | \$47,800 | 1-3 | \$223,200 | |
| | Other Observation, Extent : Light, Area Affected : 2% | | | | | | | |
| | Location : Kitchen | | | | | | | |
| | Explanation : Hood Suppression System | | | | | | | |

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

| CAPITAL | FY 2026 - 2029 | FY 2030 - 2035 |
|-----------------------|------------------|------------------|
| Interior Architecture | \$231,600 | |
| Electrical | \$63,500 | \$268,300 |
| Mechanical | | \$654,900 |
| Total | \$295,100 | \$923,200 |
| Importance Code B | \$203,700 | \$923,200 |
| Importance Code C | \$91,400 | |
| Total | \$295,100 | \$923,200 |

| EXPENSE | FY 2026 | FY 2027 | FY 2028 | FY 2029 |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Interior Architecture | \$38,800 | | | \$2,100 |
| Electrical | \$600 | \$43,300 | \$600 | \$500 |
| Mechanical | \$34,400 | \$91,800 | \$28,600 | \$23,100 |
| Elevators/Escalators | \$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 B | \$79,100 | \$154,700 | \$48,800 | \$45,200 |
| Importance Code C | \$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.

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

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

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

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

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

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

Interior

Ceilings

| | | | | | | | |
|----------------------|----|----|-------|------|-----|---|-------|
| AcousTileConcealSpLn | 2% | 4+ | \$500 | 2045 | * * | 5 | \$400 |
|----------------------|----|----|-------|------|-----|---|-------|

Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : Second Floor Hallway Near Stairway

| | | | | | | | |
|----------------------|-----|--|--|------|-----|---|---------|
| AcousTileSusp.Lay-In | 18% | | | 2045 | * * | 5 | \$5,400 |
|----------------------|-----|--|--|------|-----|---|---------|

| | | | | | | | |
|---------|-----|-----|----------|------|-----|---|----------|
| Plaster | 80% | Now | \$14,300 | LIFE | * * | 5 | \$15,000 |
|---------|-----|-----|----------|------|-----|---|----------|

Broken/Missing Elements, Extent : Severe, Area Affected : 5%

Location : Auditorium Backstage Areas

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

Location : Auditorium Backstage Areas, And Throughout

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

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

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

Under 600 Volts

Service Equipment

| | | | | | | | | |
|---------------|------|--|--|------|--|----------|---|-------|
| Fused Disc Sw | 100% | | | 2032 | | \$14,700 | 5 | \$100 |
|---------------|------|--|--|------|--|----------|---|-------|

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

Location : Electrical Room Basement

Explanation : One 2500 Ampere Main Disconnect Switch

Switchgear / Switchboard

| | | | | | | | | |
|---------------|-----|--|--|------|--|----------|---|--|
| Fused Disc Sw | 50% | | | 2032 | | \$63,500 | 5 | |
|---------------|-----|--|--|------|--|----------|---|--|

| | | | | | | | |
|----------------|-----|-----|----------|------|-----|---|--|
| Fused Knife Sw | 50% | 2-4 | \$63,500 | 2062 | * * | 5 | |
|----------------|-----|-----|----------|------|-----|---|--|

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

Raceway

| | | | | | | | | |
|---------|------|--|--|------|--|----------|---|--|
| Conduit | 100% | | | 2032 | | \$59,800 | 1 | |
|---------|------|--|--|------|--|----------|---|--|

Panelboards

| | | | | | | | | |
|---------------|----|--|--|------|--|---------|---|--|
| Fused Disc Sw | 5% | | | 2031 | | \$4,900 | 5 | |
|---------------|----|--|--|------|--|---------|---|--|

| | | | | | | | |
|------------------|-----|--|--|------|-----|---|-------|
| Molded Case Bkrs | 65% | | | 2040 | * * | 5 | \$300 |
|------------------|-----|--|--|------|-----|---|-------|

| | | | | | | | | |
|------------------|-----|--|--|------|--|----------|---|-------|
| Molded Case Bkrs | 30% | | | 2031 | | \$29,200 | 5 | \$200 |
|------------------|-----|--|--|------|--|----------|---|-------|

Wiring

| | | | | | | | | |
|---------------|-----|--|--|------|--|----------|---|--|
| Braided Cloth | 70% | | | 2031 | | \$52,800 | 1 | |
|---------------|-----|--|--|------|--|----------|---|--|

| | | | | | | | |
|---------------|-----|--|--|------|-----|---|--|
| Thermoplastic | 10% | | | 2042 | * * | 1 | |
|---------------|-----|--|--|------|-----|---|--|

| | | | | | | | | |
|---------------|-----|--|--|------|--|----------|---|--|
| Thermoplastic | 20% | | | 2032 | | \$15,100 | 1 | |
|---------------|-----|--|--|------|--|----------|---|--|

Motor Controllers

| | | | | | | | | |
|-----------------|-----|--|--|------|--|----------|---|-------|
| Locally Mounted | 90% | | | 2030 | | \$63,000 | 5 | \$100 |
|-----------------|-----|--|--|------|--|----------|---|-------|

| | | | | | | | |
|-----------------|-----|--|--|------|-----|---|--|
| Locally Mounted | 10% | | | 2037 | * * | 5 | |
|-----------------|-----|--|--|------|-----|---|--|

Ground

Grounding Devices

| | | | | | | | |
|---------|------|--|--|------|-----|---|-------|
| Generic | 100% | | | LIFE | * * | 5 | \$300 |
|---------|------|--|--|------|-----|---|-------|

Lighting

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

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

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

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

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

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

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

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--------------------|-------------------------|----------------|--|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | | |
| | Water Heater With Tanks | | | | | | | | |
| | Gas Fired | 100% | | | 2030 | \$16,700 | 2 | | |
| | | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | |
| | | | Location : Basement | | | | | | |
| | | | Explanation : 2 Direct Fired Units Using One 400 Gallon Storage Tank | | | | | | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Sump Pump(s) | | | | | | | | |
| | Non-Submersible | 100% | | | 2032 | \$3,900 | 4 | \$400 | |
| | | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | |
| | | | Location : Basement | | | | | | |
| | | | Explanation : Dual Pumps Serves Area Of Abandoned Pool | | | | | | |
| | Pool Filter/Treatment | | | | | | | | |
| | Sand | 100% | | | 2037 | * * | 4 | \$900 | |
| | | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | |
| | | | Location : 1st Floor | | | | | | |
| | | | Explanation : Pool And All Components Are Abandoned And Will Not Be Repaired For Use | | | | | | |
| | Sewage Ejector(s) | | | | | | | | |
| | Electric | 100% | | | 2032 | \$10,300 | 4 | \$800 | |
| | Backflow Preventer | | | | | | | | |
| | Generic | 100% | | | 2037 | * * | 1 | \$1,200 | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | | |
| | Elevators | | | | | | | | |
| | Geared Traction | 70% | | | LIFE | * * | | | |
| | | | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | |
| | | | Location : Throughout The Building | | | | | | |
| | | | Explanation : 2 Units, One Passenger From 1st To 7th And One Freight From 1st To 6th | | | | | | |
| | Hydraulic | 30% | | | LIFE | * * | | | |
| | | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | |
| | | | Location : Building | | | | | | |
| | | | Explanation : 1 Unit, Street To 1st Floor | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Standpipe | | | | | | | | |
| | No Component | 35% | | | | | | | |
| | Generic | 65% | | | 2042 | * * | 1-5 | \$6,600 | |
| | Sprinkler | | | | | | | | |
| | Generic | 100% | | | 2042 | * * | 1-2 | \$5,600 | |
| | Fire Pump | | | | | | | | |
| | Generic | 100% | | | 2035 | \$18,700 | 1 | \$3,800 | |
| | Chemical System | | | | | | | | |
| | Generic | 100% | | | 2027 | \$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.*

DEPARTMENT FOR THE AGING - 125

Project : AGING

| CAPITAL | | FY 2026 - 2029 | | FY 2030 - 2035 |
|-------------------------|--|----------------|---------|----------------|
| Miscellaneous Buildings | | 311,800 | | 334,900 |
| EXPENSE | | FY 2026 | FY 2027 | FY 2028 |
| Miscellaneous Buildings | | 10,700 | 19,900 | 13,600 |

| ASSET # | NAME | SQFT | CAPITAL | EXPENSE |
|---------|----------------|-------|---------|---------|
| 14137 | BAYSIDE | 5,200 | 356,500 | 31,200 |
| 14140 | EAST CONCOURSE | 4,233 | 290,200 | 25,400 |

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