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

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

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



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

#### **BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE**

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls Cast in Place Concrete	5% Now \$4,80 Cracking/Crumbling, Extent: Model Location: Throughout		5	\$4,400	
Masonry: Brick	85% Now \$130,80 Cracking/Crumbling, Extent: Moder Location: Throughout Diagonal Cracks, Extent: Moderate Location: Rear Wall Bordering Th Jnt Mortar Miss/Erod, Extent: Light Location: Throughout Water Penetration, Extent: Moderate Location: Throughout	ate, Area Affected : 40% Area Affected : 5% e Patio Area Affected : 10%	5	\$14,800	
Mosaic Tile	5% Now \$3,90 Cracking/Crumbling, Extent: Model Location: Throughout				
Stucco Cement	5% Now \$12,30 Cracking/Crumbling, Extent: Moder Location: Throughout Water Penetration, Extent: Moderat Location: Throughout	ate, Area Affected : 100%	5	\$1,100	
Windows	Ü				
Aluminum	100% Now \$67,40 Broken/Missing Elements, Extent: M Location: Throughout Glazing Broken/Cracked, Extent: M Location: Kitchen And Lounge, Th Hardware Missing, Extent: Moderat Location: Kitchen, Throughout.	oderate, Area Affected : 40% oderate, Area Affected : 40% roughout.	5	\$800	
Parapets					
Masonry: Brick	25% Now \$24,80 Cracking/Crumbling, Extent : Model Location : Throughout		5	\$400	
No Component	75%				

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

#### **BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE**

Asset #: 14135

Architecture	Cı	urrent Repa	air	Futur	e Replacement	М	aintenance	
System Component Type		il Date Est Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof								
Modified Bitumen	Alligatoring, I Location : T	hroughout						
	Drains Clogge Location : To		moaerate, Are	а Ајјесте	ra: 100%			
		Func/Miss, E	Extent : Modero	ate, Area	Affected: 100%			
	Patching Evident, Extent: Moderate, Area Affected: 20%  Location: Throughout							
	Vegetation Gr Location : T		nt : Moderate, A	Area Affe	ected : 20%			
	Water Penetra Location : T		t : Moderate, A	rea Affe	cted : 20%			
Interior Floors								
Cast in Place Concrete			\$1,000 ent : Moderate	LIFE , Area Aj	* * ffected : 20%	5	\$1,000	
Ceramic Tile	5% N Cracking/Crus Location: To Deteriorated I Location: To	hroughout Finish, Exte		·	-	5	\$200	
Terrazzo	40% N	Now mbling, Ext	\$17,100 ent : Moderate	LIFE , Area Aj	* * ffected : 10%	5	\$2,900	
Vinyl Tile	50% N Cracking/Crus Location : Ti		\$3,900 ent : Light, Are	2032 ea Affecte	* * ed : 5%	3	\$1,800	

#### **BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE**

rchitecture		Current l	Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Interior Walls	<b>5</b> 0/	NT	Ф2 200	LIEE	* *			
Cast in Place Concrete			\$2,200 e, Extent : Moderat ical Room	LIFE e, Area A				
Ceramic Tile	5%		\$9,800	2042	* *	5	\$200	
	Location	: Through						
	Location	: Through						
Concrete Masonry Unit	_		\$1,600 tent : Light, Area A ical Room	LIFE ffected :	* * 5%	5	\$300	
Masonry: Brick	Location	Crumbling, i : Through	\$700 Extent : Moderate out d, Extent : Moderat		-			
	Location	ı : Through						
Plaster	Location Water Pen	Crumbling, 1 : Mechan	\$11,100 Extent : Moderate ical, Room, Throug Extent : Moderate, A out	hout.	-	5	\$1,400	
SGFT/Glazed Masonry	_	0-2 Crumbling, 1 : Through	\$3,800 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%			
Wood	3%			LIFE	* *	5	\$1,700	
Ceilings								
AcousTileConcealSpLn			\$3,700 Extent : Moderate out	2047 , Area Aj	* * ffected : 100%	5	\$300	
AcousTileSusp.Lay-In	Cracking/	Now Crumbling, a: Through	\$6,300 Extent : Moderate out	2040 , Area Aj	* * ffected : 20%	5	\$4,000	
Plaster	Location Loose/Del	Crumbling, 1 : Through Iam Surface	e, Extent : Moderat	e, Area A	-	5	\$600	
	Staining/D Location	Discoloring 1: Mechani	ical Room, Through , Extent : Moderate ical Room, Through Extent : Moderate, A	e, Area A hout.				
		: Through						

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

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

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

Asset #: 14135

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$2,500	5		
	Other Observation, Extent: Modera	ite, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : One 400 Amps Mair	n Disconnect	Switch			
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 \$14,50 Insulation Aged, Extent : Severe, Ar		* * 100%	1		
	Location : Throughout The Buildin	ng				
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	
	Other Observation, Extent : Modera	ite, Area Affe	cted : 100%			
	Location : Throughout The Buildin	ng				
	Explanation: T-12 Lamps					
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		

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2037	* *	5	\$2,000	
	Buried Tank(s), Extent : Light, Area Affe	ected : 1	00%			
	Location : Outside Boiler Room					

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

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

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

Asset #: 14135

Mechanical	Cu	rrent Repair	Futur	e Replacement	Maintenance		
System Component Type		Date Estimated Cost ears)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment							
Hot Water Boiler	Location: 1s	tion, Extent : Light, Are at Floor Mechanical Roc : 1 Unit, Recent Installe	om -	**: 100%	1	\$3,100	
Distribution							
Hot Wtr Piping/Pump		ow \$3,100 ent : Moderate, Area Afj aroughout		\$30,900	4	\$300	
Terminal Devices							
Air Handler		ation, Extent : Light, Are at Floor Mechanical Roc : 2 Units		\$23,200 : 70%	1	\$2,700	
Convector/Radiator	30%		2025	\$17,400	1	\$600	
Air Conditioning	20,0			Ψ17,.00		4000	
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Window/Wall Unit	90%		2022	\$11,400	1		
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,600	
Exhaust Fans							
Interior	100%		2022	\$6,800	2	\$200	
Plumbing 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	On Extended L	ow \$10,800 .ife, Extent : Severe, Are echanical Room		* *	4	\$1,600	
Backflow Preventer Generic	100%		2027	\$600	1	\$400	
Fixtures Generic	100%						

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

<sup>\*\*</sup> 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 : CITY HALL NEIGHBORHOOD SENIOR CENTER

Address : 100 GOLD ST. @ FRANKFORT ST.

Borough : MANHATTAN Agency's Number : N/A

Program / Asset #: DFTA004.000 / 14138Yr Built/Renovated: 1970 / 2001Area Sq Ft: 20,831Project Type: AGINGDate of Survey: 04-Jun-2014Landmark Status: NONE

Areas Surveyed : Floors 1

Block : 94 Lot : 25 BIN : 1001289

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture	\$38,400	_
Total	\$38,400	
Importance Code B	\$38,400	
Total	\$38,400	

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



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Asset #: 14138

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	5%			2024	\$19,400	3	\$3,100	
Ceramic Tile	10%	0-2	\$3,000	2034	* *	5	\$1,600	
	Cracking/	Crumbling,	, Extent : Light, Are	a Affecte	ed : 5%			
	Location	ı : Toilet Ro	ooms And Kitchen					
Sheet Vinyl/Rubber	85%	4+	\$38,400	2030	* *	5	\$19,900	
,	Other Obs	servation, E	Extent : Light, Area	Affected	: 5%		, ,	
		i : Through		55				
			ral Surface Stainin	g				
Interior Walls	-		·					
Ceramic Tile	5%	0-2	\$2,800	2034	* *	5	\$1,000	
	Broken/M	issing Elem	nents, Extent : Light	t, Area A	ffected : 5%			
	Location	ı : Kitchen	_		-			
Gypsum Board	95%	0-2	\$3,200	LIFE	* *	5	\$23,500	
<b>.</b> 1	Diagonal	Cracks, Ex	tent : Light, Area A	ffected :	5%		,	
	Location	i : Entrance	e Corridor					
Ceilings								
AcousTileSusp.Lay-In	85%	4+	\$10,500	2038	* *	5	\$13,300	
1 3	Staining/L	Discoloring,	, Extent : Light, Are	ea Affect	ed : 5%		, ,	
	_	_	trative Office					
Cast in Place Concrete	5%			LIFE	* *	5	\$500	
Ceramic Tile	10%	0-2	\$3,000	LIFE	* *	5	\$1,900	
Columno The			nents, Extent : Light		ffected : 5%	J	Ψ1,200	
		ı : Kitchen	, – <b>–</b>	,	<i>J</i> J			

Electrical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2045	* *	1		
Panelboards						
Molded Case Bkrs	100%	2041	* *	5	\$500	
Wiring						
Thermoplastic	100%	2045	* *	1		
Lighting						
Interior Lighting						
Fluorescent	98%	2030	* *	10	\$18,700	
	T-8 Lamps And Fixtures, Exte Location : Throughout	nt : Moderate, Area Affe	cted : 100%			
Fluorescent	2%	2030	* *	10	\$400	
	Compact Fluorescent Light, B	Extent : Moderate, Area A	Affected : 100	0%		
	Location : Lobby					
Egress Lighting						
Exit, LED	100%	2053	* *	1		
Alarm						

#### Alarm

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

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

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

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

Asset #: 14138

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
No Component	50%					
Generic	50%	2030	* *	1	\$3,900	
	Other Observation, Extent:	Moderate, Area Affec	ted : 100%			
	Location : Caffeteria, Hal	lways				
	Explanation: CCTV Su	rveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2030	* *	1-3	\$13,200	
	Other Observation, Extent:	Moderate, Area Affec	ted : 100%			
	Location : Throughout					
	Explanation: Strobe Ligh	ts, Horns And Manual	Pull Stations			

**Future Replacement** 

Maintenance

**Current Repair** 

Meeriameai							
System Component Type		Date Estimated Cost ears)	Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Prior
Heating							
Energy Source							
Not Accessible	100%						
	Other Observat	tion, Extent : Light, Ared	Affected: 0%	6			
	Location: Th	roughout					
	Explanation:	Utilities Supplied From	Building				
Conversion Equipment							
Not Accessible	100%						
	Other Observat	tion, Extent : Light, Ared	Affected: 09	6			
	Location : Th						
		Utilities Supplied From	Building				
Air Conditioning	1	11					
Energy Source							
Not Accessible	100%						
		tion, Extent : Light, Ared	Affected: 09	6			
	Location : Th	_					
		Utilities Supplied From	Building				
Conversion Equipment							
Not Accessible	100%						
	Other Observa	tion, Extent : Light, Ared	Affected : 0%	6			
	Location : Th		33				
		Utilities Supplied From	Building				
Terminal Devices	1	11					
Not Accessible	100%						
Heat Rejection							
Not Accessible	100%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,600	
Exhaust Fans						. ,	
Not Accessible	100%						
Plumbing	,-						

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.

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

Mechanical

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

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

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

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 / 14457Yr Built/Renovated: 1931 / 2002Area Sq Ft: 33,700Project Type: AGINGDate of Survey: 28-Jul-2015Landmark Status: NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 6642 Lot : 45 BIN : 3176314

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$503,900	\$32,200	\$39,100	\$128,800
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		



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Current Re	epair	Futur	e Replacement	M	aintenance	
% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
700/		LIDE	sk sk	5	¢21 200	
	nt · Moderate A			3	\$21,300	
_		eurijjeci	ea . 1070			
_		: 10%				
Location: 4th Floor	Facade At Terrad	re				
10%		LIFE	* *	5	\$2,300	
•		Area Affe	ected : 100%			
Location : South And	West Facades					
15% Now	\$16,100	2039	* *	5	\$5,700	
	Facade At Terrac					
- / -	anata Anaa Affaa			5	\$3,800	
			9			
Location . Tartous L	Sections, East 1 a					
100% Now	\$8,400	2025	\$168,400	5	\$2,100	
Broken/Missing Eleme	nts, Extent : Seve	re, Area .	Affected: 10%			
Location : Varous Lo	ocations					
77.50/ NI	Φ <b>2</b> 0 100	LIDE	ale ale	-	ф1 000	
			* *	5	\$1,800	
			Facades			
		, ,				
7%		2046	* *	5	\$600	
3% Now	\$100	LIFE	* *	5	\$400	
		ate, Ared	a Affected : 10%			
Location : East Faca	de					
10% Now	\$1,500	2039	* *	5	\$300	
	h Floors, South A					
- / -	Extent Moderat			5	\$300	
		e, Area A	ујестви . 570			
	70% Diagonal Cracks, Exter Location: Loading Description of Spalling, Extent: Sever Location: South And 15% Now Spalling, Extent: Sever Location: 4th Floor 5% Spalling, Extent: Sever Location: 4th Floor 5% Spalling, Extent: Mode Location: Various Location: Various Location: Various Location: Varous Location: Varous Location: Sth And 4th Vertical Cracks, Extent Location: 5th And 4th 7% 3% Now Miss/Damaged Coping Location: East Facation: 5th And 4th 7% 10% Now Loose/Delam Surface, Location: 5th And 4th 5% Loose/Delam Surface, Location: 5th And 4th 5% Loose/Delam Surface,	Total (Years)  70%  Diagonal Cracks, Extent: Moderate, Ar Location: Loading Docks  Spalling, Extent: Severe, Area Affected Location: 4th Floor Facade At Terrace 10%  Recent Replace Evident, Extent: Light, Location: South And West Facades  15% Now \$16,100  Spalling, Extent: Severe, Area Affected Location: 4th Floor Facade At Terrace 5%  Spalling, Extent: Moderate, Area Affected Location: Various Locations, East Facade 100% Now \$8,400  Broken/Missing Elements, Extent: Severe Location: Varous Locations  75% Now \$30,100  Spalling, Extent: Severe, Area Affected Location: 5th And 4th Floors, South Activities Vertical Cracks, Extent: Severe, Area Accadion: 5th And 4th Floors, South Accadion: 5th And 4th Floors, South Accadion: East Facade  10% Now \$100  Miss/Damaged Copings, Extent: Moder Location: East Facade  10% Now \$1,500  Loose/Delam Surface, Extent: Severe, Accadion: 5th And 4th Floors, South Accadion: 5th And 4th Flo	70% LIFE Diagonal Cracks, Extent: Moderate, Area Affect Location: Loading Docks Spalling, Extent: Severe, Area Affected: 10% Location: 4th Floor Facade At Terrace  10% LIFE Recent Replace Evident, Extent: Light, Area Affetted: 15% Location: South And West Facades  15% Now \$16,100 2039 Spalling, Extent: Severe, Area Affected: 15% Location: 4th Floor Facade At Terrace  5% 2039 Spalling, Extent: Moderate, Area Affected: 15% Location: Various Locations, East Facade  100% Now \$8,400 2025 Broken/Missing Elements, Extent: Severe, Area Location: Varous Locations  75% Now \$30,100 LIFE Spalling, Extent: Severe, Area Affected: 20% Location: 5th And 4th Floors, South And West Vertical Cracks, Extent: Severe, Area Affected: Location: 5th And 4th Floors, South And West 7% 2046 3% Now \$100 LIFE Miss/Damaged Copings, Extent: Moderate, Area Location: East Facade  10% Now \$1,500 2039 Loose/Delam Surface, Extent: Severe, Area Affected: 5% Location: 5th And 4th Floors, South And West	70% LIFE ** Diagonal Cracks, Extent: Moderate, Area Affected: 10% Location: Loading Docks Spalling, Extent: Severe, Area Affected: 10% Location: 4th Floor Facade At Terrace  10% LIFE ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: South And West Facades  15% Now \$16,100 2039 ** Spalling, Extent: Severe, Area Affected: 15% Location: 4th Floor Facade At Terrace  5% 2039 ** Spalling, Extent: Moderate, Area Affected: 15% Location: Various Locations, East Facade  100% Now \$8,400 2025 \$168,400 Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Varous Locations  75% Now \$30,100 LIFE ** Spalling, Extent: Severe, Area Affected: 20% Location: 5th And 4th Floors, South And West Facades Vertical Cracks, Extent: Severe, Area Affected: 15% Location: 5th And 4th Floors, South And West Facades  7% 2046 ** 3% Now \$100 LIFE ** Miss/Damaged Copings, Extent: Moderate, Area Affected: 10% Location: East Facade  10% Now \$1,500 2039 ** Loose/Delam Surface, Extent: Severe, Area Affected: 15% Location: 5th And 4th Floors, South And West Facades, Beams Affected: Sth And Sth Floors, South And West Facades, Beams Affected: Sth And Sth Floors, South And West Facades, Beams Affected: Sth And Sth Floors, South And West Facades, Beams Affected: Sth And Sth Floors, South And West Facades, Beams Affected: Sth And Ath Floors, South And West Facades, Beams Affected: Sth And Ath Floors, South And West Facades, Beams Affected: Sth And Ath Floors, South And West Facades, Beams Affected: Sth And Ath Floors, South And West Facades, Beams Affected: Sth And Ath Floors, South And West Facades, Beams Affected: Sth And Ath Floors, South And West Facades, Beams Affected: Sth And Ath Floors, South And West Facades, Beams Affected: Sth And Ath Floors, South And West Facades, Beams Affected: Sth And Ath Floors, South And West Facades, Beams Affected: Sth And Ath Floors, South And West Facades, Beams Affected: Sth And Ath Floors, South And West Facades, Beams Affected: Sth And Ath Floors, South And West Facades, Beams A	70% LIFE ** 5 Diagonal Cracks, Extent: Moderate, Area Affected: 10% Location: Loading Docks Spalling, Extent: Severe, Area Affected: 10% Location: 4th Floor Facade At Terrace  10% LIFE ** 5 Recent Replace Evident, Extent: Light, Area Affected: 100% Location: South And West Facades  15% Now \$16,100 2039 ** 5 Spalling, Extent: Severe, Area Affected: 15% Location: 4th Floor Facade At Terrace  5% 2039 ** 5 Spalling, Extent: Moderate, Area Affected: 15% Location: Various Locations, East Facade  100% Now \$8,400 2025 \$168,400 5 Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Varous Locations  75% Now \$30,100 LIFE ** 5 Spalling, Extent: Severe, Area Affected: 15% Location: 5th And 4th Floors, South And West Facades Vertical Cracks, Extent: Severe, Area Affected: 15% Location: 5th And 4th Floors, South And West Facades  7% 2046 ** 5 3% Now \$100 LIFE ** 5 Miss/Damaged Copings, Extent: Moderate, Area Affected: 10% Location: East Facade  10% Now \$1,500 2039 ** 5 Loose/Delam Surface, Extent: Severe, Area Affected: 15% Location: 5th And 4th Floors, South And West Facades	Note   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   (Yrs)

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

Architecture	С	Current Repair		Future Replacement		Maintenance		
System Component Type		il Date Est Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Cast in Place Concrete		Now	\$300	LIFE	* *			
	_	_			ea Affected : 15%			
			lges Of Entran					
Plaza Roof: Stone Panel		Now	\$7,200	2046	**			
			t : Moderate, A					
			n Into 4th Floo					
	Location: 4		t : Moderate, A	Area А <del></del> IJе	стеа : 25%			
	Explanation: 4							
Dall Danfing	75%	. Staining,	Discoloring	2022	\$50,900	5	\$21,000	
Roll Roofing		dont Extent	: Moderate, Ai			3	\$21,000	
	Location : R			eu rijjeci	ей . 5570			
nterior	20041101111							
Floors								
Carpet	60%	0-2	\$377,300	2028	* *	3	\$45,400	
-	Staining/Disc	oloring, Ext	ent : Severe, A	rea Affec	ted : 75%			
	Location: V	arious Loca	ations					
	Worn/Eroded	, Extent : Se	vere, Area Affe	ected : 25	5%			
	Location : V	<sup>7</sup> arious Loca	ations					
Ceramic Tile	5%			2029	* *	5	\$2,500	
Quarry Tile	5%			2031	* *	5	\$3,800	
			t : Moderate, A	Area Affe	cted : 10%			
	Location: 2	ind Floor Ki	tchen Sink					
Vinyl Tile	27%	0-2	\$11,300	2026	\$113,100	3	\$5,100	
			ent : Moderate	, Area A <u>f</u>	fected : 75%			
	Location : A	At Various L	ocations					
Wood	3%			2041	* *	5	\$2,800	
Interior Walls								
Ceramic Tile	5%			2029	* *	5	\$2,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
Gypsum Board		0-2	\$13,900	LIFE	**	5	\$20,500	
	_		oderate, Area	Affected .	25%			
	Location : V	'arıous Loco	ations					
Mosaic Tile	3%			LIFE	* *			

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

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

Asset #: 14457

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2031	* *	5	\$3,200	
AcousTileSusp.Lay-In	80%	0-2	\$191,300	2031	* *	5	\$20,200	
	Location Cracking/C Location Misaligned Location Staining/D Location Worn/Erod	: Stairwell Crumbling, : At Variou d/Bulging, I : At Variou biscoloring, : At Variou	ents, Extent: Mod , Karaoke Room, E Extent: Severe, A us Locations Extent: Moderate, us Locations Extent: Moderate us Locations : Moderate, Area a r Kitchen	Basement rea Affec Area Aff c, Area A	eted : 25% fected : 25% ffected : 50% : 15%			
Exposed Concrete	2%			LIFE	* *	5	\$200	
Exposed Struc: Steel	3%			LIFE	* *			
-	Other Observation, Extent : Light, Area Affected : 100%							
	Location	: Through	out					
	Explana	tion : Metal	Decking					
Gypsum Board	10%			LIFE	* *	5	\$6,300	

<b>lectrical</b>	Current Repair	Future	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$8,100	5	\$100	
	Other Observation, Extent : Mode	rate, Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation : No Nameplate Ave	ailable Ratings				
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

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

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

Asset #: 14457

Electrical	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ground								
Grounding Devices								
Generic	100% 2-4	\$9,300	LIFE	* *	5	\$500		
	Other Observation,		Area Affeo	cted : 100%				
	Location : Baseme							
. 1	Explanation : Corr	roded						
ighting Interior Lighting								
Fluorescent	85%		2021	\$61.700	10	\$26,300		
Tuorescent	T-12 Lamps And Fix	tures. Extent : Mod		, - ,		Ψ20,300		
	Location : Through		,					
Fluorescent	15%		2026	\$10,900	10	\$4,600		
Tractoscone	Compact Fluorescer	nt Light, Extent : Mo				ψ 1,000		
	Location : Hallwa	-		55				
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		
	Compact Fluorescer	· ·	derate, A	rea Affected : 100	9%			
	Location : Outside	!						
HID	10%		2021	\$12,400	10			
No Component	80%							
Alarm								
Security System No Component	70%							
Generic	30%		2021	\$29,900	1	\$3,800		
Generic		Extent : Moderate.			1	Ψ5,000		
		Other Observation, Extent : Moderate, Area Affected : 100%  Location : Hallways And Activity Rooms						
	-	, Surveillance Came						
Fire/Smoke Detection								
Generic, Analog	100%		2021	\$340,900	1-3	\$21,400		
-	Other Observation,		Area Affe	cted : 100%				
	Location: Through	_						
	Explanation: Man	ual Pull Stations, A	larm Bell.	s And Smoke Dete	ctors			

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

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

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

Asset #: 14457

Mechanical	Current Repair	Future Replaceme	nt N	<b>Maintenance</b>	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimated C FY	Cost Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating					
Distribution	1000/	X X X X X X X X X X X X X X X X X X X		<b>440.000</b>	
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	400-1			440.000	
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	100%	2040	1		
Electric	100%	2021 \$5,	100 4	\$200	
	Other Observation, Extent : L. Location : Basement			,	
	Explanation: 120 Gallon W	ater Heater With An Additional I	20 Gallon S	torage Tank	
Sanitary Piping					
Cast Iron	100%	LIFE	** 1		
Storm Drain Piping Cast Iron	100%	LIFE	** 1		
Sump Pump(s) Rigid Piping	100%	2026 \$10,5	800 4	\$2,500	
Fixtures	10070	2020 \$10,	300 1	Ψ2,500	
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
	<i>Other Observation, Extent : L. Location : (2) 1 - 5, (1) B - 5</i>				
	Explanation: 3 Units				
Fire Suppression					
Chemical System					
Generic	100%	2024 \$25,	500 1-3	\$55,000	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> 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 : CPC OPEN DOOR SENIOR CENTER CONDOMINIUM

Address : 168 GRAND ST. AKA 240 CENTRE ST.

Borough : MANHATTAN Agency's Number : N/A

Areas Surveyed : Basement, Floors 1

Block : 472 Lot : 7501 BIN : 1075959

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$122,900	\$23,500	\$14,800	\$61,600
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		
Total	\$122,900	\$23,500	\$14.800	\$61,600



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14139

Architecture	Current Repa	air Future F	Replacement	М	aintenance			
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior								
Windows				_				
Metal Clad	100%	2051	* *	5				
		t : Light, Area Affected : I	100%					
	Location : Basement Le		1					
	Explanation: Windows	Were Repaired After Sand	ay.					
nterior Floors								
Carpet	20% Now	\$84,800 2022	\$169,600	3	\$20,400			
Carpet		ge, Extent : Moderate, Ar		_	Ψ20,400			
	Location : Offices And I	o .		. •				
Cast in Place Concrete	10% 0-2	\$13,800 LIFE	* *	5	\$14,900			
Cast III I face Concrete		oderate, Area Affected : 3	0%	3	Ψ14,700			
	Location : Bathrooms	oueraic, meany ceica. 5	0,0					
		oderate, Area Affected : 3	0%					
	Location : Bathrooms	, , , , , , , , , , , , , , , , , , ,						
Terrazzo	50%	LIFE	* *	5	\$26,600			
TOTALLO		ent : Light, Area Affected	: 5%		<b>\$20,000</b>			
	Location : Corridor, Near Multipurpose Room							
	Other Observation, Exten	t : Light, Area Affected : I	100%					
	Location : Main Hall							
	Explanation: This Com	ponent Is Actually Poured	l Rubber Floorin	g With T	Terrazzo Border			
Vinyl Tile	20%	2034	* *	3	\$5,100			
Interior Walls								
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			
Ceilings								
AcousTileSusp.Lay-In	10%	2043	* *	5	\$6,800			
Exposed Concrete	20%	LIFE	* *	5	\$2,100			
Glass: Susp Panels	30%	LIFE	**					
		t : Moderate, Area Affecte	ea: 100%					
	Location: Throughout	monant In A at II Et	71.000 5 1 1	D au -1.				
C D . 1		ponent Is Actually Fiber (	stass Suspenaea * *		φ1 <b>2</b> 000			
Gypsum Board	15%	LIFE	**	5	\$12,800			
Plaster	25%	LIFE	* *	5	\$10,600			

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

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

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

Asset #: 14139

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
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	1000/		2045	de de				
Thermoplastic	100%		2046	* *	1			
Motor Controllers	1000/		2020	ale ale	_	<b>#200</b>		
Locally Mounted	100%		2039	* *	5	\$300		
Ground								
Grounding Devices	1000/							
Not Accessible	100%							
Stand-by Power								
Transfer Switches Automatic	100%		2024	\$21,500	1	\$14,000		
T.	100%		2024	\$21,300	1	\$14,000		
Lighting Interior Lighting								
Fluorescent	50%		2031	* *	10	\$20,800		
	Other Observation, Ext	ent : Moderate. A		cted : 100%	10	Ψ20,000		
	Location: 1st Floor, 1			. 100,0				
	Explanation: T-8 Lan							
Fluorescent	50%	· T · ·	2031	* *	10	\$20,800		
	Other Observation, Ext	ent : Moderate. A		cted : 100%	10	Ψ20,000		
	Location : 1st Floor			. 100,0				
	Explanation : Cfl Lam	ıns						
Egress Lighting		T ~						
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%			, ,				
Alarm								
Security System								
No Component	80%							
Generic	20%		2031	* *	1	\$3,400		
	Other Observation, Ext	ent : Moderate, A	rea Affe	cted : 100%				
	Location: Basement,							
	Explanation: CCTV S	Surveillance Cam	era Syst	em				
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%		2031	* *	1-3	\$5,600		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14139

Mechanical	Current F	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	50%		2046	* *	1		
Natural Gas	50%		2046	* *	1		
Conversion Equipment	250/		2025	* *	4	Φ	
Heat Exchanger	25%		2035		1	\$5,600	
Heat Pump	20% Other Observation, E	rtant : Light Anga	2027	\$28,200	2	\$2,800	
	Location : Through	_	Ајјестеи	. 100/0			
	Explanation: Water		nns Ohsa	prvod			
Hoot Dump	5% 0-2	\$7,000	1000000000000000000000000000000000000	**	2	\$600	
Heat Pump	3% 0-2 Malfunctioning, Exter				2	\$600	
	Location : Basemen			1.10/0			
Heat Dumm	25%	i, i oj s Bejeenve	2027	\$25,200	2	\$2.500	
Heat Pump	25% Other Observation, E	rtent : Light Area		\$35,200	2	\$3,500	
	Location : Through		Ајјестей	. 100/0			
	Explanation: Water		mns (terv	ninal Tyne Ohsery	ed)		
Hot Water Boiler	25%	Sourcea Heat I at	2039	**	1	\$5,600	
Hot water Boller	25% Other Observation, E	rtent : Light Area			1	\$3,000	
	Location : Basemen		Пуссиси	. 10070			
	Explanation: 2 Uni						
Distribution							
Hot Wtr Piping/Pump	100%		2042	* *	4	\$3,400	
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Heat Rejection							
Air Condenser Unit	100%		2031	* *	2	\$31,700	
	Other Observation, E		Affected	: 100%			
	Location : Basemen						
**	Explanation: 2 Dry	Coolers Observed					
Ventilation							
Distribution Ductwork/Diffusors	100%		LIED	* *	2.5	\$25,300	
Ductwork/Diffusers Exhaust Fans	100%		LIFE		2-5	\$25,500	
Interior	10%		2031	* *	2	\$100	
No Component	90%		2031		2	ψ100	
No component	Other Observation, E	xtent : Light, Area	Affected	: 0%			
	Location : Through	_	1 255 00000	. 0,0			
	Explanation : Equip		or Under	The Heating Sect	ion Of Th	is Report	
Plumbing	. 11			0	<i>J</i>	<u> </u>	
H/C Water Piping							
Brass/Copper	100%		2046	* *	1		
Water Heater							
Gas Fired	100%		2024	\$10,300	2	\$700	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		

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

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

Mechanical	Current Repai	ir Futur	e Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
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%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected	: 100%			
	<i>Location</i> : <i>B</i> , <i>G</i> , 1-2					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$22,900	
Sprinkler						
Generic	100%	2052	* *	1-2	\$12,700	
Fire Pump						
Generic	100%	2035	* *	1	\$8,500	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Basement					
	Explanation : Fire Pump	Serves The Entire Fac	cility			

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

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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

Areas Surveyed : Roof, Floors 1,2

Block : 4140 Lot : 13 BIN : 3092631

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$84,200	\$19,200	\$22,300	\$28,100
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	
Total	\$84,200	\$19,200	\$22,300	\$28,100



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

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

Architecture		Current	Current Repair Future Replacement		e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Masonry: Brick Cavity	Location Diagonal Location Effloresce Location	Crumbling 1: At Vario Cracks, Ex 1: Building 11: Craten 1: Under 2	: Moderate, Area A nd Floor Terrace	Affected Affected	: 15% : 15%	5	\$10,200	
	Location	ı : Through						
	_		Extent : Moderate, errace Doors	Area Afj	fected : 20%			
	Location Weephole	ı : Entry Fa	Extent : Severe, Are icade, Rear Facade t, Extent : Moderate out	At Abut	ting Building			
Metal Sect. OHD	Location	ı : All Dooi	\$1,700 Extent: Moderate, A rs osion/rusting	2031 Area Affe	* * ected : 100%	5	\$900	
Slate Panels	Broken/M	Now issing Elen i : Window	\$8,700 nents, Extent : Seve Sills	LIFE re, Area	* * Affected : 40%	5	\$400	
Windows								
Aluminum		/Rusting, E	\$8,800 Extent : Moderate, A ve Metal Grilles	2034 Area Affe	* * cted : 15%	5	\$1,100	
Metal Louvers		0-2 /Rusting, E 1 : All Louv	\$1,400 Extent : Moderate, A ers	2029 Area Affe	* * octed : 50%			
Parapets								
Masonry: Brick Cavity	15%	0.2	<b>**</b> 400	LIFE	* *	5	\$1,600	
Masonry: Limestone		0-2 r Miss/Eroo ı : Through	\$5,400 d, Extent : Moderat out	LIFE e, Area A	* * Affected : 50%	5	\$1,300	
Metal Panel	5%			2046	* *	5	\$2,000	
Metal: Cage/Fence	70%	0-2	\$71,200	2040	* *	5	\$2,000	1
Metal. Cago/i chec	Corrosion		xtent : Severe, Ared		d : 100%	5	Ψ23,700	1

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

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

Asset #: 14456

Architecture	Current Repair		Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	Stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior Roof							
Modified Bitumen	100% Now Alligatoring, Extent: Location: Various Blisters, Extent: Mod Location: At Various Debris Present, Extent Location: Throught Drains Inad/Misposn, Location: Through Ponding, Extent: Sev Location: Various B	Locations lerate, Area Affecto us Locations et : Moderate, Area out Extent : Severe, A out ere, Area Affected Locations	ed : 50%  Affected : rea Affecte : 50%	20% d : 50%			1
	Location : At Roof I	Penetrations					
terior							
Floors							
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	
Interior Walls							
Ceramic Tile	10%		2035	* *	5	\$3,100	
Concrete Masonry Unit	5%		LIFE	* *	5	\$600	
Gypsum Board	85% 4+ Cracking/Crumbling, Location: Various I Paint Peeling, Extent Location: Throught Water Penetration, Ex	Locations : Moderate, Area out xtent : Moderate, A	Affected : 2 Area Affecte	0% ed : 25%	5	\$15,600	
Ceilings	Location : Elevator	ьовоу, Бапсе Stu	лю, Бинага	is Koom			
Acous Tile Susp. Lay-In	95% Now Broken/Missing Elem Location: 2nd Floo Misaligned/Bulging, I Location: 2nd Floo Water Penetration, El	r Extent : Light, Ared r xtent : Moderate, A	a Affected : Area Affecte	15% ed : 15%	5	\$14,200	
T	Location : Elevator	Lobby, Dance Stu				<b>***</b> • • • • • • • • • • • • • • • • • •	
Exposed Concrete	5%		LIFE	* *	5	\$200	

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

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

Asset #: 14456

Electrical	Current Repa	air F <u>utu</u> r	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				
Service Equipment						
Fused Disc Sw	100%	2026	\$4,700	5	\$100	
	Other Observation, Exter		ected : 100%			
	Location : Electrical Re					
	Explanation : Main Ser	vice Disconnect Switch	Rated @ 600 Amp	eres		
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	
	T-12 Lamps And Fixtures		ea Affected : 100%	ó		
	Location: Throughout					
Fluorescent	30%	2031	* *	10	\$5,500	
	T-8 Lamps And Fixtures,		a Affected : 100%			
	Location: Activity Room	ns And Lobby				
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	
	Other Observation, Exter	at : Moderate, Area Affe	ected : 100%			
	Location : Activity Room	ns And Outside				
	Explanation: Cctv Surv	veillance Cameras				

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14456

Electrical	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority					
Alarm									
Fire/Smoke Detection									
Generic, Digital	100%	2031 **	1-3 \$12,300						
	Other Observation, Extent : Moderate,	Area Affected : 100%							
Location: Throughout The Building									
	Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations And Bells								

Mechanical	Current Repair		Future	Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	100%		2052	* *	1		
Distribution	400-					<b></b>	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,100	
Terminal Devices	0.504		2021	de de		<b>41.70</b> 0	
Air Handler	95%		2031	* *	1	\$11,700	
	Other Observation, Ex	_	Affected .	: 100%			
	Location: Mechanic	-	) 1	D (1) A 11:		- 4 D 1 1	
G	Explanation: (3) Air	r Hanaling Units K					
Convector/Radiator	5%		2039	* *	1	\$300	
Air Conditioning							
Energy Source	1000/		20.42	* *	1		
Electricity	100%		2042	* *	1		
Conversion Equipment	1000/		2027	¢207.400	2	¢1 200	
Int Pkg Unit - Heating/Cooling	100%		2027	\$387,400	2	\$1,200	
Distribution							
Distribution  Ductwork/Diffusers	100% 0-2	\$82,500	LIFE	* *	2	\$25,900	
Ductwork/Diffusers	Not Insulated, Extent :	1 - 1		100%	2	\$23,900	
	Location : Ductwork						
Heat Rejection	Location : Buctwork	Throughout The I	buttating,	in Systems			
Air Condenser Unit	100%		2031	* *	2	\$13,900	
7 in Condenser Chit		ctent : Light, Area		: 100%	2	Ψ13,700	
	Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Spaces						
	Explanation : Air Ho	-	Packagea	l Heating, Cooling	With Co	ondenser	
Ventilation				0	<u>,                                      </u>		
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,100	
Exhaust Fans							
Roof	100%		2031	* *	2	\$600	
	Other Observation, Ex	ctent : Light, Area	Affected .	: 100%			
	Location: Roof						
	Explanation: (4) Fa	ins					
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2046	* *	1		

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

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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 / 14136Yr Built/Renovated: 1920 / 2007Area Sq Ft: 27,621Project Type: AGINGDate of Survey: 06-Jul-2016Landmark Status: NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4

Block : 1680 Lot : 45 BIN : 1074278

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$201,200	\$17,800	\$31,700	\$16,300
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			
Total	\$201,200	\$17,800	\$31,700	\$16,300



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14136

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior								
Exterior Walls	20/ 0.2	\$6.200	LIDE	* *	_	\$7,000		
Cast Stone/Terra Cotta	2% 0-2 Cracking/Crumbling, Location: Through Jnt Mortar Miss/Eroc Location: Through	out d, Extent : Light, A		ed : 10%	5	\$7,000		
Masonry: Brick	94% Now Cracking/Crumbling, Location: Through Jnt Mortar Miss/Eroc Location: Through	out d, Extent : Moderai			5	\$42,300		
	Spalling, Extent: Mo Location: Through	derate, Area Affect	ted : 20%					
Masonry: Limestone	3% 0-2  Jnt Mortar Miss/Eroc  Location : Through		LIFE rea Affect	* * ted : 10%	5	\$1,000		
Metal Panel	1% Now Corrosion/Rusting, E Location: Through	_	2037 Affected	* *	5	\$800		
Windows								
Aluminum	100% Now Air Infiltration, Exten Location: Through		2035 a Affected	* *	5	\$5,700		
	Cracking/Crumbling, Location : Through	out						
	Ctrwt/Balnc Not Fun Location : Through		ite, Area	Affected : 60%				
Parapets								
Cast Stone/Terra Cotta Cast Stone/Terra Cotta	5% 7% Now Cracking/Crumbling, Location : Through		LIFE LIFE e, Area A <u>f</u>	* * * * fected : 10%	5-10 5	\$10,500 \$4,000		
	Water Penetration, E Location : Through		Area Affeo	cted : 10%				
Masonry: Brick	80% Now Cracking/Crumbling, Location: Through	out			5	\$5,900		
	Water Penetration, E Location : Through		Area Affeo	cted : 20%				
Metal Security Bars	5% Recent Replace Evide Location: Through	_	2042 Area Affe	* * ected : 100%				
Pre-Cast Concrete	3%		LIFE	* *	5	\$2,800		

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

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

Architecture	Current Repair		Future Replacement		M			
System Component Type	% of 1 Total	Fail Date Es (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof								
Modified Bitumen	Location Patching E Location Ponding, E	: Throughout vident, Exten : Throughout	t : Moderate, Ai Area Affected :	ea Affec				
Interior								
Floors								
Carpet	Location Worn/Erod	: Throughout	Ioderate, Area I	-	-	3	\$3,100	
Cast in Place Concrete		Now Erumbling, Ex : Throughout	\$4,200 tent : Moderate	LIFE , Area Aj	* * ffected : 10%	5	\$9,000	
Ceramic Tile		Now ed Finish, Ext : Throughout	\$15,600 ent : Moderate,	2030 Area Aff	* * Fected : 30%	5	\$1,000	
Vinyl Tile		Now Erumbling, Ex : Throughout	\$20,600 tent : Light, Are	2027 ea Affecte	\$206,000 ed : 10%	3	\$9,300	
Wood	20%			2055	* *	5	\$15,500	

Asset #: 14136

Current Repair		Future Replacement		Maintenance			
% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
50/ Now	\$26,400	LIEE	* *	5	\$1.700		
				3	\$1,700		
		, 11, 00, 11,	,ce.ea . 20,0				
Glazing Broken/Crac	cked, Extent : Mode	rate, Are	a Affected : 20%				
Location: Through	out						
20%		LIFE	* *	5-10	\$15,300		
10% Now		LIFE					
		, Area Aj	fected: 40%				
_		e. Area A	Affected : 30%				
		-,	5,,				
50% Now	\$35,200	LIFE	* *	5	\$6,700		
		, Area Aj	fected : 20%				
_							
		Area Affe	cted : 20%				
		LIDD	sk sk		¢1 200		
Cracking/Crumbling				3	\$1,300		
	t : Moderate, Area .	Affected .	: 20%				
Location : Stair							
5%		LIFE	* *	5	\$18,000		
	Ф20 200						
				5	\$12,400		
		, лгеи лу	jecieu . 2070				
		LIFE	* *				
			ed : 10%				
Location : Through	out						
10% Now	\$5,300	LIFE	* *	5	\$2,600		
		, Area Aj	fected : 20%				
U		l noa Affa	atad . 200/				
Location : Through		rea А <u></u> Ле	viea : 20%				
	5% Now Cracking/Crumbling. Location: Through  20% 10% Now Cracking/Crumbling. Location: Through  20% 10% Now Cracking/Crumbling. Location: Through  50% Now Cracking/Crumbling. Location: Through  10% Now Cracking/Crumbling. Location: Through  10% Now Cracking/Crumbling. Location: Stair Paint Peeling, Extent Location: Stair  5%  25% 60% Now Cracking/Crumbling. Location: Through  25% 60% Now Cracking/Crumbling. Location: Through  10% Now Cracking/Crumbling. Location: Through  5% Now Cracking/Crumbling. Location: Through  10% Now Cracking/Crumbling. Location: Through	5% Now \$26,400 Cracking/Crumbling, Extent: Moderate Location: Throughout Glazing Broken/Cracked, Extent: Moderate Location: Throughout  20% 10% Now \$85,600 Cracking/Crumbling, Extent: Moderate Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout  50% Now \$35,200 Cracking/Crumbling, Extent: Moderate Location: Throughout  Water Penetration, Extent: Moderate Location: Throughout  10% Now \$3,500 Cracking/Crumbling, Extent: Moderate Location: Stair Paint Peeling, Extent: Moderate, Area Location: Stair  5%  25% 60% Now \$39,200 Cracking/Crumbling, Extent: Moderate Location: Throughout  5% Now \$7,400 Cracking/Crumbling, Extent: Light, Area Location: Throughout  10% Now \$5,300 Cracking/Crumbling, Extent: Moderate Location: Throughout  Water Penetration, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate, And Location: Throughout	Soft   Fail Date   Estimated Cost   Total   (Years)   FY	Soft   Fail Date   Estimated Cost   FY   Estimated Cost   FY	Solution   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   Total   Fy   Solution   Throughout	Solution	

Electrical	Current Repair			Futur	re Replacement	М		
System Component Type	% of Fail Total (Ye		<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

Asset #: 14136

Electrical	C	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Co Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2027	\$2,400	5	\$100	
		ation, Extent : Moderai	te, Area Affe	cted : 100%			
		Electrical Room					
		: One 600 Amps Main					
Fused Disc Sw	50%		2027	\$2,400	5	\$100	
		ation, Extent : Moderat	te, Area Affe	cted : 100%			
	Location: Electrical Room						
	Explanation	: One 400 Amps Main	Disconnect	Switch			
Switchgear / Switchboard	1000/		2025	<b>407.700</b>	_	Φ=00	
Molded Case Bkrs	100%		2027	\$95,500	5	\$700	
Raceway	200/		20.47	* *			
Conduit	20%		2047		1		
Conduit	70%		2027	\$35,900 * *	1		
Conduit	10%		2057	* *	1		
Panelboards	<b>5</b> 0/	2-4 \$3.70	0 2052	* *	5		
Fused Knife Sw	- / -	2-4			3		
	Location : B	-	геи Ајјестеи	. 100/0			
Maldad Complex		<u>asemeni</u>	20.42	* *		¢100	
Molded Case Bkrs	20%		2043		5	\$100	
Molded Case Bkrs	55%		2026	\$40,100	5	\$400	
Molded Case Bkrs	20%		2052	. T	5	\$100	
Wiring Braided Cloth	60%	0-2 \$39,00	0 2052	* *	1		
Braided Clour		0-2        \$39,00 ed, Extent : Severe, Are			1		
		eu, Extent : Severe, Are Basement, 1st And 2nd 1		10070			
Til				* *	1		
Thermoplastic	20%		2047	* *	1		
Thermoplastic	20%		2057	-11-	1		
Motor Controllers	200/		2040	* *	_	¢100	
Locally Mounted	30%		2040		5 5	\$100	
Locally Mounted	70%		2025	\$31,000	3	\$100	
Grounding Daviese							
Grounding Devices Generic	100%	2-4 \$9.30	0 LIFE	* *	5	\$400	
Generic		2-4 \$9,50 ation, Extent : Severe, A			3	φ400	
	Location : B		ii eu rijjeciei	x . 100/0			
	Explanation						
iohtino	Блрининон	. Corroueu					

Lighting

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

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

Asset #: 14136

Electrical	Current Repair	Future R	eplacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Fluorescent	10%	2032	* *	10	\$2,500		
	Other Observation, Extent: Moderate	, Area Affectea	l : 100%				
	Location: 4th Floor						
	Explanation: Compact Fluorescent						
Fluorescent	58%	2032	* *	10	\$14,700		
	Other Observation, Extent: Moderate	, Area Affectea	l : 100%				
	Location: Throughout The Building						
	Explanation: T-8 Lamps						
Fluorescent	10%	2032	* *	10	\$2,500		
	T-5 Lamps And Fixtures, Extent : Mod Location : 4th Floor	lerate, Area A <u>f</u>	fected : 100%				
Fluorescent	20%	2037	* *	10	\$5,100		
	T-8 Lamps And Fixtures, Extent: Mod	lerate, Area A <u>f</u>	fected : 100%				
	Location: 2nd Floor						
Fluorescent	2%	2022	\$1,200	10	\$500		
	T-12 Lamps And Fixtures, Extent : Mo			ó			
	Location: Basement						
Egress Lighting							
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			
Exterior Lighting							
HID	100%	2032	* *	10	\$100		
Alarm							
Security System							
No Component	80%						
Generic	20% Now \$16,300		* *	1	\$1,900		
	Not in Service, Extent : Severe, Area A	Affected : 100%	ó				
	Location: Throughout The Building						
	Other Observation, Extent : Moderate	, Area Affectea	l : 100%				
	Location: Front Only						
	Explanation: CCTV Camera						
Fire/Smoke Detection	0.004						
No Component	80%	2022	ماه عام	1.0	ΦΩ 400		
Generic, Digital	20%	2032	* *	1-3	\$3,400		

Mechanical	C	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2037	* *	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14136

Mechanical	Curre	nt Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Year	nte Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Conversion Equipment	400/		2040	* *	1	\$10,000		
Steam Boiler	40%	ı, Extent : Light, Area			1	\$10,900		
		ı, Exieni . Ligni, Areu nent Boiler Room	Ајјестеи	. 40/0				
	Explanation: 3							
Steam Boiler	60%	Tremer Chins	2025	\$78,800	1	\$16,400		
Steam Boner		ı, Extent : Light, Area			1	φ10,400		
	Location : Mech	_	55					
	Explanation: 2	Old Units						
Distribution								
Steam Piping/Pump	100%		2027	\$188,300	4	\$2,000		
Terminal Devices								
Convector/Radiator	100%		2032	* *	1	\$8,900		
Air Conditioning								
Energy Source	100%		2035	* *	1			
Electricity Conversion Equipment	100%		2033		1			
Interior Pkg Unit -	20%		2031	* *	2	\$300		
Cooling	2070		2031		2	Ψ300		
Coomig	R-22 Refrigerant,	Extent : Light, Area A	ffected :	20%				
	Location : 4th F		55					
	Recent Installation	n, Extent : Light, Area	Affected	: 20%				
	Location: 4th F	loor						
Window/Wall Unit	50%		2022	\$27,700	1			
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$4,900		
		n, Extent : Light, Area	Affected	: 20%				
	Location: 4th F							
N. C		ew Air Ductwork						
No Component	80%							
Exhaust Fans Interior	20%		2037	* *	2	\$200		
No Component	80%		2037		2	\$200		
Plumbing	3070							
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)	1000/		2027	<b>#10.000</b>	,	<b>#2.5</b> 00		
Rigid Piping	100%		2027	\$10,800	4	\$2,500		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Page: 35

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

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light	, Area Affected : 10	0%			
	Location: B-4					
	Explanation: One Unit					
Fire Suppression						
Chemical System						
Generic	100%	2025	\$25,500	1-3	\$50,600	

#### 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

Areas Surveyed : Basement, Floors 1,2,3

Block : 479 Lot : 1 BIN : 1007156

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$64,700	\$72,700	\$16,600	\$11,800
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			
Total	\$64,700	\$72,700	\$16,600	\$11,800



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

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

Asset #: 14141

Architecture	Current	Repair	Future Replaceme		nt Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Masonry: Brick	85% 4+ Graffiti, Extent: Mc Location: Front F Staining/Discoloring Location: Front F	Facade g, Extent : Light, Are		* * ed : 10%	5	\$2,300		
Masonry: Granite	5%		LIFE	* *	5	\$100		
Window Wall	10%		2044	* *		\$1,000		
Windows						, ,		
Aluminum	100%		2040	* *	5			
Parapets								
Metal: Cage/Fence	100%		2037	* *	5-10			
Roof								
Roll Roofing	100% Other Observation, Location : Main Re		2023 Area Affe	cted : 100%	5			
	Explanation: Cov	ered With Rubber Po	ads For	Children's Play A	rea			
Interior	•			•				
Floors								
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 Cracking/Crumbling Location: Throug	-	2029 , Area Aj	* * ffected : 10%	3	\$4,400		
Wood	5%		2052	* *	5	\$1,600		
Interior Walls						. , ,		
Ceramic Tile	5% Now Horizontal Cracks, Location: Toilet H		2033 Affected	* * 5%	5	\$300		
Concrete Masonry Unit	10%		LIFE	* *	5	\$500		
Gypsum Board	35%		LIFE	* *		\$2,700		
Masonry: Brick	5% 4+	\$2,500	LIFE	* *	:	, ,, , , , ,		
·	Worn/Eroded, Exter Location : Baseme	at : Moderate, Area	Affected	: 10%				
Marble Panels	15%		LIFE	* *				
Plaster	30%		LIFE	* *	5	\$1,200		
Ceilings AcousTileSusp.Lay-In	95% 4+ Staining/Discoloring Location: Throug		2037 c, Area A	* * ffected : 15%	5	\$7,900		
Exposed Struc: Steel	5%		LIFE	* *	:			
Exposed Struc: Steel	J%0		LIFE					

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

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

Asset #: 14141

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nder 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% Insulation A	0-2 ged, Exte	\$9,500 nt : Moderate, Are	2049 a Affecte	* * ed : 100%	1			
	Location:	- Through	out						
Thermoplastic	50%			2024	\$11,900	1			
Thermoplastic	10%			2044	**	1			
Motor Controllers	1070								
Locally Mounted	90%			2022	\$39,800	5	\$100		
Locally Mounted	10%			2037	* *	5	,		
bround									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$200		
ighting									
Interior Lighting									
Fluorescent	60%			2024	\$14,300	10	\$6,100		
		Other Observation, Extent : Moderate, Area Affected : 100%							
	Location:	_							
	Explanatio	on : T-8 F	ixtures In Use						
Fluorescent	10%			2029	* *	10	\$1,000		
	T-5 Lamps A Location :		res, Extent : Modei s	ate, Are	a Affected : 100%				
Fluorescent	30%			2029	* *	10	\$3,000		
110000000			res, Extent : Modei		a Affected : 100%	10	42,000		
Egress Lighting									
Emergency, Battery	40%			2019	\$5,800	10	\$1,100		
Emergency, Battery	10%			2032	**	10	\$300		
Exit, Service	40%			2019	\$1,200	1	Ψ230		
		ixtures, E	xtent : Moderate, A			-			
			Locations Through						
Exit, Service	10%		.8	2032	**	1			
LAIL, BOI VICE		vation F	xtent : Moderate, A			1			
			out The Building						
			res Connected To I	Main Rla	la Service				

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

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

Asset #: 14141

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	

Mechanical	Current	Repair	Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating	•						
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	
	Malfunctioning, Ext		-				
	Location : Second	Floor Mechanical F	Room, De	fective Unit			
Convector/Radiator	50%		2037	* *	1	\$1,800	
ir Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Int Pkg Unit -	100%		2025	\$215,400	2	\$700	
Heating/Cooling							
	Other Observation,	_	Affected	: 100%			
	Location : Floor F						
	Explanation : Wat	er Sourced Air Cond	litioner				
Distribution	1000/			de de		<b>0.1.1.10.0</b>	
Ductwork/Diffusers	100%		LIFE	* *	2	\$14,400	
Heat Rejection	1000/ 0.3	Φ2.200	2024	<b>#21</b> (22	2	Φ. 200	
Air Condenser Unit	100% 0-2	\$2,200	2024	\$21,600	2	\$6,200	
	Damaged, Extent:						
	-	Defective Dry Cooler		1000/			
	Other Observation,	Extent : Light, Area	Аဌјестеа	: 100%			
	Location: Roof		7 4.	C 1::: : E	. ,		
/	Explanation : Dry	Cooler Serves All F	ioors Aii	Conaitioning Equ	ipment		
Tentilation Distribution							
Distribution  Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,200	
Ductwork/Diffusers	100%		LIFE	• •	2-3	\$0,200	

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

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

Mechanical	Current Repair	t Repair Future Replacement		М				
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Ventilation								
Exhaust Fans								
Roof	100%	2024	\$8,600	2	\$300			
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2034	* *	1				
	Booster Pump w/Tank, Extent : Light	, Area Affec	ted : 100%					
	Location : Basement							
	Corroded, Extent : Moderate, Area Affected : 100%							
	Location : Basement, Coroded Mai	n Valve Tra	ın					
Water Heater	1000/	2022	Φ2. 700	•	Φ200			
Gas Fired	100%	2022	\$2,500	2	\$200			
	Other Observation, Extent : Light, Ar	rea Affected	: 100%					
	Location : Basement							
	Explanation: 1 Direct Fired Unit V	Vith 120 Gai	llon Storage Tank					
Sanitary Piping	1000/	TIPE	* *	1				
Cast Iron	100%	LIFE		1				
	Other Observation, Extent : Moderat Location : Kitchen	e, Area Ajje	ciea : 100%					
		d						
Storm Drain Dining	Explanation : Grease Trap Undersi	zea						
Storm Drain Piping Cast Iron	100%	LIFE	* *	1				
Backflow Preventer	10070	LIFE		1				
Generic	100%	2029	* *	1	\$700			
Fixtures	10070	2029		1	\$700			
Generic	100%							
Vertical Transport	100/0							
Elevators								
Geared Traction	100%	LIFE	* *					
Source Truction	Other Observation, Extent : Light, Ar		: 100%					
	Location : Building	33						
	Explanation: 1 Unit Serving Basen	nent And All	Floors					
Fire Suppression	1							
Sprinkler								
No Component	75%							
Generic	25%	2034	* *	1-2	\$800			
	No Backflow Preventer, Extent : Mod		Affected : 100%					
	Location: Basement							
Chemical System								
Generic	100%	2019	\$25,500	1-3	\$50,600			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> 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 : 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 / 14146Yr Built/Renovated: 1927 / 2010Area Sq Ft: 20,096Project Type: AGINGDate of Survey: 11-Jan-2013Landmark Status: NONE

Areas Surveyed : Basement, Floors 1, Mez, 2, 3

Block : 454 Lot : 52 BIN : 1006502

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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
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
Total	\$100,100	\$103,200	\$30,900	\$27,900
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			
Total	\$100,100	\$103,200	\$30,900	\$27,900



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

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

Asset #: 14146

rchitecture	Current Repair		Future Replacement		Maintenance			
vstem Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Floors						_		
Carpet	3%			2023	\$11,200	3	\$1,400	
Cast in Place Concrete		Now	\$4,600	LIFE	**	5	\$9,900	
			xtent : Moderate, A out Basement And					
Granite Panels	5%			LIFE	* *	5	\$1,100	
Terrazzo	10%			LIFE	* *	5	\$2,400	
Vinyl Tile	62%	4+	\$15,500	2029	* *	3	\$7,000	
	Recent Replacement Location :		ent, Extent : Light, . ne Level	Area Aff	ected : 100%			
	Worn/Erode Location :		: Moderate, Area A t	Affected	: 15%			
Wood	5%			2039	* *	5	\$2,800	
Interior Walls								
Cast in Place Concrete	15%	Now	\$65,600	LIFE	* *			
			Extent : Severe, A ement - Abandoned					
	Spalling, Ex	tent : Lig	ht, Area Affected :	5%				
	Location:	Basemen	at .					
Ceramic Tile	5%			2033	* *	5	\$1,800	
Concrete Masonry Unit	5%	0-2	\$3,800	LIFE	* *	5	\$700	
•	Horizontal ( Location :		xtent : Moderate, A	Area Affe	cted : 15%		·	
	Vertical Cra Location :		nt : Moderate, Are t	a Affecte	ed : 15%			
Masonry: Brick	3%			LIFE	* *			
Masonry: Limestone	2%			LIFE	* *			
Plaster	70%	Now	\$19,400	LIFE	* *	5	\$7,400	
	Vertical Cra Location :		nt : Moderate, Are out	a Affecte	ed : 10%			
Ceilings								
AcousTileSusp.Lay-In	5%	4+	\$2,400	2037	* *	5	\$800	
	Broken/Miss Location:	_	ents, Extent : Ligh out	t, Area A	ffected : 5%			
	Staining/Dis Location:	_	Extent : Moderate out	, Area Ą	ffected : 10%			
AcousTileSusp.Lay-In	5%			2037	* *	5	\$1,500	
Plaster		Now	\$28,900	LIFE	* *	5	\$14,100	
		sing Elem	ents, Extent : Mod		ea Affected : 10%		7-1,	
	Cracking/Ci	umbling,	Extent : Severe, A ement - Abandoned					
Not Accessible	10%							
Not Accessible	5%							
THOU ACCESSION	J /0							

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

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

Asset #: 14146

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Service Equipment	1000/			2044	* *	_	¢100		
Fused Disc Sw	100%			2044		5	\$100		
		servation, E 1 : Electrica	Extent : Moderate, F	Area Affe	ectea : 100%				
			u Koom 2500 Amps Main D	isaanna	ot Curital				
Switchgaar / Switchboard	Ехріана	iion . One .	2300 Amps Main D	isconnec	a Swiich				
Switchgear / Switchboard Fused Disc Sw	50%			2044	* *	5			
Fused Knife Sw	50%	2-4	\$47,700	2054	* *	5			
rused Killie Sw			tent : Moderate, Ai			3			
		ıca Elje, Ex ı : Electrica		cu rijjec	ica : 10070				
Raceway	<u> </u>								
Conduit	95%			2024	\$48,800	1			
Conduit	5%			2044	**	1			
Panelboards	3 /0			20-1-1		1			
Fused Disc Sw	15%			2023	\$10,900	5	\$100		
Molded Case Bkrs	5%			2040	**	5	Ψ100		
Molded Case Bkrs	80%			2023	\$58,400	5	\$400		
Wiring	0070			2023	Ψ30,100		ψ100		
Braided Cloth	70%			2023	\$45,500	1			
Thermoplastic	10%			2044	**	1			
Thermoplastic	20%			2024	\$13,000	1			
Motor Controllers	2070			2021	Ψ12,000	-			
Locally Mounted	90%			2022	\$39,800	5	\$100		
Locally Mounted	10%			2037	**	5	Ψ100		
Ground									
Grounding Devices									
Generic	50%			LIFE	* *	5	\$100		
Generic	50%			LIFE	* *	5	\$100		
Lighting									
Interior Lighting									
Fluorescent	25%			2029	* *	10	\$4,600		
	•		res, Extent : Moder		a Affected : 100%				
	Location	i : 2nd, 3rd	Floors And Kitche	n					
Fluorescent	40%			2019	\$17,300	10	\$7,400		
	T-12 Lam	ps And Fixt	ures, Extent : Mode	erate, Ar		6			
	Location	i : Through	out						
Fluorescent	5%			2029	* *	10	\$900		
110010000110		s And Fixtu	res, Extent : Modei		a Affected : 100%	10	Ψ, σσ		
	_	ı : Hallway			33				
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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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2032	* *	1	\$2,300	
Fire/Smoke Detection							
Generic	100%		2029	* *	1-3	\$12,400	

Mechanical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Interruptible Gas/Dual Fuel	100%	2044	* *	1		
	Other Observation, Extent : I	ight, Area Affected	: 100%			
	Location: Basement Vault					
	Explanation: 1 - 3,000 Gal	lon Tank #2 Fuel				
Conversion Equipment						
Steam Boiler	100%	2037	* *	1	\$19,900	
	Other Observation, Extent : I	Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: 2 Dual Fuel	Steam Boilers				
Distribution	1000/	2024	* *	4	¢1.500	
Steam Piping/Pump Terminal Devices	100%	2034		4	\$1,500	
Air Handler	35%	2024	\$37,000	1	\$4,400	
All Halldici	Other Observation, Extent : I			1	φ+,+00	
	Location: Basement Second					
	Explanation : Dual Temper					
Convector/Radiator	65%	2029	* *	1	\$4,200	
Air Conditioning	0070				Ψ.,200	
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment						
Reciprocating	50%	2024	\$33,300	1	\$4,700	
Compr/Chiller						
Reciprocating Compr/Chiller	50%	2032	* *	1	\$4,700	
	R-134a Refrigerant, Extent : Location : Roof	Light, Area Affected	d : 50%			
	Recent Replace Evident, Exte Location: Roof	nt : Light, Area Aff	ected : 100%			

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Asset #: 14146

Mechanical	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ir Conditioning								
Distribution	<b>=</b> 00/			2024	de de		Φ=00	
Chilled Wtr Pipe/Pump	50%			2034	* *	4	\$700	
			Extent : Moderate, A	Area Affe	cted : 100%			
		: Basemen		F 4.				
		tıon : Sumn At All Time	ner / Winter Piping	For Air	Handlers Not In U	se - Left	In Cooling	
Ductwork/Diffusers	50%	At Att Time	<i>:</i> 3	LIFE	* *	2	\$13,100	
Terminal Devices	3070			LII L			Ψ13,100	
Air Handler/Cool/Ht	100%			2024	\$83,400	1	\$12,400	
Tentilation	10070			2021	ψ05,100	1	Ψ12,100	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,200	
Exhaust Fans							7,	
Roof	100%			2024	\$15,600	2	\$600	
lumbing					+,		7000	
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
		ump w/Tani	k, Extent : Light, A	rea Affec	eted : 100%			
		: Basemen	_	55				
Water Heater								
Gas Fired	100%			2022	\$4,600	2	\$300	
		ervation, E	xtent : Light, Area	Affected			,	
	Location	: Basemen	t					
	Explanat	tion : 2 - Di	irect Fired Units U	sing 1 - 4	400 Gallon Storage	e Tank		
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	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t					
	Explanat	tion : Dual	Pumps / Serves Ar	ea Of Ab	andoned Pool			
Pool Filter/Treatment								
Sand	100%			2029	* *	4	\$5,000	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: 1st Floor	r					
	Explanai	tion : Pool	And All Componen	ts Are Al	bandoned And Will	Not Be	Repaired For Use	
Sewage Ejector(s)								
Electric	100%			2024	\$10,800	4	\$1,600	
Backflow Preventer								
Generic	100%			2029	* *	1	\$1,200	
Fixtures	-							
Generic	100%							
ertical Transport	· · · · · · · · · · · · · · · · · · ·						·	

Vertical Transport

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Mechanical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Vertical Transport								
Elevators								
Geared Traction	70%	LIFE	* *					
	Other Observation, Extent:	Light, Area Affected:	100%					
	Location : Throughout The	e Building						
	Explanation: 2 Units - (1)	Passenger 1st To 7th.	And (1) Freight 1	st To 6t	h			
Hydraulic	30%	LIFE	* *					
•	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Building							
	Explanation: 1 Unit, Stree	et To 1						
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			

#### Project: AGING

CAPITAL	F	Y 2018 - 2021		FY 2022 - 2027
Miscellaneous Buildings		636,500		344,900
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Miscellaneous Buildings	20,800	22,300	23,900	32,300

ASSET#	NAME	SQFT	CAPITAL	EXPENSE
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

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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