

Print Date : 22-Oct-2012

DEPARTMENT FOR THE AGING - FY 2013

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 : 30-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 420 **Lot** : 1 **BIN** : 1079081

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$38,000	
Total	\$38,000	
Priority A	\$38,000	
Total	\$38,000	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$22,500			
Interior Architecture	\$17,600		\$200	\$600
Electrical	\$4,300			\$100
Mechanical	\$15,200	\$600	\$1,000	\$600
Total	\$59,700	\$600	\$1,200	\$1,300
Priority A	\$22,500			
Priority B	\$22,900	\$600	\$1,200	\$600
Priority C	\$14,200			\$600
Total	\$59,700	\$600	\$1,200	\$1,300



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$4,500	LIFE	**	5	\$7,100	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Foundation Wall Throughout</i>								
Cement-Fiber Panel	15%	Now	\$1,700	2028	**			A
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Soffit Throughout</i>								
<i>Explanation : Cracking And Vegetation Growth</i>								
Masonry: Brick	70%	Now	\$16,400	LIFE	**	5	\$10,000	A
<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>								
Mosaic Tile	5%			2043	**	10	\$2,200	A
Windows								
Aluminum	100%	Now	\$38,000	2039	**	5	\$700	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Lounge</i>								
<i>Hardware Missing, Extent : Light, Area Affected : 40%</i>								
<i>Location : Kitchen</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,700	C
Terrazzo	45%	Now	\$5,100	LIFE	**	5	\$2,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%	Now	\$1,800	2028	**	3	\$1,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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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 Code
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	\$900	LIFE	**			C
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%			2032	**	5	\$300	C
Concrete Masonry Unit	10%	Now	\$1,100	LIFE	**	5	\$200	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Masonry: Brick	5%			LIFE	**	10	\$100	C
Plaster	65%	Now	\$3,500	LIFE	**	5	\$1,200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
SGFT/Glazed Masonry	7%			LIFE	**	10	\$200	C
Wood	3%			LIFE	**	5	\$1,400	C
Ceilings								
AcousTileConcealSpLn	5%			2036	**	5	\$500	B
AcousTileSusp.Lay-In	85%	Now	\$2,100	2036	**	5	\$3,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$1,300	LIFE	**	5	\$500	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Mechanical Room</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2023	\$1,600	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$14,500	5	\$100	B
Raceway								
Conduit	100%			2023	\$5,700	1		B
Panelboards								
Fused Disc Sw	50%			2022	\$5,500	5	\$100	B
Molded Case Bkrs	50%			2022	\$5,500	5	\$100	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$4,300	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2033	**	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	99%			2023	\$29,600	10	\$4,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	1%			2018	\$300	2		B
Egress Lighting								
Emergency, Battery	50%			2023	\$1,000	10	\$600	B
Exit, Service	50%			2023	\$400	1		B
Exterior Lighting								
HID	100%			2018	\$2,100	10		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	**	5	\$1,600	B
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Boiler Room</i>								
Conversion Equipment								
Hot Water Boiler	100%			2028	**	1	\$2,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mech Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$2,900	2022	\$28,800	4	\$300	B
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	70%			2018	\$21,700	1	\$2,200	B
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 1st Floor Mech Room</i>								
<i>Explanation : 2 Units</i>								
Convactor/Radiator	30%			2021	\$16,300	1	\$500	B

Air Conditioning

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2031	* *	1	B
Conversion Equipment							
Window/Wall Unit	90%			2018	\$10,600	1	B
No Component	10%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,600 B
Exhaust Fans							
Interior	100%			2018	\$6,300	2	\$200 B
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2033	* *	1	B
Water Heater							
Electric	100%			2021	\$900	4	B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%	Now	\$10,100	2033	* *	4	\$1,300 B
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
		<i>Location : Mech Room</i>					
Backflow Preventer							
Generic	100%			2023	\$600	1	\$300 B
Fixtures							
Generic	100%						B

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Print Date : 22-Oct-2012

DEPARTMENT FOR THE AGING - FY 2013

Asset Name : CITY HALL (CELLAR)
Address : 100 GOLD ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA004.000 / 14138 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 20,831 **Project Type** : AGING
Date of Survey : 08-Jan-2009 **Landmark Status** : NONE
Areas Surveyed : Basement
Block : 94 **Lot** : 25 **BIN** : 1001289

CAPITAL

Total

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Interior Architecture	\$53,900		\$600	
Electrical		\$28,200	\$200	
Mechanical	\$4,100		\$8,200	
Total	\$58,000	\$28,200	\$9,000	
Priority B	\$8,500	\$28,200	\$8,400	
Priority C	\$49,500		\$600	
Total	\$58,000	\$28,200	\$9,000	



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DEPARTMENT FOR THE AGING - 125
CITY HALL (CELLAR)
Asset # : 14138

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2019	\$7,400	3	\$1,900	C
Ceramic Tile	10%	Now	\$2,800	2029	**	5	\$1,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms And Kitchen</i>								
Sheet Vinyl/Rubber	85%	0-2	\$32,900	2025	**	5	\$16,300	C
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : General Surface Staining. Needs Buff & Polish.</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$2,400	2029	**	5	\$800	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen.</i>								
Gypsum Board	95%	Now	\$11,400	LIFE	**	5	\$19,200	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 95%</i>								
<i>Location : Entrance Corridor.</i>								
Ceilings								
AcousTileSusp.Lay-In	85%	Now	\$2,800	2033	**	5	\$10,800	B
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Administrative Office.</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$400	B
Ceramic Tile	10%	Now	\$1,500	LIFE	**	5	\$1,600	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		B
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Recreation Room.</i>								
<i>Explanation : Recently Installed Panels.</i>								
Wiring								
Thermoplastic	100%			2040	**	1		B
Motor Controllers								
Locally Mounted	100%			2025	**	5	\$100	B

Lighting

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DEPARTMENT FOR THE AGING - 125
CITY HALL (CELLAR)
Asset # : 14138

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

Lighting

Interior Lighting
Fluorescent

85%
2025 * * 10 \$13,300 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout Asset Space.
Explanation : T-8 Fixtures In Use. Recently Installed With 2001 Renovation.

Incandescent

15% 2015 \$14,800 2 \$100 B

Egress Lighting
Exit, Service

100%
2025 * * 1 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout Asset Space.
Explanation : Fixtures Connected To Bldg. Main Service.

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

Heating

Energy Source
Not Accessible

100%
D
Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Utilities Supplied By Main Building

Conversion Equipment
Not Accessible

100%
D
Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Utilities Supplied By Main Building

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$9,500 B

Air Conditioning

Energy Source
Not Accessible

100%
D
Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Utilities Supplied By Main Building

Conversion Equipment
Not Accessible

100%
D
Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Utilities Supplied By Main Building

Distribution

Ductwork/Diffusers

100% LIFE * * 2 \$22,200 B

Terminal Devices

Not Accessible

100% D

Heat Rejection

Not Accessible

100% D

Ventilation

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DEPARTMENT FOR THE AGING - 125
CITY HALL (CELLAR)
Asset # : 14138

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,500	B
Exhaust Fans								
Not Accessible	100%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		B
Water Heater								
Not Accessible	100%							D
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Utilities Supplied By Main Building</i>						
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping								
Cast Iron	100%	Now	\$4,100	LIFE	* *	1		B
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Building Manager Reports Grease Trap Missing Parts / Not Working</i>						
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Generic	100%							B

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Print Date : 22-Oct-2012

DEPARTMENT FOR THE AGING - FY 2013

Asset Name : COUNCIL CTR. FOR SENIOR CITIZENS
Address : 1001 QUENTIN ROAD
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 : 01-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 6642 **Lot** : 45 **BIN** : 3176314

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$48,200	
Interior Architecture	\$107,600	\$153,600
Electrical	\$524,000	\$43,600
Total	\$679,800	\$197,200
Priority A	\$48,200	
Priority B	\$631,700	\$43,600
Priority C		\$153,600
Total	\$679,800	\$197,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$28,400		\$300	\$10,900
Interior Architecture	\$76,500	\$800	\$2,700	\$12,400
Electrical	\$2,200	\$2,400	\$38,400	\$2,100
Mechanical	\$5,700	\$1,400	\$23,800	\$2,000
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$127,600	\$19,400	\$80,000	\$42,200
Priority A	\$28,400		\$300	\$10,900
Priority B	\$22,700	\$18,600	\$78,600	\$18,900
Priority C	\$76,500	\$800	\$1,200	\$12,400
Total	\$127,600	\$19,400	\$80,000	\$42,200



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$12,400	A
Masonry: Marble	10%	0-2	\$15,900	LIFE	**	5	\$1,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Stucco Cement	40%			2034	**	5	\$24,900	A
Windows								
Aluminum	100%			2037	**	5	\$3,400	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$1,700	A
Masonry: Sandstone	3%			LIFE	**	5	\$100	A
Metal Panel	7%			2041	**	5	\$500	A
Roof								
Plaza Roof: Stone Panels	20%			2047	**			A
Roll Roofing	80%			2017		5	\$18,400	A
Interior								
Floors								
Carpet	50%	0-2	\$59,500	2020	\$119,100	3	\$31,000	C
<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%			2024	**	5	\$2,100	C
Quarry Tile	2%			2034	**	5	\$1,200	C
Vinyl Tile	40%	0-2	\$15,400	2021	\$153,600	3	\$6,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : At Various Locations</i>								
Wood	3%			2036	**	5	\$2,300	C
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$1,600	C
Concrete Masonry Unit	5%			LIFE	**	5	\$600	C
Gypsum Board	90%			LIFE	**	5	\$17,400	C
Ceilings								
AcousTileConcealSpLn	6%			2026	**	5	\$3,100	B
AcousTileSusp.Lay-In	80%	0-2	\$107,600	2026	**	5	\$16,500	B
<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>								
Exposed Concrete	2%			LIFE	**	5	\$100	B
Gypsum Board	12%			LIFE	**	5	\$6,200	B
Site Enclosure								
Free Standing Walls								
Concrete Masonry Unit	100%			2041	**			C

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			C
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$3,000	5	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1200a Main Disconnect</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$43,600	5	\$100	B
Raceway								
Conduit	75%			2021	\$17,800	1		B
Conduit	25%			2031	**	1		B
Panelboards								
Fused Disc Sw	5%			2020	\$1,700	5		B
Fused Disc Sw	5%			2029	**	5		B
Molded Case Bkrs	90%			2020	\$29,800	5	\$700	B
Wiring								
Thermoplastic	75%			2021	\$19,100	1		B
Thermoplastic	25%			2031	**	1		B
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$100	B
Locally Mounted	50%			2019	\$10,100	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe.</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	70%			2016	\$111,800	10	\$17,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps. Switch Controlled.</i>								
Incandescent	30%			2016	\$47,900	2	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Switch Controlled.</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**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	5%			2016	\$600	10	\$300	B
Emergency, Battery	45%			2021	\$5,000	10	\$3,000	B
Exit, Battery	20%			2016	\$4,500	10	\$400	B
Exit, Battery	30%			2021	\$6,700	10	\$600	B
Exterior Lighting								
HID	80%			2016	\$9,000	10	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Terrace</i>								
<i>Explanation : Switch Controlled.</i>								
Incandescent	20%			2016	\$3,200	2		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry And Roof</i>								
<i>Explanation : Switch Controlled</i>								
Alarm								
Security System								
No Component	50%							D
Generic	50%			2016	\$46,400	1	\$5,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : In Working Order.</i>								
Fire/Smoke Detection								
Generic	100%			2016	\$317,900	1-3	\$17,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : In Working Order.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	100%			2041	**	1		B
Conversion Equipment								
Furnace	100%			2026	**	1	\$13,700	B
<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>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2026	**	2	\$1,700	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**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$35,900	B
Heat Rejection								
Air Condenser Unit	100%			2026	* *	2	\$19,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,400	B
Exhaust Fans								
Roof	100%			2026	* *	2	\$900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		B
Water Heater								
Electric	100%			2016	\$4,800	4	\$200	B
		<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		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,100	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (2) 1 - 5, (1) B - 5</i>						
		<i>Explanation : 3 Units</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.

Print Date : 22-Oct-2012

DEPARTMENT FOR THE AGING - FY 2013

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 / 2005
Area Sq Ft : 45,442 **Project Type** : AGING
Date of Survey : 06-Jul-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Floors 1
Block : 472 **Lot** : 7501 **BIN** : 1075959

CAPITAL

Total

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Interior Architecture	\$18,800		\$8,300	\$1,400
Electrical	\$5,400	\$4,600	\$56,900	\$5,800
Mechanical	\$23,900	\$10,600	\$18,600	\$17,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,100	\$19,200	\$87,800	\$28,200
Priority B	\$33,300	\$19,200	\$79,500	\$26,800
Priority C	\$18,800		\$8,300	\$1,400
Total	\$52,100	\$19,200	\$87,800	\$28,200



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	30%			2022	\$96,300	3	\$25,000	C
Terrazzo	20%	Now	\$6,500	LIFE	**	5	\$8,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Near Multipurpose Room</i>								
Traffic Topping	30%			2029	**	5	\$20,900	C
Vinyl Tile	20%			2029	**	3	\$5,600	C
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$1,000	C
Folding Partition	5%			2043	**	5	\$2,600	C
Glass: Single Pane	25%			LIFE	**	5	\$3,900	C
Gypsum Board	55%			LIFE	**	5	\$6,800	C
Wood	10%			LIFE	**	5	\$8,200	C
Ceilings								
AcousTileSusp.Lay-In	10%			2038	**	5	\$5,600	B
Exposed Concrete	20%			LIFE	**	5	\$1,700	B
Glass: Susp Panels	30%			LIFE	**			B
<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	\$10,400	B
Plaster	25%			LIFE	**	5	\$8,700	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2041	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 3000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$200	B
Raceway								
Conduit	100%			2041	**	1		B
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	B
Molded Case Bkrs	90%			2037	**	5	\$900	B
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$300	B
Ground								
Grounding Devices								
Not Accessible	100%							D

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$10,600	1	\$11,500	B
Lighting								
Interior Lighting								
Fluorescent	50%			2026	**	10	\$17,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor, Basement</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	50%			2026	**	10	\$17,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Cfl Lamps</i>						
Egress Lighting								
Emergency, Battery	30%			2026	**	10	\$2,700	B
Exit, LED	30%			2049	**	1		B
Exit, Service	40%			2026	**	1		B
Exterior Lighting								
HID	100%			2016	\$15,100	10	\$100	B
Alarm								
Security System								
Generic	100%			2026	**	1	\$13,900	B
		<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								
Generic	100%			2026	**	1-3	\$23,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Addressable Main Control Panel</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$18,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Terminal Devices								
Fan Coil Unit/Heat	25%			2026	**	1	\$3,000	B
Induction Unit	75%			2030	**	1	\$9,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B

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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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2030	**	1	\$40,300	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2041	**	4	\$1,800	B
Terminal Devices								
Fan Coil - Cool/Heat	25%			2026	**	1	\$3,000	B
Induction Unit	75%			2026	**	1	\$9,000	B
Heat Rejection								
Air Condenser Unit	100%			2026	**	2	\$25,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,700	B
Exhaust Fans								
Interior	100%			2026	**	2	\$1,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	**	1		B
Water Heater								
Gas Fired	100%			2020	\$9,600	2	\$600	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2014	\$6,100	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2026	**	4	\$2,000	B
Backflow Preventer								
Generic	100%			2026	**	1	\$2,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, G, 1-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$19,500	B
Sprinkler								
No Component	50%							D
Generic	50%			2047	**	1-2	\$5,200	B
Fire Pump								
Generic	100%			2030	**	1	\$7,000	B

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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.

Print Date : 22-Oct-2012

DEPARTMENT FOR THE AGING - FY 2013

Asset Name : CYPRESS HILLS SENIOR CENTER
Address : 3194 FULTON STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DFTA013.000 / 14456 **Yr Built/Renovated** : 1971 / 2005
Area Sq Ft : 19,914 **Project Type** : AGING
Date of Survey : 26-Jan-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4140 **Lot** : 13 **BIN** : 3092631

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$55,600	
Mechanical	\$77,000	\$361,300
Total	\$132,500	\$361,300
Priority A	\$55,600	
Priority B	\$77,000	\$361,300
Total	\$132,500	\$361,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$42,400			
Interior Architecture	\$16,000			\$2,500
Electrical	\$1,900	\$1,500	\$18,300	\$2,000
Mechanical	\$3,700	\$1,100	\$11,500	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$67,900	\$6,600	\$33,800	\$9,600
Priority A	\$42,400			
Priority B	\$21,100	\$6,600	\$33,800	\$7,100
Priority C	\$4,400			\$2,500
Total	\$67,900	\$6,600	\$33,800	\$9,600



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	\$6,100	LIFE	**	5	\$9,300	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Several Corners</i>								
<i>Spalling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Parapet</i>								
<hr/>								
Windows								
Aluminum	100%			2043	**	5	\$2,000	A
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Slate Window Sills</i>								
<hr/>								
Parapets								
Masonry: Brick	5%			LIFE	**	5	\$400	A
Masonry: Limestone	5%	0-2	\$2,500	LIFE	**	5	\$500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Metal: Cage/Fence	90%	2-4	\$55,600	2026	**	5	\$24,900	A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Modified Bitumen	100%	Now	\$33,800	2026	**			A
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Various Locations</i>								
<i>Ponding, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	**	5	\$1,100	C
Ceramic Tile	5%			2034	**	5	\$1,200	C
Quarry Tile	10%			2038	**	5	\$3,700	C
Vinyl Tile	83%			2026	**	3	\$10,100	C
<hr/>								
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$2,500	C
Concrete Masonry Unit	5%			LIFE	**	5	\$500	C
Gypsum Board	85%			LIFE	**	5	\$12,700	C
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	95%			2034	**	5	\$23,200	B
Exposed Concrete	5%			LIFE	**	5	\$200	B

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

Under 600 Volts

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$1,600	5	\$100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 600a Main Disconnect. 1500a Bus.</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$29,100	5	\$100	B
Raceway								
Conduit	90%			2041	**	1		B
Conduit	10%			2021	\$900	1		B
Panelboards								
Fused Disc Sw	10%			2037	**	5		B
Molded Case Bkrs	90%			2037	**	5	\$400	B
Wiring								
Thermoplastic	90%			2041	**	1		B
Thermoplastic	10%			2021	\$900	1		B
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	95%			2026	**	10	\$14,200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps. Switch Controlled.</i>						
Incandescent	5%			2021	\$4,700	2		B
Egress Lighting								
Emergency, Battery	50%			2026	**	10	\$2,000	B
Exit, Battery	50%			2026	**	10	\$600	B
Exterior Lighting								
HID	60%			2026	**	10		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exterior Walls</i>						
		<i>Explanation : Photocell Controlled.</i>						
Incandescent	40%			2021	\$3,800	2		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Terrace,Roof</i>						
		<i>Explanation : Timer Controlled.</i>						
Alarm								
Security System								
Generic	100%			2026	**	1	\$6,100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : In Working Order.</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
CYPRESS HILLS SENIOR CENTER
Asset # : 14456

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

Alarm

Fire/Smoke Detection
Generic

100%	2026	**	1-3	\$10,400	B
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Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : In Working Order.

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

Heating

Energy Source
Electricity

100%	2047	**	1		B
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Distribution

Ductwork/Diffusers

100%	LIFE	**	2-5	\$9,100	B
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Terminal Devices

Air Handler

95%	2026	**	1	\$9,600	B
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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%	2034	**	1	\$300	B
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Air Conditioning

Energy Source
Electricity

100%	2037	**	1		B
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Conversion Equipment

Int Pkg Unit -
Heating/Cooling

100%	2022	\$361,300	2	\$1,000	B
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Distribution

Ductwork/Diffusers

100%	0-2	\$77,000	LIFE	**	2	\$21,200	B
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Not Insulated, Extent : Moderate, Area Affected : 100%

Location : Ductwork Throughout The Building, All Systems

Heat Rejection

Air Condenser Unit

100%	2026	**	2	\$11,400	B
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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	\$9,100	B
------	------	----	-----	---------	---

Exhaust Fans

Roof

100%	2026	**	2	\$500	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : (4) Fans

Plumbing

H/C Water Piping
Brass/Copper

100%	2041	**	1		B
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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.

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Water Heater Electric	100%			2019	\$2,800	4	\$100	B
<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		B
<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		B
Backflow Preventer Generic	100%			2029	* *	1	\$1,000	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
Fire Suppression								
Sprinkler No Component	98%							D
Generic	2%			2047	* *	1-2	\$100	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.

Print Date : 22-Oct-2012

DEPARTMENT FOR THE AGING - FY 2013

Asset Name : LEONARD COVELLO SENIOR CENTER
Address : 312 E. 109TH ST. BTWN 1ST AVE. - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA002.000 / 14136 **Yr Built/Renovated** : 1920 / 2007
Area Sq Ft : 27,621 **Project Type** : AGING
Date of Survey : 30-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1680 **Lot** : 45 **BIN** : 1074278

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$229,400	
Interior Architecture		\$188,800
Electrical		\$43,600
Mechanical		\$249,100
Total	\$229,400	\$481,600
Priority A	\$229,400	
Priority B		\$292,800
Priority C		\$188,800
Total	\$229,400	\$481,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$61,700			
Interior Architecture	\$72,800	\$4,200		\$4,200
Electrical	\$15,700	\$500	\$700	\$600
Mechanical	\$35,500	\$3,700	\$9,300	\$3,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$189,600	\$12,300	\$13,900	\$11,800
Priority A	\$61,700			
Priority B	\$79,300	\$12,300	\$13,900	\$7,600
Priority C	\$48,700			\$4,200
Total	\$189,600	\$12,300	\$13,900	\$11,800



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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	0-2	\$5,800	LIFE	**	5	\$5,800	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	Now	\$229,400	LIFE	**	5	\$35,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney, East And West Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney, East And West Facades</i>								
Masonry: Limestone	3%	0-2	\$6,800	LIFE	**	5	\$800	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2039	**	5	\$9,300	A
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$8,600	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	7%			LIFE	**	5-10	\$12,000	A
Masonry: Brick	80%			LIFE	**	5-10	\$33,100	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Security Bars	5%			2038	**			A
Pre-Cast Concrete	3%			LIFE	**	5	\$2,300	A
Roof								
Modified Bitumen	100%			2028	**	10	\$12,400	A
Interior								
Floors								
Carpet	5%	4+	\$500	2022	\$9,800	3	\$2,500	C
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$14,800	C
Ceramic Tile	5%			2032	**	5	\$1,700	C
Vinyl Tile	60%	0-2	\$9,400	2023	\$188,800	3	\$7,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	20%			2058	**	5	\$12,700	C
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : This Component Is Actually Laminate Flooring</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
LEONARD COVELLO SENIOR CENTER
Asset # : 14136**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$2,800	C
Gypsum Board	20%			LIFE	**	5-10	\$12,500	C
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
Masonry: Brick	10%			LIFE	**	10	\$1,100	C
Plaster	50%			LIFE	**	5-10	\$15,600	C
Plaster	10%	Now	\$3,300	LIFE	**	5	\$1,100	C
<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	\$14,700	C
Ceilings								
AcousTileSusp.Lay-In	25%			2040	**	5	\$8,500	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
AcousTileSusp.Lay-In	60%	Now	\$13,200	2028	**	5	\$10,100	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Infill Arch	5%	Now	\$7,200	LIFE	**			B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5-10	\$5,800	B
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	50%			2023	\$1,500	5	\$100	B
<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%			2023	\$1,500	5	\$100	B
<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%			2023	\$43,600	5	\$600	B
Raceway								
Conduit	20%			2043	**	1		B
Conduit	80%			2023	\$19,000	1		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**

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Knife Sw	30%	2-4	\$6,600	2048	**	5	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1,2 Floors And Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	20%			2039	**	5	\$100	B
Molded Case Bkrs	50%			2022	\$11,000	5	\$300	B
Wiring								
Braided Cloth	30%	0-2	\$7,600	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1st And 2nd Floors</i>								
Thermoplastic	50%			2033	**	1		B
Thermoplastic	20%			2043	**	1		B
Motor Controllers								
Locally Mounted	50%			2036	**	5	\$100	B
Locally Mounted	50%			2021	\$7,600	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	15%			2028	**	10	\$3,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	85%			2028	**	10	\$17,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	20%			2028	**	1		B
Emergency, Service	30%			2018	\$1,100	1		B
Exit, Service	20%			2028	**	1		B
Exit, Service	30%			2018	\$1,100	1		B
Exterior Lighting								
HID	100%			2028	**	10	\$100	B
Alarm								
Security System								
No Component	90%							D
Generic	10%			2018	\$7,600	1	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Only</i>								
<i>Explanation : C C T V Camera</i>								

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2028

* *

1-3

\$4,200

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Smoke Detector, Strobe Lights And Manual Pull Stations, Horns*

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

Heating

Energy Source

Natural Gas

100%

2033

* *

1

B

Conversion Equipment

Steam Boiler

40%

2036

* *

1

\$9,000

B

*Other Observation, Extent : Light, Area Affected : 40%**Location : Basement Boiler Room**Explanation : 2 Newer Units*

Steam Boiler

60%

Now

\$14,700

2021

\$73,500

1

\$12,100

B

*Not in Service, Extent : Severe, Area Affected : 20%**Location : 1 Unit In Mech Room**Other Observation, Extent : Light, Area Affected : 60%**Location : Mech Room**Explanation : 3 Old Units*

Distribution

Steam Piping/Pump

100%

Now

\$17,600

2023

\$175,700

4

\$1,100

B

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Throughout*

Terminal Devices

Convactor/Radiator

100%

2028

* *

1

\$7,300

B

Air Conditioning

Energy Source

Electricity

100%

2031

* *

1

B

Conversion Equipment

Int Pkg Unit - Cooling

20%

2028

* *

2

\$300

B

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : 4th Floor**Recent Installation, Extent : Light, Area Affected : 20%**Location : 4th Floor*

Window/Wall Unit

50%

2018

\$25,900

1

B

No Component

30%

D

Ventilation

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

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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**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code		
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost	
Ventilation									
Distribution									
Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,000	B	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
	<i>Location : 4th Floor Only</i>								
	<i>Explanation : New Air Ductwork</i>								
No Component	80%							D	
Exhaust Fans									
Interior	20%			2033	**	2	\$100	B	
No Component	80%							D	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2033	**	1		B	
Water Heater									
Gas Fired	100%			2016		2	\$5,900	\$300	B
Sanitary Piping									
Cast Iron	100%			LIFE	**	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1		B	
Sump Pump(s)									
Rigid Piping	100%			2023		4	\$10,100	\$2,000	B
Fixtures									
Generic	100%							B	
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	**			C	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : B-4</i>								
	<i>Explanation : One Unit</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.

Print Date : 22-Oct-2012

DEPARTMENT FOR THE AGING - FY 2013

Asset Name : MOTT ST. (CELLAR, 1, 2, PART OF 3)
Address : 180 MOTT ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA007.000 / 14141 **Yr Built/Renovated** : 1976 /
Area Sq Ft : 11,074 **Project Type** : AGING
Date of Survey : 09-Jan-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,HF3
Block : 479 **Lot** : 1 **BIN** : 1007156

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Electrical	\$5,200	\$47,200
Mechanical		\$200,900
Total	\$5,200	\$248,100
Priority B	\$5,200	\$248,100
Total	\$5,200	\$248,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$3,300			
Interior Architecture	\$63,300			\$1,300
Electrical	\$1,900	\$900		
Mechanical	\$5,500	\$2,500	\$4,400	\$1,100
Total	\$73,900	\$3,400	\$4,400	\$2,400
Priority A	\$3,300			
Priority B	\$23,300	\$3,400	\$4,400	\$1,100
Priority C	\$47,300			\$1,300
Total	\$73,900	\$3,400	\$4,400	\$2,400



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	85%	Now	\$3,300	LIFE	**	5	\$9,000	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Exterior Facade.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 85%</i>								
<i>Location : Exterior Facade.</i>								
<i>Explanation : Glazed Panel Referrs To Glazed Brick.</i>								
Masonry: Granite	15%			LIFE	**	5	\$300	A
Windows								
Aluminum	100%			2036	**	5		A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$3,000	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sump Pump Cover.</i>								
<i>Explanation : Basement Floor Has A Rusted Steel Diamond Plate That Needs To Be Replaced.</i>								
Ceramic Tile	5%			2029	**	5	\$700	C
Quarry Tile	5%			2033	**	5	\$1,000	C
Vinyl Tile	75%	Now	\$9,500	2025	**	3	\$3,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
Wood	5%			2048	**	5	\$1,300	C
Interior Walls								
Ceramic Tile	5%	Now	\$800	2029	**	5	\$300	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilet Rooms.</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$400	C
Gypsum Board	35%	Now	\$3,300	LIFE	**	5	\$2,200	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout.</i>								
Masonry: Brick	5%	Now	\$3,500	LIFE	**			C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement.</i>								
Marble Panels	15%	Now	\$27,100	LIFE	**			C
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement Granite Foundation.</i>								
Plaster	30%	Now	\$2,800	LIFE	**	5	\$1,000	C
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement.</i>								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$15,900	2033	**	5	\$6,100	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout.</i>								
Linear Metal	10%			LIFE	**	1		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
MOTT ST. (CELLAR, 1, 2, PART OF 3)
Asset # : 14141

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2020	\$29,100	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Electrical Service Room.</i>								
<i>Explanation : 1-q.m.q.b. Main Switch Rated At 400 Amps Part Of Switchgear Equipment. Lincoln Elec. Equip.</i>								
Raceway								
Conduit	100%			2020	\$9,300	1		B
Panelboards								
Fused Disc Sw	40%			2019	\$8,800	5	\$100	B
Molded Case Bkrs	60%			2019	\$13,200	5	\$100	B
Wiring								
Braided Cloth	20%	0-2	\$1,700	2045	**	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bldg.</i>								
<i>Explanation : Insulation Brittle And Aged.</i>								
Thermoplastic	80%			2020	\$7,000	1		B
Motor Controllers								
Locally Mounted	90%			2025	**	5	\$100	B
Motor Control Center	10%			2018	\$1,000	5		B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2018	\$7,200	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	90%			2020	\$47,200	10	\$7,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bldg.</i>								
<i>Explanation : T-8 Fixtures In Use.</i>								
Fluorescent	10%			2015	\$5,200	10	\$800	B
Egress Lighting								
Emergency, Service	60%			2020	\$900	1		B
Exit, Service	1%	0-2		2030	**	1		B
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout Bldg.</i>								
Exit, Service	39%			2020	\$600	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bldg.</i>								
<i>Explanation : Fixtures Connected To Main Bldg. Service.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 2	100%			2040	**	5	\$2,800	B

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$4,900	2033	**	1	\$8,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 6 Boilers Piped Together</i>								
<i>5 Not Working For Unknown Problems</i>								
Distribution Steam Piping/Pump	100%			2030	**	4	\$700	B
Terminal Devices Air Handler/Cool/Ht	50%			2020	\$16,200	4	\$400	B
Convector/Radiator	50%			2025	**	1	\$1,500	B
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		B
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%			2018	\$200,900	2	\$600	B
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$11,800	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2030	**	1		B
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Water Heater Gas Fired	100%			2018	\$2,300	2	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Direct Fired Unit With 120 Gallon Storgae Tank</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		B
<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		B
Backflow Preventer Generic	100%			2025	**	1	\$600	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building</i>								
<i>Explanation : Basement And All Floors</i>								

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Print Date : 22-Oct-2012

DEPARTMENT FOR THE AGING - FY 2013

Asset Name : SIROVICH (1, MEZ, 2, PART OF 3)
Address : 331 E. 12TH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA012.000 / 14146 **Yr Built/Renovated** : 1927 /
Area Sq Ft : 20,096 **Project Type** : AGING
Date of Survey : 09-Jan-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Floors 1,2,HF3
Block : 454 **Lot** : 52 **BIN** : 1006502

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Interior Architecture	\$36,300	
Electrical	\$47,600	\$19,000
Mechanical	\$62,100	\$122,500
Total	\$146,000	\$141,500
Priority B	\$109,700	\$141,500
Priority C	\$36,300	
Total	\$146,000	\$141,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Interior Architecture	\$81,400		\$1,800	\$200
Electrical		\$2,800		
Mechanical	\$4,400	\$25,400	\$10,200	\$4,000
Total	\$85,800	\$28,200	\$12,100	\$4,100
Priority B	\$37,900	\$28,200	\$10,200	\$4,000
Priority C	\$48,000		\$1,800	\$200
Total	\$85,800	\$28,200	\$12,100	\$4,100



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$5,500	LIFE	**	5	\$8,100	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement And Sub-basement.</i>								
Granite Panels	5%			LIFE	**	5	\$900	C
Terrazzo	10%			LIFE	**	5	\$1,900	C
Vinyl Tile	5%	Now	\$11,400	2030	**	3	\$500	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mezzanine Over Auditorium.</i>								
<i>Explanation : 9x9's On Mezzanine Floor To Be Removed And Replaced.</i>								
Vinyl Tile	60%			2025	**	3	\$5,500	C
Wood	5%			2048	**	5	\$2,300	C
Interior Walls								
Cast in Place Concrete	10%	Now	\$9,200	LIFE	**			C
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement.</i>								
<i>Explanation : There Is An Abandoned Built In Swimming Pool & Bathroom.</i>								
Ceramic Tile	5%			2029	**	5	\$1,400	C
Concrete Masonry Unit	5%			LIFE	**	5	\$600	C
Masonry: Brick	3%			LIFE	**			C
Masonry: Limestone	2%			LIFE	**			C
Plaster	70%	Now	\$36,300	LIFE	**	5	\$6,100	C
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
Wood	5%	Now	\$21,100	LIFE	**	5	\$5,800	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Walls At Swimming Pool Interior.</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$400	2033	**	5	\$600	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Throughout.</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$700	B
Linear Metal	5%			LIFE	**	1		B
Plaster	80%	Now	\$33,000	LIFE	**	5	\$12,300	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Electrical Room.</i>								
<i>Explanation : Recently Installed 2500 Amp Siemens Switchgear Equip.</i>								
Raceway								
Conduit	80%			2020	\$19,000	1		B
Conduit	20%			2040	**	1		B
Panelboards								
Fused Disc Sw	58%			2028	**	5	\$200	B
Molded Case Bkrs	2%			2036	**	5		B
Molded Case Bkrs	2%			2019	\$400	5		B
Molded Case Bkrs	38%			2028	**	5	\$200	B
Wiring								
Braided Cloth	50%			2019	\$12,700	1		B
Thermoplastic	10%			2040	**	1		B
Thermoplastic	40%			2020	\$10,200	1		B
Motor Controllers								
Locally Mounted	90%			2025	**	5	\$100	B
Motor Control Center	10%			2033	**	5		B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2033	**	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	30%			2020	\$28,600	10	\$4,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bldg.</i>								
<i>Explanation : Compact Fixtures In Use.</i>								
Incandescent	50%			2015	\$47,600	2	\$200	B
Incandescent	20%			2020	\$19,000	2	\$100	B
Egress Lighting								
Emergency, Service	30%			2015	\$800	1		B
Exit, Service	70%			2015	\$1,900	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bldg.</i>								
<i>Explanation : Fixtures Connected To Main Service.</i>								

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

Heating

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 - 3,000 Gallon Tank #2 Fuel</i>						
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$16,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 - Boilers</i>						
Distribution								
Steam Piping/Pump	100%			2030	**	4	\$1,200	B
Terminal Devices								
Convactor/Radiator	100%			2025	**	1	\$5,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2015	\$62,100	1	\$7,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 - Chillers / One Not In Service, One Handles The Load.</i>						
Distribution								
Chilled Wtr Pipe/Pump	50%			2020	\$44,700	4	\$400	B
		<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 Position At All Times.</i>						
Ductwork/Diffusers	50%			LIFE	**	2	\$10,700	B
Terminal Devices								
Air Handler/Cool	100%			2020	\$77,700	1	\$9,200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Air Handlers Used For Cooling Only Dispursed Throughout Building</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,200	B
Exhaust Fans								
Not Accessible	100%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		B
		<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Water Heater Gas Fired	100%			2018	\$4,300	2	\$200	B
		<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		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2015	\$10,100	4	\$2,000	B
		<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%			2040	* *	4	\$4,100	B
		<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%			2015	\$10,100	4	\$2,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Aged Equipment / Water Standing In Ejector Pit</i>						
Backflow Preventer Generic	100%			2025	* *	1	\$1,000	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building</i>						
		<i>Explanation : 1 Passenger 1st To 7th 1 Freight 1st To 6th</i>						
Hydraulic	30%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building</i>						
		<i>Explanation : 1 Unit, Street To 1</i>						

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DEPARTMENT FOR THE AGING - 125

Project: AGING

CAPITAL	FY 2014 - 2017		FY 2018 - 2023	
Miscellaneous Buildings	297,100		238,700	
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Miscellaneous Buildings	27,500	10,600	26,300	13,200

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14137	BAYSIDE	5,200	114,000	16,500
14140	EAST CONCOURSE	4,233	92,800	13,400
14142	NEW DORP	5,000	109,600	15,900
14144	PELHAM/FITZ	5,000	109,600	15,900
14145	REGO PARK	5,000	109,600	15,900

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