

Print Date : 16-Sep-2016

**DEPARTMENT FOR THE AGING - FY 2017**

**Asset Name** : BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE  
**Address** : 30 DELANCEY ST. IN SARA ROOSEVELT PARK  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DFTA001.000 / 14135 **Yr Built/Renovated** : 1965 /  
**Area Sq Ft** : 6,300 **Project Type** : AGING  
**Date of Survey** : 06-Jul-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 420 **Lot** : 1 **BIN** : 1079081

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$320,500	
Electrical		\$92,000
<b>Total</b>	<b>\$320,500</b>	<b>\$92,000</b>
Importance Code A	\$320,500	
Importance Code B		\$92,000
<b>Total</b>	<b>\$320,500</b>	<b>\$92,000</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$45,800			
Interior Architecture	\$74,700			\$600
Electrical	\$21,000			\$100
Mechanical	\$16,700	\$700	\$1,200	\$700
<b>Total</b>	<b>\$158,100</b>	<b>\$700</b>	<b>\$1,200</b>	<b>\$1,400</b>
Importance Code A	\$46,100	\$300	\$300	\$300
Importance Code B	\$82,000	\$400	\$900	\$1,100
Importance Code C	\$30,100			
<b>Total</b>	<b>\$158,100</b>	<b>\$700</b>	<b>\$1,200</b>	<b>\$1,400</b>



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	\$4,800	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$130,800	LIFE	**	5	\$14,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Wall Bordering The Patio</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%	Now	\$3,900	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	Now	\$12,300	2032	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$67,400	2052	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Kitchen And Lounge, Throughout.</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Kitchen, Throughout.</i>								
Parapets								
Masonry: Brick	25%	Now	\$24,800	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
No Component	75%							

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	100%	Now	\$122,300	2037		**		
			<i>Alligating, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Drains Clogged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$1,000	LIFE		**	5	\$1,000
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Ceramic Tile	5%	Now	\$8,900	2042		**	5	\$200
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
Terrazzo	40%	Now	\$17,100	LIFE		**	5	\$2,900
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	50%	Now	\$3,900	2032		**	3	\$1,800
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$2,200	LIFE	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%	Now	\$9,800	2042	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$1,600	LIFE	**	5	\$300	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Masonry: Brick	5%	Now	\$700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	65%	Now	\$11,100	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical, Room, Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	7%	0-2	\$3,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	3%			LIFE	**	5	\$1,700	
Ceilings								
AcousTileConcealSpLn	5%	Now	\$3,700	2047	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	85%	Now	\$6,300	2040	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$3,600	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room, Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Mechanical Room, Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$47,700	5	\$200	
Raceway								
Conduit	100%			2027	\$13,600	1		
Panelboards								
Fused Disc Sw	10%			2026	\$2,200	5		
Molded Case Bkrs	90%			2026	\$19,700	5	\$200	
Wiring								
Braided Cloth	80%	2-4	\$14,500	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2027	\$3,600	1		
Motor Controllers								
Locally Mounted	100%			2025	\$44,300	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	98%			2022	\$13,300	10	\$5,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	2%			2022	\$1,400	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$4,100	10	\$800	
Exit, Service	50%			2022	\$800	1		
Exterior Lighting								
HID	100%			2022	\$23,200	10		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$2,000	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Boiler Room</i>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$3,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor Mechanical Room</i>							
	<i>Explanation : 1 Unit, Recent Installed.</i>							
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$3,100	2026	\$30,900	4	\$300	
	<i>Corroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Terminal Devices								
Air Handler	70%			2022	\$23,200	1	\$2,700	
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : 1st Floor Mechanical Room</i>							
	<i>Explanation : 2 Units</i>							
Convector/Radiator	30%			2025	\$17,400	1	\$600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2022	\$11,400	1		
No Component	10%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	
Exhaust Fans								
Interior	100%			2022	\$6,800	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2025	\$1,000	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%	Now	\$10,800	2037	**	4	\$1,600	
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
Backflow Preventer								
Generic	100%			2027	\$600	1	\$400	
Fixtures								
Generic	100%							

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Print Date : 16-Sep-2016

**DEPARTMENT FOR THE AGING - FY 2017**

**Asset Name** : CITY HALL NEIGHBORHOOD SENIOR CENTER  
**Address** : 100 GOLD ST. @ FRANKFORT ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DFTA004.000 / 14138 **Yr Built/Renovated** : 1970 / 2001  
**Area Sq Ft** : 20,831 **Project Type** : AGING  
**Date of Survey** : 04-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 94 **Lot** : 25 **BIN** : 1001289

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Interior Architecture	\$38,400	
<b>Total</b>	<b>\$38,400</b>	
Importance Code B	\$38,400	
<b>Total</b>	<b>\$38,400</b>	

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Interior Architecture	\$23,100			\$800
Electrical	\$1,900	\$1,600	\$20,700	\$2,200
Mechanical	\$4,100	\$4,500	\$10,200	\$4,500
<b>Total</b>	<b>\$29,200</b>	<b>\$6,100</b>	<b>\$30,800</b>	<b>\$7,500</b>
Importance Code B	\$23,200	\$6,100	\$30,800	\$7,500
Importance Code C	\$5,900			
<b>Total</b>	<b>\$29,200</b>	<b>\$6,100</b>	<b>\$30,800</b>	<b>\$7,500</b>



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**DEPARTMENT FOR THE AGING - 125  
CITY HALL NEIGHBORHOOD SENIOR CENTER**

**Asset # : 14138**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2024	\$19,400	3	\$3,100	
Ceramic Tile	10%	0-2	\$3,000	2034	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilet Rooms And Kitchen</i>								
Sheet Vinyl/Rubber	85%	4+	\$38,400	2030	**	5	\$19,900	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : General Surface Staining</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%	0-2	\$2,800	2034	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Gypsum Board	95%	0-2	\$3,200	LIFE	**	5	\$23,500	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance Corridor</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%	4+	\$10,500	2038	**	5	\$13,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Administrative Office</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$500	
Ceramic Tile	10%	0-2	\$3,000	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2045	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2041	**	5	\$500	
<b>Wiring</b>								
Thermoplastic	100%			2045	**	1		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2030	**	10	\$18,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	2%			2030	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<b>Egress Lighting</b>								
Exit, LED	100%			2053	**	1		

**Alarm**

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**DEPARTMENT FOR THE AGING - 125  
CITY HALL NEIGHBORHOOD SENIOR CENTER**

**Asset # : 14138**

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

**Alarm**

Security System

No Component

50%

Generic

50%

2030

\*\*

1

\$3,900

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Caffeteria, Hallways*

*Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2030

\*\*

1-3

\$13,200

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Strobe Lights, Horns And Manual Pull Stations*

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

**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*

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**

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**DEPARTMENT FOR THE AGING - 125  
CITY HALL NEIGHBORHOOD SENIOR CENTER**

**Asset # : 14138**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2045	* *	1		
Water Heater Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Utilities Supplied From Building</i>						
HW Heat Exchanger Not Accessible	100%							
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer Not Accessible	100%							
Fixtures Generic	100%							
<b>Fire Suppression</b>								
Sprinkler Generic	100%			2045	* *	1-2	\$5,800	
Fire Pump Not Accessible	100%							
Chemical System Generic	100%			2023	\$25,500	1-3	\$50,600	

*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.*

Print Date : 16-Sep-2016

**DEPARTMENT FOR THE AGING - FY 2017**

**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** : 28-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 6642 **Lot** : 45 **BIN** : 3176314

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture		\$219,300
Interior Architecture	\$191,300	\$113,100
Electrical	\$402,600	\$321,000
<b>Total</b>	<b>\$593,800</b>	<b>\$653,400</b>
Importance Code A		\$219,300
Importance Code B	\$593,800	\$434,100
<b>Total</b>	<b>\$593,800</b>	<b>\$653,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$63,800	\$2,100		\$300
Interior Architecture	\$402,400	\$2,200		\$21,700
Electrical	\$12,200	\$2,400	\$2,700	\$71,600
Mechanical	\$10,600	\$10,700	\$21,600	\$20,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$503,900</b>	<b>\$32,200</b>	<b>\$39,100</b>	<b>\$128,800</b>
Importance Code A	\$65,500	\$3,700	\$1,700	\$2,100
Importance Code B	\$424,500	\$27,500	\$37,400	\$126,700
Importance Code C	\$13,900	\$1,000		
<b>Total</b>	<b>\$503,900</b>	<b>\$32,200</b>	<b>\$39,100</b>	<b>\$128,800</b>



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$21,300	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Loading Docks</i>							
	<i>Spalling, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : 4th Floor Facade At Terrace</i>							
Masonry: Marble	10%			LIFE	**	5	\$2,300	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : South And West Facades</i>							
Stucco Cement	15%	Now	\$16,100	2039	**	5	\$5,700	
	<i>Spalling, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : 4th Floor Facade At Terrace</i>							
Stucco Cement	5%			2039	**	5	\$3,800	
	<i>Spalling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Various Locations, East Facade</i>							
Windows								
Aluminum	100%	Now	\$8,400	2025	\$168,400	5	\$2,100	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Varous Locations</i>							
Parapets								
Masonry: Brick	75%	Now	\$30,100	LIFE	**	5	\$1,800	
	<i>Spalling, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : 5th And 4th Floors, South And West Facades</i>							
	<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : 5th And 4th Floors, South And West Facades</i>							
Metal Panel	7%			2046	**	5	\$600	
Pre-Cast Concrete	3%	Now	\$100	LIFE	**	5	\$400	
	<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : East Facade</i>							
Stucco Cement	10%	Now	\$1,500	2039	**	5	\$300	
	<i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : 5th And 4th Floors, South And West Facades, Beams At Terrace</i>							
Stucco Cement	5%			2039	**	5	\$300	
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : East Facade</i>							

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$300	LIFE		**		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Edges Of Entrance And Rear Canopies</i>								
Plaza Roof: Stone Panels	20%	Now	\$7,200	2046		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Drain Into 4th Floor Offices</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 4th Floor Terrace</i>								
<i>Explanation : Staining, Discoloring</i>								
Roll Roofing	75%			2022	\$50,900	5	\$21,000	
<i>Patching Evident, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Roof Penetrations</i>								
Interior								
Floors								
Carpet	60%	0-2	\$377,300	2028		**	3	\$45,400
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Ceramic Tile	5%			2029		**	5	\$2,500
Quarry Tile	5%			2031		**	5	\$3,800
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Kitchen Sink</i>								
Vinyl Tile	27%	0-2	\$11,300	2026	\$113,100	3	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : At Various Locations</i>								
Wood	3%			2041		**	5	\$2,800
Interior Walls								
Ceramic Tile	5%			2029		**	5	\$2,000
Concrete Masonry Unit	5%			LIFE		**	5	\$800
Gypsum Board	87%	0-2	\$13,900	LIFE		**	5	\$20,500
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2031	**	5	\$3,200	
AcousTileSusp.Lay-In	80%	0-2	\$191,300	2031	**	5	\$20,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwell, Karaoke Room, Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Various Locations</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Various Locations</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor Kitchen</i>								
Exposed Concrete	2%			LIFE	**	5	\$200	
Exposed Struc: Steel	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal Decking</i>								
Gypsum Board	10%			LIFE	**	5	\$6,300	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$8,100	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Available Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$95,500	5	\$100	
Raceway								
Conduit	90%			2026	\$46,200	1		
Conduit	10%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	5%			2034	**	5		
Molded Case Bkrs	90%			2025	\$65,700	5	\$800	
Wiring								
Thermoplastic	90%			2026	\$58,500	1		
Thermoplastic	10%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2024	\$44,300	5	\$200	

## Ground

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%	2-4	\$9,300	LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	85%			2021	\$61,700	10	\$26,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2026	\$10,900	10	\$4,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting Emergency, Battery	50%			2026	\$22,200	10	\$4,100	
Exit, Battery	50%			2026	\$15,100	10	\$1,100	
Exterior Lighting Fluorescent	10%			2026	\$10,500	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
HID	10%			2021	\$12,400	10		
No Component	80%							
<b>Alarm</b>								
Security System No Component	70%							
Generic	30%			2021	\$29,900	1	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Activity Rooms</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Analog	100%			2021	\$340,900	1-3	\$21,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Electricity	100%			2046	**	1		
Conversion Equipment Furnace	100%			2031	**	1	\$16,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Rooftop Package Units Heat / Cool With Interior Electric Re-heat Coils</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,800	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2031	**	2	\$2,100	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$43,800	
Heat Rejection								
Air Condenser Unit	100%			2031	**	2	\$23,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,800	
Exhaust Fans								
Roof	100%			2031	**	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Electric	100%			2021	\$5,100	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 120 Gallon Water Heater With An Additional 120 Gallon Storage Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) I - 5, (1) B - 5</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Chemical System								
Generic	100%			2024	\$25,500	1-3	\$55,000	

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.

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Print Date : 16-Sep-2016

**DEPARTMENT FOR THE AGING - FY 2017**

**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** : 01-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 472 **Lot** : 7501 **BIN** : 1075959

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Electrical	\$41,700	
Mechanical		\$63,400
<b>Total</b>	<b>\$41,700</b>	<b>\$63,400</b>
Importance Code A		\$63,400
Importance Code B	\$41,700	
<b>Total</b>	<b>\$41,700</b>	<b>\$63,400</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Interior Architecture	\$103,600	\$3,000		\$6,800
Electrical	\$2,200	\$2,600	\$2,200	\$39,300
Mechanical	\$13,100	\$14,100	\$8,600	\$11,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$122,900</b>	<b>\$23,500</b>	<b>\$14,800</b>	<b>\$61,600</b>
Importance Code A	\$8,200	\$2,400	\$1,300	\$2,500
Importance Code B	\$113,100	\$19,900	\$13,500	\$59,100
Importance Code C	\$1,600	\$1,300		
<b>Total</b>	<b>\$122,900</b>	<b>\$23,500</b>	<b>\$14,800</b>	<b>\$61,600</b>



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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Windows								
Metal Clad	100%			2051	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Level</i>							
	<i>Explanation : Windows Were Repaired After Sandy.</i>							
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$84,800	2022	\$169,600	3	\$20,400	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices And Library</i>							
Cast in Place Concrete	10%	0-2	\$13,800	LIFE	**	5	\$14,900	
	<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Bathrooms</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Bathrooms</i>							
Terrazzo	50%			LIFE	**	5	\$26,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Corridor, Near Multipurpose Room</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Hall</i>							
	<i>Explanation : This Component Is Actually Poured Rubber Flooring With Terrazzo Border</i>							
Vinyl Tile	20%			2034	**	3	\$5,100	
<b>Interior Walls</b>								
Ceramic Tile	10%			2039	**	5	\$2,500	
Folding Partition	5%			2048	**	5	\$3,100	
Glass: Single Pane	35%			LIFE	**	5	\$6,600	
Gypsum Board	50%			LIFE	**	5	\$7,500	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2043	**	5	\$6,800	
Exposed Concrete	20%			LIFE	**	5	\$2,100	
Glass: Susp Panels	30%			LIFE	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : This Component Is Actually Fiber Glass Suspended Panels</i>							
Gypsum Board	15%			LIFE	**	5	\$12,800	
Plaster	25%			LIFE	**	5	\$10,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 3000 Amperes</i>							

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5	\$200	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	10%			2042	**	5	\$100	
Molded Case Bkrs	90%			2042	**	5	\$1,100	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$300	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2024	\$21,500	1	\$14,000	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2031	**	10	\$20,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor, Basement</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	50%			2031	**	10	\$20,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Cfl Lamps</i>						
Egress Lighting								
Emergency, Battery	30%			2031	**	10	\$3,300	
Exit, LED	30%			2054	**	1		
Exit, Service	40%			2031	**	1		
Exterior Lighting								
HID	20%			2021	\$33,500	10		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$3,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement, 1st Floor</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2031	**	1-3	\$5,600	

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.

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\*\* 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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	50%			2046	**	1		
Natural Gas	50%			2046	**	1		
<b>Conversion Equipment</b>								
Heat Exchanger	25%			2035	**	1	\$5,600	
Heat Pump	20%			2027	\$28,200	2	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
<i>Explanation : Water Sourced Heat Pumps Observed</i>								
Heat Pump	5%	0-2	\$7,000	2031	**	2	\$600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 1 Of 5 Defective Units</i>								
Heat Pump	25%			2027	\$35,200	2	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First Floor</i>								
<i>Explanation : Water Sourced Heat Pumps (terminal Type Observed)</i>								
Hot Water Boiler	25%			2039	**	1	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2042	**	4	\$3,400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	**	1		
<b>Heat Rejection</b>								
Air Condenser Unit	100%			2031	**	2	\$31,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dry Coolers Observed</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,300	
<b>Exhaust Fans</b>								
Interior	10%			2031	**	2	\$100	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Equipment Accounted For Under The Heating Section Of This Report</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2046	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2024	\$10,300	2	\$700	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		

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\*\* 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
<b>Plumbing</b>							
Storm Drain Piping Not Accessible	100%						
Sump Pump(s) Rigid Piping	100%			2031	* *	4	\$2,500
Sewage Ejector(s) Electric	100%			2031	* *	4	\$2,500
Backflow Preventer Generic	100%			2031	* *	1	\$2,800
Fixtures Generic	100%						
<b>Vertical Transport</b>							
Elevators Hydraulic	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B, G, 1-2</i>					
		<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>							
Standpipe Generic	100%			2052	* *	1-5	\$22,900
Sprinkler Generic	100%			2052	* *	1-2	\$12,700
Fire Pump Generic	100%			2035	* *	1	\$8,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Fire Pump Serves The Entire Facility</i>					

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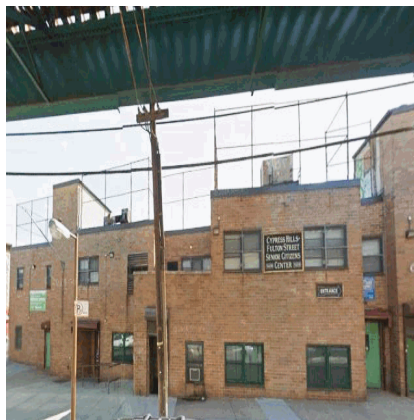
Print Date : 16-Sep-2016

**DEPARTMENT FOR THE AGING - FY 2017**

**Asset Name** : CYPRESS HILLS SENIOR CENTER  
**Address** : 3194 FULTON STREET @ LOGAN ST  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DFTA013.000 / 14456 **Yr Built/Renovated** : 1971 / 2005  
**Area Sq Ft** : 19,914 **Project Type** : AGING  
**Date of Survey** : 28-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4140 **Lot** : 13 **BIN** : 3092631

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$349,800	
Electrical		\$108,400
Mechanical	\$82,500	\$387,400
<b>Total</b>	<b>\$432,400</b>	<b>\$495,800</b>
Importance Code A	\$349,800	
Importance Code B	\$82,500	\$495,800
<b>Total</b>	<b>\$432,400</b>	<b>\$495,800</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$26,000			\$1,000
Interior Architecture	\$43,400	\$5,100	\$2,300	\$1,100
Electrical	\$1,400	\$1,900	\$1,400	\$9,400
Mechanical	\$9,500	\$8,200	\$14,700	\$12,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$84,200</b>	<b>\$19,200</b>	<b>\$22,300</b>	<b>\$28,100</b>
Importance Code A	\$26,000			\$1,100
Importance Code B	\$37,200	\$19,200	\$20,800	\$27,000
Importance Code C	\$21,000		\$1,500	
<b>Total</b>	<b>\$84,200</b>	<b>\$19,200</b>	<b>\$22,300</b>	<b>\$28,100</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	\$112,200	LIFE	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Various Locations</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Building Edges</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Under 2nd Floor Terrace</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Terrace Doors</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entry Facade, Rear Facade At Abutting Building</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	5%	0-2	\$1,700	2031	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Doors</i>								
<i>Explanation : Corrosion/rusting</i>								
Slate Panels	5%	Now	\$8,700	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	90%	0-2	\$8,800	2034	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Protective Metal Grilles</i>								
Metal Louvers	10%	0-2	\$1,400	2029	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Louvers</i>								
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5	\$1,600	
Masonry: Limestone	10%	0-2	\$5,400	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2046	**	5	\$2,000	
Metal: Cage/Fence	70%	0-2	\$71,200	2031	**	5	\$23,700	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$166,400	2036		**		1
<i>Alligating, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Various Locations</i>								
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Various Locations</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Penetrations</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	2%			LIFE		**	5	\$1,300
Ceramic Tile	5%			2035		**	5	\$1,500
Quarry Tile	10%			2039		**	5	\$4,500
Sheet Vinyl/Rubber	5%			2031		**	5	\$2,200
Vinyl Tile	78%			2031		**	3	\$8,700
<b>Interior Walls</b>								
Ceramic Tile	10%			2035		**	5	\$3,100
Concrete Masonry Unit	5%			LIFE		**	5	\$600
Gypsum Board	85%	4+	\$21,000	LIFE		**	5	\$15,600
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevator Lobby, Dance Studio, Billiards Room</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%	Now	\$22,400	2039		**	5	\$14,200
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Elevator Lobby, Dance Studio, Billiards Room</i>								
Exposed Concrete	5%			LIFE		**	5	\$200

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

Under 600 Volts

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$4,700	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated @ 600 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$79,200	5	\$100	
Raceway								
Conduit	90%			2046	**	1		
Conduit	10%			2026	\$2,200	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5		
Molded Case Bkrs	95%			2042	**	5	\$500	
Wiring								
Thermoplastic	90%			2046	**	1		
Thermoplastic	10%			2026	\$2,400	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	68%			2026	\$29,200	10	\$12,400	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	30%			2031	**	10	\$5,500	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Activity Rooms And Lobby</i>							
Incandescent	2%			2026	\$4,300	2		
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$2,400	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	25%			2031	**	10		
Incandescent	5%			2026	\$3,100	2		
No Component	70%							
Alarm								
Security System								
No Component	60%							
Generic	40%			2031	**	1	\$3,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Activity Rooms And Outside</i>							
	<i>Explanation : Cctv Surveillance Cameras</i>							

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

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

## Alarm

Fire/Smoke Detection  
Generic, Digital

100%	2031	**	1-3	\$12,300
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations And Bells*

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

## Heating

Energy Source  
Electricity

100%	2052	**	1
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Distribution

Ductwork/Diffusers

100%	LIFE	**	2-5	\$11,100
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Terminal Devices

Air Handler

95%	2031	**	1	\$11,700
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Mechanical Spaces*  
*Explanation : (3) Air Handling Units Replaced Recently, (1) Additional Not Replaced*

Convactor/Radiator

5%	2039	**	1	\$300
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## Air Conditioning

Energy Source  
Electricity

100%	2042	**	1
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Conversion Equipment

Int Pkg Unit -  
Heating/Cooling

100%	2027	\$387,400	2	\$1,200
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Distribution

Ductwork/Diffusers

100%	0-2	\$82,500	LIFE	**	2	\$25,900
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*Not Insulated, Extent : Moderate, Area Affected : 100%*  
*Location : Ductwork Throughout The Building, All Systems*

Heat Rejection

Air Condenser Unit

100%	2031	**	2	\$13,900
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Mechanical Spaces*  
*Explanation : Air Handling Units Are Packaged Heating, Cooling With Condenser*

## Ventilation

Distribution

Ductwork/Diffusers

100%	LIFE	**	2-5	\$11,100
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Exhaust Fans

Roof

100%	2031	**	2	\$600
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Roof*  
*Explanation : (4) Fans*

## Plumbing

H/C Water Piping  
Brass/Copper

100%	2046	**	1
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Electric	100%			2024	\$3,000	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen Closet</i>								
<i>Explanation : (2) Heaters, 120 Gallons Each</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : (1) Grease Trap Below Floor</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2034	* *	1	\$1,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : B-1</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2052	* *	1-2	\$100	
Chemical System								
Generic	100%			2024	\$25,500	1-3	\$55,000	

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.

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Print Date : 16-Sep-2016

**DEPARTMENT FOR THE AGING - FY 2017**

**Asset Name** : LEONARD COVELLO SENIOR CENTER  
**Address** : 312 E. 109TH ST. BTWN 1ST AVE. - 2ND AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DFTA002.000 / 14136 **Yr Built/Renovated** : 1920 / 2007  
**Area Sq Ft** : 27,621 **Project Type** : AGING  
**Date of Survey** : 06-Jul-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1680 **Lot** : 45 **BIN** : 1074278

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$673,600	\$128,300
Interior Architecture	\$163,500	\$206,000
Electrical	\$39,000	\$203,700
Mechanical		\$267,100
<b>Total</b>	<b>\$876,000</b>	<b>\$805,100</b>
Importance Code A	\$673,600	\$207,100
Importance Code B	\$78,200	\$598,000
Importance Code C	\$124,300	
<b>Total</b>	<b>\$876,000</b>	<b>\$805,100</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$54,900			
Interior Architecture	\$101,000		\$12,900	\$4,100
Electrical	\$32,200	\$500	\$700	\$700
Mechanical	\$9,200	\$13,400	\$14,200	\$7,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$201,200</b>	<b>\$17,800</b>	<b>\$31,700</b>	<b>\$16,300</b>
Importance Code A	\$57,600	\$2,700	\$2,700	\$2,700
Importance Code B	\$98,300	\$15,100	\$29,000	\$13,500
Importance Code C	\$45,300			
<b>Total</b>	<b>\$201,200</b>	<b>\$17,800</b>	<b>\$31,700</b>	<b>\$16,300</b>



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	0-2	\$6,200	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	94%	Now	\$373,900	LIFE	**	5	\$42,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%	0-2	\$7,200	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	1%	Now	\$200	2037	**	5	\$800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$232,900	2035	**	5	\$5,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$10,500	
Cast Stone/Terra Cotta	7%	Now	\$6,400	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$66,800	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Security Bars	5%			2042	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$2,800	

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  
LEONARD COVELLO SENIOR CENTER  
Asset # : 14136**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$25,800	2027	\$86,100			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	5%	Now	\$2,600	2026	\$25,800	3	\$3,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$4,200	LIFE	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$15,600	2030	**	5	\$1,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	60%	Now	\$20,600	2027	\$206,000	3	\$9,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	20%			2055	**	5	\$15,500	

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  
LEONARD COVELLO SENIOR CENTER  
Asset # : 14136**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Interior Walls								
Glass: Single Pane	5%	Now	\$26,400	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%			LIFE	**	5-10	\$15,300	
Masonry: Brick	10%	Now	\$85,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	50%	Now	\$35,200	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$3,500	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair</i>								
Wood	5%			LIFE	**	5	\$18,000	
Ceilings								
AcousTileSusp.Lay-In	25%			2040	**	5	\$10,300	
AcousTileSusp.Lay-In	60%	Now	\$39,200	2032	**	5	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Infill Arch	5%	Now	\$7,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$5,300	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	50%			2027	\$2,400	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 600 Amps Main Disconnect Switch</i>							
Fused Disc Sw	50%			2027	\$2,400	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Amps Main Disconnect Switch</i>							
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2027	\$95,500	5	\$700	
<b>Raceway</b>								
Conduit	20%			2047	**	1		
Conduit	70%			2027	\$35,900	1		
Conduit	10%			2057	**	1		
<b>Panelboards</b>								
Fused Knife Sw	5%	2-4	\$3,700	2052	**	5		
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Molded Case Bkrs	20%			2043	**	5	\$100	
Molded Case Bkrs	55%			2026	\$40,100	5	\$400	
Molded Case Bkrs	20%			2052	**	5	\$100	
<b>Wiring</b>								
Braided Cloth	60%	0-2	\$39,000	2052	**	1		
	<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement, 1st And 2nd Floors</i>							
Thermoplastic	20%			2047	**	1		
Thermoplastic	20%			2057	**	1		
<b>Motor Controllers</b>								
Locally Mounted	30%			2040	**	5	\$100	
Locally Mounted	70%			2025	\$31,000	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$400	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
<b>Lighting</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2032	**	10	\$2,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 4th Floor</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
Fluorescent	58%			2032	**	10	\$14,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	10%			2032	**	10	\$2,500	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 4th Floor</i>							
Fluorescent	20%			2037	**	10	\$5,100	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 2nd Floor</i>							
Fluorescent	2%			2022	\$1,200	10	\$500	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<b>Egress Lighting</b>								
Emergency, Battery	20%			2032	**	10	\$1,300	
Emergency, Battery	30%			2022	\$10,900	10	\$2,000	
Exit, LED	10%			2067	**	1		
Exit, Service	20%			2032	**	1		
Exit, Service	20%			2022	\$1,500	1		
<b>Exterior Lighting</b>								
HID	100%			2032	**	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%	Now	\$16,300	2037	**	1	\$1,900	
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Front Only</i>							
	<i>Explanation : C C T V Camera</i>							
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$3,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2037	**	1		

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	40%			2040	**	1	\$10,900	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 3 Newer Units</i>							
Steam Boiler	60%			2025	\$78,800	1	\$16,400	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : 2 Old Units</i>							
Distribution								
Steam Piping/Pump	100%			2027	\$188,300	4	\$2,000	
Terminal Devices								
Convactor/Radiator	100%			2032	**	1	\$8,900	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2031	**	2	\$300	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 4th Floor</i>							
	<i>Recent Installation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 4th Floor</i>							
Window/Wall Unit	50%			2022	\$27,700	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,900	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 4th Floor Only</i>							
	<i>Explanation : New Air Ductwork</i>							
No Component	80%							
Exhaust Fans								
Interior	20%			2037	**	2	\$200	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2020	\$6,300	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2027	\$10,800	4	\$2,500	

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Estimates are rounded to the nearest hundred dollars.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Chemical System								
Generic	100%			2025	\$25,500	1-3	\$50,600	

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 16-Sep-2016

**DEPARTMENT FOR THE AGING - FY 2017**

**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** : 11-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 479 **Lot** : 1 **BIN** : 1007156

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Electrical		\$119,100
Mechanical		\$215,400
<b>Total</b>		<b>\$334,500</b>
Importance Code B		\$334,500
<b>Total</b>		<b>\$334,500</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$1,400	\$500		
Interior Architecture	\$38,300	\$600		\$1,500
Electrical	\$10,400	\$30,300	\$1,000	\$800
Mechanical	\$10,600	\$37,300	\$11,600	\$5,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$64,700</b>	<b>\$72,700</b>	<b>\$16,600</b>	<b>\$11,800</b>
Importance Code A	\$2,500	\$1,600	\$1,100	\$1,100
Importance Code B	\$58,900	\$71,100	\$15,500	\$10,700
Importance Code C	\$3,300			
<b>Total</b>	<b>\$64,700</b>	<b>\$72,700</b>	<b>\$16,600</b>	<b>\$11,800</b>



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%	4+	\$1,400	LIFE	**	5	\$2,300	
<i>Graffiti, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$100	
Window Wall	10%			2044	**	5	\$1,000	
<b>Windows</b>								
Aluminum	100%			2040	**	5		
<b>Parapets</b>								
Metal: Cage/Fence	100%			2037	**	5-10		
<b>Roof</b>								
Roll Roofing	100%			2023		5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Covered With Rubber Pads For Children's Play Area</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$3,600	
Ceramic Tile	5%			2033	**	5	\$800	
Quarry Tile	5%			2037	**	5	\$1,200	
Sheet Vinyl/Rubber	5%			2029	**	5	\$1,200	
Vinyl Tile	70%	Now	\$9,600	2029	**	3	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2052	**	5	\$1,600	
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$900	2033	**	5	\$300	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$500	
Gypsum Board	35%			LIFE	**	5	\$2,700	
Masonry: Brick	5%	4+	\$2,500	LIFE	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Marble Panels	15%			LIFE	**			
Plaster	30%			LIFE	**	5	\$1,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%	4+	\$24,900	2037	**	5	\$7,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
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%			2024	\$4,700	5		
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$79,200	5		
Raceway								
Conduit	95%			2024	\$20,600	1		
Conduit	5%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2023	\$1,500	5		
Molded Case Bkrs	85%			2023	\$24,800	5	\$200	
Molded Case Bkrs	10%			2040	**	5		
Wiring								
Braided Cloth	40%	0-2	\$9,500	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2024	\$11,900	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	90%			2022	\$39,800	5	\$100	
Locally Mounted	10%			2037	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$14,300	10	\$6,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Fixtures In Use</i>								
Fluorescent	10%			2029	**	10	\$1,000	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	30%			2029	**	10	\$3,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	40%			2019	\$5,800	10	\$1,100	
Emergency, Battery	10%			2032	**	10	\$300	
Exit, Service	40%			2019	\$1,200	1		
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout Building</i>								
Exit, Service	10%			2032	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fixtures Connected To Main Bldg. Service</i>								

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

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

**Lighting**

Exterior Lighting								
HID	50%			2032	**	10		
Incandescent	50%			2019	\$17,300	2		

**Alarm**

Security System								
No Component	50%							
Generic	50%			2032	**	1	\$2,100	
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$6,800	

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

**Heating**

Energy Source								
Fuel Oil No 2	100%			2044	**	5	\$3,400	
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$11,000	
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$800	
Terminal Devices								
Air Handler	50%	0-2	\$2,900	2029	**	1	\$3,100	
								<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>
								<i>Location : Second Floor Mechanical Room, Defective Unit</i>
Convactor/Radiator	50%			2037	**	1	\$1,800	

**Air Conditioning**

Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2025	\$215,400	2	\$700	
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Floor Fan Room</i>
								<i>Explanation : Water Sourced Air Conditioner</i>
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$14,400	
Heat Rejection								
Air Condenser Unit	100%	0-2	\$2,200	2024	\$21,600	2	\$6,200	
								<i>Damaged, Extent : Severe, Area Affected : 100%</i>
								<i>Location : Roof, Defective Dry Cooler Fan</i>
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Roof</i>
								<i>Explanation : Dry Cooler Serves All Floors Air Conditioning Equipment</i>

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	100%			2024	\$8,600	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Coroded Main Valve Train</i>								
Water Heater								
Gas Fired	100%			2022	\$2,500	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Direct Fired Unit With 120 Gallon Storage Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Grease Trap Undersized</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2029	**	1	\$700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building</i>								
<i>Explanation : 1 Unit Serving Basement And All Floors</i>								
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2034	**	1-2	\$800	
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Chemical System								
Generic	100%			2019	\$25,500	1-3	\$50,600	

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Print Date : 16-Sep-2016

**DEPARTMENT FOR THE AGING - FY 2017**

**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** : 11-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,Mez,2,3  
**Block** : 454 **Lot** : 52 **BIN** : 1006502

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Interior Architecture	\$65,600	
Electrical	\$187,200	\$192,500
Mechanical		\$153,700
<b>Total</b>	<b>\$252,800</b>	<b>\$346,200</b>
Importance Code B	\$187,200	\$346,200
Importance Code C	\$65,600	
<b>Total</b>	<b>\$252,800</b>	<b>\$346,200</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Interior Architecture	\$75,500	\$1,400	\$500	\$2,300
Electrical	\$1,600	\$48,200	\$1,700	\$1,400
Mechanical	\$11,200	\$41,800	\$16,900	\$12,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$100,100</b>	<b>\$103,200</b>	<b>\$30,900</b>	<b>\$27,900</b>
Importance Code A	\$2,000	\$2,000	\$2,000	\$2,000
Importance Code B	\$74,000	\$101,200	\$28,900	\$25,900
Importance Code C	\$24,100			
<b>Total</b>	<b>\$100,100</b>	<b>\$103,200</b>	<b>\$30,900</b>	<b>\$27,900</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	3%			2023	\$11,200	3	\$1,400	
Cast in Place Concrete	15%	Now	\$4,600	LIFE	**	5	\$9,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement And Sub-basement</i>								
Granite Panels	5%			LIFE	**	5	\$1,100	
Terrazzo	10%			LIFE	**	5	\$2,400	
Vinyl Tile	62%	4+	\$15,500	2029	**	3	\$7,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine Level</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Wood	5%			2039	**	5	\$2,800	
Interior Walls								
Cast in Place Concrete	15%	Now	\$65,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement - Abandoned Pool Area</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2033	**	5	\$1,800	
Concrete Masonry Unit	5%	0-2	\$3,800	LIFE	**	5	\$700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Masonry: Brick	3%			LIFE	**			
Masonry: Limestone	2%			LIFE	**			
Plaster	70%	Now	\$19,400	LIFE	**	5	\$7,400	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	4+	\$2,400	2037	**	5	\$800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2037	**	5	\$1,500	
Plaster	75%	Now	\$28,900	LIFE	**	5	\$14,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement - Abandoned Pool Area</i>								
Not Accessible	10%							
Not Accessible	5%							

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2044	**	5		
Fused Knife Sw	50%	2-4	\$47,700	2054	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2024	\$48,800	1		
Conduit	5%			2044	**	1		
Panelboards								
Fused Disc Sw	15%			2023	\$10,900	5	\$100	
Molded Case Bkrs	5%			2040	**	5		
Molded Case Bkrs	80%			2023	\$58,400	5	\$400	
Wiring								
Braided Cloth	70%			2023	\$45,500	1		
Thermoplastic	10%			2044	**	1		
Thermoplastic	20%			2024	\$13,000	1		
Motor Controllers								
Locally Mounted	90%			2022	\$39,800	5	\$100	
Locally Mounted	10%			2037	**	5		
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$100	
Generic	50%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	25%			2029	**	10	\$4,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd, 3rd Floors And Kitchen</i>								
Fluorescent	40%			2019	\$17,300	10	\$7,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2029	**	10	\$900	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	30%			2019	\$65,400	2	\$100	
Egress Lighting								
Emergency, Battery	45%			2019	\$11,900	10	\$2,200	
Emergency, Battery	5%			2029	**	10	\$200	
Exit, Service	40%			2019	\$2,100	1		
Exit, Service	10%			2029	**	1		
Exterior Lighting								
HID	100%			2019	\$74,100	10	\$100	

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

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

## Alarm

Security System								
No Component	70%							
Generic	30%			2032	**	1	\$2,300	
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$12,400	

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

## Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : 1 - 3,000 Gallon Tank #2 Fuel</i>						
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$19,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Dual Fuel Steam Boilers</i>						
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$1,500	
Terminal Devices								
Air Handler	35%			2024	\$37,000	1	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Second And Third Floor Air Handlers</i>						
		<i>Explanation : Dual Temperature Coil In Unit</i>						
Convactor/Radiator	65%			2029	**	1	\$4,200	

## Air Conditioning

Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2024	\$33,300	1	\$4,700	
Reciprocating Compr/Chiller	50%			2032	**	1	\$4,700	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	50%			2034	**	4	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Summer / Winter Piping For Air Handlers Not In Use - Left In Cooling</i>								
<i>Position At All Times</i>								
Ductwork/Diffusers	50%			LIFE	**	2	\$13,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$83,400	1	\$12,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,200	
Exhaust Fans								
Roof	100%			2024	\$15,600	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$4,600	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 - Direct Fired Units Using 1 - 400 Gallon Storage Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,800	4	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Dual Pumps / Serves Area Of Abandoned Pool</i>								
Pool Filter/Treatment								
Sand	100%			2029	**	4	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Pool And All Components Are Abandoned And Will Not Be Repaired For Use</i>								
Sewage Ejector(s)								
Electric	100%			2024	\$10,800	4	\$1,600	
Backflow Preventer								
Generic	100%			2029	**	1	\$1,200	
Fixtures								
Generic	100%							
Vertical Transport								

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport							
Elevators							
Geared Traction	70%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Throughout The Building</i>						
	<i>Explanation : 2 Units - (1) Passenger 1st To 7th And (1) Freight 1st To 6th</i>						
Hydraulic	30%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Building</i>						
	<i>Explanation : 1 Unit, Street To 1</i>						
Fire Suppression							
Standpipe							
No Component	35%						
Generic	65%			2034	**	1-5	\$6,600
Sprinkler							
Generic	100%			2034	**	1-2	\$5,600
Fire Pump							
Generic	100%			2027	\$14,500	1	\$3,800
Chemical System							
Generic	100%			2019	\$25,500	1-3	\$50,600

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## DEPARTMENT FOR THE AGING - 125

## Project : AGING

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>		<b>FY 2022 - 2027</b>	
Miscellaneous Buildings	636,500		344,900	
<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Miscellaneous Buildings	20,800	22,300	23,900	32,300

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
14137	BAYSIDE	5,200	208,900	21,100
14140	EAST CONCOURSE	4,233	170,000	17,200
14142	NEW DORP	5,000	200,900	20,300
14144	PELHAM/FITZ	5,000	200,900	20,300
14145	REGO PARK	5,000	200,900	20,300

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