Print Date: 09-Sep-2014 **DEPARTMENT FOR THE AGING - FY 2015**

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$39,200	
Total	\$39,200	
Priority A	\$39,200	
Total	\$39,200	

\$14,900	\$200		\$600
\$23,200	\$800	\$45,000	\$700
\$23,800			
\$61,900	\$1,000	\$45,000	\$1,300
\$14,200	\$700	\$42,400	\$700
\$4,400	\$100	\$2,600	
\$19,400	\$200		\$600
\$23,800			
FY 2016	FY 2017	FY 2018	FY 2019
	\$23,800 \$19,400 \$4,400 \$14,200	\$23,800 \$19,400 \$4,400 \$14,200 \$700	\$23,800 \$19,400 \$200 \$4,400 \$100 \$2,600 \$14,200 \$700 \$42,400



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

^{**} 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

Architecture	Current Re	epair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls Cast in Place Concrete	10% Now	\$4,700	LIFE	* *	5	\$8,700	A
Cast III Flace Coliciete	Broken/Missing Eleme	1 7			3	\$6,700	А
	Location: Foundation			jecieu . 570			
Cement-Fiber Panel	15% Now	\$1,800	2028	* *			A
	Other Observation, Ex		Area Affe	cted : 10%			
	Location : Soffit Thro						
	Explanation : Cracki	ng And Vegetatio	n Growth	1			
Masonry: Brick	70% Now	\$17,400	LIFE	* *	5	\$12,200	A
	Diagonal Cracks, Exte			ed : 5%			
	Location : Rear Wall						
	Jnt Mortar Miss/Erod,	_	rea Affeci	ed : 10%			
	Location : Throughout	ut					
Mosaic Tile	5%		2043	* *	10	\$2,700	A
Windows							
Aluminum	100% Now Glazing Broken/Crack Location: Kitchen A		2039 rate, Are	* * a Affected : 10%	5	\$800	A
	Hardware Missing, Ex Location: Kitchen	tent : Light, Area	Affected	: 40%			
	Thermally Inefficient, Location : Throughout		rea Affec	ted : 90%			
Parapets							
Not Accessible	100%						D
Roof							
Not Accessible	100%						D
Interior							
Floors					_	44.000	~
Cast in Place Concrete	5%	φο 200	LIFE	* *	5	\$1,000	C
Terrazzo	45% Now Cracking/Crumbling, I Location: Throughout		LIFE , Area Af	* * fected : 5%	5	\$3,300	С
Vinyl Tile	50% Now	\$1.900	2028	* *	3	\$1,800	C
· myi ine	Cracking/Crumbling, I Location: Throughout	Extent : Light, Are		ed:5%	J	Ψ1,300	C

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$1,100	LIFE	**			C
		ım Surface : Mechani	e, Extent : Light, Ar Ical Room	ea Affeci	ted : 5%			
Ceramic Tile	5%			2032	* *	5	\$400	С
Concrete Masonry Unit	10%	Now	\$800	LIFE	* *	5	\$300	C
		Cracks, Ex. : Mechani	tent : Light, Area A cal Room	ffected :	5%			
Masonry: Brick	5%			LIFE	* *			С
Plaster	65%	Now	\$1,800	LIFE	* *	5	\$1,400	C
		Crumbling, : Mechani	Extent : Light, Are cal Room	ea Affecte	ed : 5%			
SGFT/Glazed Masonry	7%			LIFE	* *			С
Wood	3%			LIFE	* *	5	\$900	C
Ceilings								
AcousTileConcealSpLn	5%			2036	* *	5	\$600	В
AcousTileSusp.Lay-In	85%	Now	\$3,100	2036	* *	5	\$4,000	В
		Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 5%			
Plaster	10%	Now	\$1,200	LIFE	* *	5	\$600	В
	Loose/Dela	ım Surface	, Extent : Moderat	e, Area A	ffected : 5%			
	Location	: Mechani	ical Room					
			Extent : Moderate	, Area Aj	ffected : 95%			
	Location	: Mechani	ical Room					

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$1,600	5		В
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Main Service Switch Ra	ted @ 40	0 Amperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2023	\$15,100	5	\$200	В
Raceway						
Conduit	100%	2023	\$6,000	1		В
Panelboards						
Fused Disc Sw	50%	2022	\$5,700	5	\$100	В
Molded Case Bkrs	50%	2022	\$5,700	5	\$100	В

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

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

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

Asset #: 14135

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$4,400	2048	* *	1		В
		0 .	nt : Moderate, Are	a Affecte	d : 100%			
	Location	: Through	out The Building					
Thermoplastic	20%			2033	* *	1		В
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	99%			2023	\$30,800	10	\$5,700	В
	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Through	out The Building					
	Explanati	ion : T-12	Lamps					
Incandescent	1%			2018	\$300	2		В
Egress Lighting								
Emergency, Battery	50%			2023	\$1,100	10	\$800	В
Exit, Service	50%			2023	\$400	1		В
Exterior Lighting								
HID	100%			2018	\$2,200	10		В

echanical	Current Repair	Future R	Replacement	M	aintenance	
rstem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ating						
Energy Source						
Fuel Oil No 2	100%	2033	* *	5	\$2,000	В
	Buried Tank(s), Extent: Light, Ar	ea Affected : 100%	6			
	Location : Outside Boiler Room					
Conversion Equipment						
Hot Water Boiler	100%	2028	* *	1	\$3,100	В
	Other Observation, Extent : Light	, Area Affected : 1	00%			
	Location: 1st Floor Mech Room	ı				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100% Now \$3.	000 2022	\$30,000	4	\$300	В
1 0 1	Corroded, Extent : Moderate, Are	a Affected : 25%				
	Location: Throughout					
Terminal Devices						
Air Handler	70%	2018	\$22,500	1	\$2,700	В
	Other Observation, Extent : Light	, Area Affected : 7				
	Location: 1st Floor Mech Room					
	Explanation: 2 Units					
Convector/Radiator	30%	2021	\$16,900	1	\$600	В

Air Conditioning

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ir Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Window/Wall Unit	90%			2018	\$11,000	1		В
No Component	10%							D
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	В
Exhaust Fans								
Interior	100%			2018	\$6,600	2	\$200	В
umbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		В
Water Heater								
Electric	100%			2021	\$900	4	\$100	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%	Now	\$10,500	2033	* *	4	\$1,600	В
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 100%		. ,	
	Location	a : Mech Ro	oom					
Backflow Preventer								
Generic	100%			2023	\$600	1	\$400	В
Fixtures								
Generic	100%							В

Print Date: 09-Sep-2014 **DEPARTMENT FOR THE AGING - FY 2015**

Asset Name : CITY HALL NEIGHBORHOOD SENIOR CENTER

Address : 100 GOLD ST. @ FRANKFORT ST.

Borough : MANHATTAN Agency's Number : N/A

Areas Surveyed : Floors 1

Block : 94 Lot : 25 BIN : 1001289

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Interior Architecture	\$37,300	
Total	\$37,300	
Priority C	\$37,300	
Total	\$37,300	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Interior Architecture	\$22,100		\$800	
Electrical	\$700	\$400	\$400	\$400
Mechanical	\$10,900	\$8,900	\$5,700	\$4,500
Total	\$33,700	\$9,300	\$6,900	\$4,900
Priority B	\$25,100	\$9,300	\$6,100	\$4,900
Priority C	\$8,600		\$800	
Total	\$33,700	\$9,300	\$6,900	\$4,900



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

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

DEPARTMENT FOR THE AGING - 125 CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset #: 14138

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	5%			2024	\$18,900	3	\$2,300	C
Ceramic Tile	10%	0-2	\$2,900	2034	* *	5	\$1,600	C
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecto	ed : 5%			
	Location	ı : Toilet Re	ooms And Kitchen					
Sheet Vinyl/Rubber	85%	4+	\$37,300	2030	* *	5	\$19,900	С
·			Extent : Light, Area	Affected	: 5%		,	
		ı : Through						
	Explana	tion : Gene	ral Surface Stainin	<u>g</u>				
Interior Walls	= 0.4	0.0	42.5 00	2024	* *	_	# 1 000	
Ceramic Tile	5%	~ -	\$2,700	2034		5	\$1,000	С
		ıssıng Elen ı : Kitchen	nents, Extent : Light	t, Area A	ffected : 5%			
Gypsum Board	95%	0-2	\$3,100	LIFE	* *	5	\$23,500	С
	Diagonal	Cracks, Ex	tent : Light, Area A	ffected :	5%			
	Location	ı : Entrance	e Corridor					
Ceilings								
AcousTileSusp.Lay-In	85%	4+	\$10,200	2038	* *	5	\$13,300	В
1	Staining/L	Discoloring	, Extent : Light, Are		ed : 5%		, - ,	
	Location	ı : Adminis	trative Office	00				
Cast in Place Concrete	5%			LIFE	* *	5	\$900	В
Ceramic Tile	10%		\$2,900	LIFE	* *	5	\$1,900	В
224444		~ -	nents, Extent : Light		ffected : 5%	Ü	42,200	-
		ı : Kitchen	, <u>– .</u>		<i>J</i> J			

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Raceway						
Conduit	100%	2045	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2041	* *	5	\$500	В
Wiring						
Thermoplastic	100%	2045	* *	1		В
Lighting						
Interior Lighting						
Fluorescent	98%	2030	* *	10	\$18,700	В
	T-8 Lamps, Extent: Moderate, A Location: Throughout	Area Affected : 100%				
Fluorescent	2%	2030	* *	10	\$400	В
	Compact Fluorescent Light, Ext Location: Lobby	tent : Moderate, Area A <u>f</u>	fected : 100)%		
Egress Lighting						
Exit, LED	100%	2053	* *	1		В
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.

^{**} 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 Repa	ir Futur	e Replacement	M	aintenance	
system Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
larm						
Security System						
No Component	50%					D
Generic	50%	2030	* *	1	\$3,900	В
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Caffeteria, H	lallways				
	Explanation: CCTV	Surveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2030	* *			В
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation : Strobe Li	ghts, Horns And Manua	ıl Pull Stations			

Mechanical	Current	Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Not Accessible	100%						D
	Other Observation,		Affected: 0%				
	Location: Through						
	Explanation : Utili	ties Supplied From	Building				
Conversion Equipment	1000/						ъ
Not Accessible	100%		A CC . 1 00/				D
	Other Observation,	_	Affected: 0%				
	Location: Through		D '11'				
A in Conditioning	Explanation : Utili	ties Supplied From	Building				
Air Conditioning Energy Source							
Not Accessible	100%						D
Not Accessible	Other Observation, I	Extent · Light Area	Affected · 0%				D
	Location : Through		Tyjeetea : 070				
		ties Supplied From	Building				
Conversion Equipment		The state of the s	8				
Not Accessible	100%						D
	Other Observation,	Extent : Light, Area	Affected : 0%				
	Location: Through						
	Explanation: Utili	ties Supplied From	Building				
Terminal Devices							
Not Accessible	100%						D
Heat Rejection							
Not Accessible	100%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$18,400	В
Exhaust Fans							
Not Accessible	100%						D
Plumbing							

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.

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

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

DEPARTMENT FOR THE AGING - 125 CITY HALL NEIGHBORHOOD SENIOR CENTER

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2045	* *	1		В
Water Heater						
Not Accessible	100%					D
	Other Observation, Exte	nt : Light, Area Affected	: 0%			
	Location: Throughout					
	Explanation: Utilities	Supplied From Building				
HW Heat Exchanger						
Not Accessible	100%					D
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Backflow Preventer						
Not Accessible	100%					D
Fixtures						
Generic	100%					В
Fire Suppression						
Sprinkler						
Generic	100%	2045	* *	1-2	\$5,800	В
Fire Pump						
Not Accessible	100%					D
Chemical System						
Generic	100%	2023	\$24,800	1-3	\$50,600	В

Print Date: 09-Sep-2014 **DEPARTMENT FOR THE AGING - FY 2015**

Asset Name : COUNCIL CTR. FOR SENIOR CITIZENS

Address : 1001 QUENTIN ROAD

Borough : BROOKLYN Agency's Number : N/A

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

Block : 6642 Lot : 45 BIN : 3176314

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$52,700	
Interior Architecture	\$154,700	\$208,900
Electrical	\$545,300	\$45,400
Total	\$752,700	\$254,300
Priority A	\$52,700	
Priority B	\$700,000	\$45,400
Priority C		\$208,900
Total	\$752,700	\$254,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$16,800	\$13,300		\$15,200
Interior Architecture	\$172,100			\$17,200
Electrical	\$43,800	\$2,500	\$2,600	\$13,800
Mechanical	\$12,000	\$2,500	\$23,200	\$1,700
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$259,600	\$33,100	\$40,500	\$62,600
Priority A	\$16,800	\$13,300		\$15,200
Priority B	\$72,500	\$19,800	\$40,500	\$30,300
Priority C	\$170,200			\$17,200
Total	\$259,600	\$33,100	\$40,500	\$62,600



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

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

Asset #: 14457

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$15,200	A
Masonry: Marble	10%	0-2	\$16,500	LIFE	* *	5	\$2,300	A
			, Extent : Moderate	, Area Aj	ffected : 100%			
	Location	: Various	Locations					
Stucco Cement	40%			2034	* *	5	\$30,400	A
Windows								
Aluminum	100%			2037	* *	5	\$4,100	A
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$2,100	A
Masonry: Sandstone	3%			LIFE	* *	5	\$100	A
Metal Panel	7%			2041	* *	5	\$600	A
Roof								
Plaza Roof: Stone Panels	s 20%			2047	* *			A
Roll Roofing	80%			2017	\$52,700	5	\$22,500	A
Interior								
Floors								
Carpet	50%	0-2	\$152,600	2020	\$305,100	3	\$37,800	C
			, Extent : Severe, A	rea Affec	cted : 75%			
		: Various						
			t : Severe, Area Affe	ected : 25	5%			
	Location	: Various	Locations					
Ceramic Tile	5%			2024	\$46,300	5	\$2,500	C
Quarry Tile	2%			2034	* *	5	\$1,500	C
Vinyl Tile	40%	0-2	\$16,300	2021	\$162,600	3	\$7,600	C
	Cracking/	Crumbling	, Extent : Moderate	, Area Aj	ffected : 75%			
	Location	: At Vario	us Locations					
Wood	3%			2036	* *	5	\$2,800	С
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$2,000	C
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	C
Gypsum Board	90%			LIFE	* *	5	\$21,300	C
Ceilings							•	
AcousTileConcealSpLn	6%			2026	* *	5	\$3,800	В
AcousTileSusp.Lay-In	80%	0-2	\$154,700	2026	* *	5	\$20,200	В
	Cracking/	Crumbling	, Extent : Severe, A	rea Affec	eted : 25%			
	Location	: At Vario	ous Locations					
	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	fected : 25%			
	Location	: At Vario	ous Locations					
	Staining/L	Discoloring	, Extent : Moderate	, Area A	ffected : 50%			
	Location	: At Vario	us Locations					
Exposed Concrete	2%			LIFE	* *	5	\$200	В
Gypsum Board	12%			LIFE	* *	5	\$7,600	В
Site Enclosure	1270						47,000	
Free Standing Walls								
Concrete Masonry Unit	100%			2041	* *			C

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

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

Asset #: 14457

Architecture	Current	Repair	Futur	e Replacement	Ma	intenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Site Pavements On-Site Walkways							
Cast in Place Concrete	100%		2034	* *			С

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$3,100	5	\$100	В
			Extent : Light, Area	Affected	: 100%			
		n : Electrica						
	Explana	tion : 1200	a Main Disconnect					
Switchgear / Switchboard	1000/			2021	Φ.4. 7 . 4.0.0	_	4400	
Fused Disc Sw	100%			2021	\$45,400	5	\$100	В
Raceway	7.50/			2021	Φ10. 5 00	1		D
Conduit	75%			2021	\$18,500 * *	1		В
Conduit	25%			2031	* *	1		В
Panelboards	5 0/			2020	¢1.700	-		D
Fused Disc Sw	5%			2020	\$1,700 * *	5 5		В
Fused Disc Sw	5%			2029 2020			0000	В
Molded Case Bkrs	90%			2020	\$31,000	5	\$800	В
Wiring Thermoplastic	75%			2021	\$19,900	1		В
Thermoplastic	75% 25%			2021	\$19,900 * *	1		В
Motor Controllers	23/0			2031		1		
Locally Mounted	50%			2034	* *	5	\$100	В
Locally Mounted	50%			2019	\$10,500	5	\$100	В
Ground	3070			2017	Ψ10,500		Ψ100	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	В
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%	-	7233	_
		n : Basemen	_	00				
	Explana	tion : Conn	ected To Main Wa	er Pipe.				
Lighting	-			-				
Interior Lighting								
Fluorescent	70%			2016	\$116,300	10	\$21,600	В
		servation, E n : Through	Extent : Light, Area out	Affected	: 100%			
	Explana	tion : T-12	Lamps. Switch Cor	trolled.				
Incandescent	30%			2016	\$49,900	2	\$200	В
			Extent : Light, Area			=	4-30	_
		n : Various	_					
	Explana	tion : Switc	h Controlled.					

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

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

Asset #: 14457

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 Code
Lighting				
Egress Lighting				
Emergency, Battery	5%	2016 \$600	· ·	
Emergency, Battery	45%	2021 \$5,200	0 10 \$3,700	В
Exit, Battery	20%	2016 \$4,600	0 10 \$500	В
Exit, Battery	30%	2021 \$7,000	0 10 \$700	В
Exterior Lighting				
HID	80%	2016 \$9,300	0 10 \$100	В
	Other Observation, Extent : Light, Area Location : Terrace	a Affected : 100%		
	Explanation: Switch Controlled.			
Incandescent	20%	2016 \$3,300) 2	В
	Other Observation, Extent : Light, Area			
	Location: Entry And Roof			
	Explanation: Switch Controlled			
Alarm				
Security System	500/			ъ
No Component	50%	2016 040 200	o 1	D
Generic	50%	2016 \$48,300	0 1 \$6,300	В
	Other Observation, Extent : Light, Area Location : Various Locations	a Affectea : 100%		
E'm /Cm - 1 - D - 1 - 1' - m	Explanation : In Working Order.			
Fire/Smoke Detection Generic	100%	2016 \$330,800	0 1-3 \$21,400	В
Generic	Other Observation, Extent : Light, Area	+,	J 1-3 \$21,400	Б
	Location: Throughout	и пусски. 100/0		
	Explanation: In Working Order.			
	Explanation . In Working Order.			

Date Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
2041	* *	1		В
2026	* *	1	\$16,700	В
tion, Extent : Light, Area Affected	: 100%			
oof				
: 6 Rooftop Package Units Heat /	Cool With Interior	Electric	Re-heat Coils	
LIFE	* *	2-5	\$18,800	В
2037	* *	1		В
		•		
2026	* *	2	\$2,100	В
!!	2041 2026 tion, Extent: Light, Area Affected of 6 Rooftop Package Units Heat / 6 LIFE 2037	2041 ** 2026 ** tion, Extent: Light, Area Affected: 100% of 6 Rooftop Package Units Heat / Cool With Interior LIFE ** 2037 **	2041 ** 1 2026 ** 1 tion, Extent : Light, Area Affected : 100% of 1 6 Rooftop Package Units Heat / Cool With Interior Electric LIFE ** 2-5 2037 ** 1	2041 ** 1 2026 ** 1 \$16,700 tion, Extent : Light, Area Affected : 100% of 1 6 Rooftop Package Units Heat / Cool With Interior Electric Re-heat Coils LIFE ** 2-5 \$18,800

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

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

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2	\$43,800	В
Heat Rejection						_
Air Condenser Unit	100%	2026	* *	2	\$23,500	В
Ventilation						
Distribution	1000/	LIEE	* *	2.5	¢10.000	D
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$18,800	В
Exhaust Fans Roof	100%	2026	* *	2	\$1,000	В
Plumbing	100%	2020			\$1,000	Б
H/C Water Piping						
Brass/Copper	100%	2041	* *	1		В
Water Heater	10070	2041				Б
Electric	100%	2016	\$5,000	4	\$300	В
Electric	Other Observation, Extent : 1			•	Ψ200	D
	Location: Basement	0				
	Explanation: 120 Gallon V	Vater Heater With An Ado	ditional 120 C	Gallon St	orage Tank	
Sanitary Piping	-					
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2021	\$10,500	4	\$2,500	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators	1000/	X X X X X X X X X X X X X X X X X X X				a
Hydraulic	100%	LIFE	**			C
	Other Observation, Extent: 1	0 00	J%			
	Location: (2) 1 - 5, (1) B -	J				
	Explanation: 3 Units					

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

Print Date: 09-Sep-2014 **DEPARTMENT FOR THE AGING - FY 2015**

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, Sub Basement, Floors 1

Block : 472 Lot : 7501 BIN : 1075959

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Electrical	\$41,700	
Total	\$41,700	
Priority B	\$41,700	
Total	\$41,700	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Interior Architecture	\$22,200	\$1,700	\$5,000	\$23,600
Electrical	\$25,000	\$7,100	\$5,600	\$16,800
Mechanical	\$26,400	\$20,800	\$23,600	\$12,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,600	\$33,600	\$38,100	\$57,300
Priority B	\$55,400	\$31,900	\$36,600	\$33,700
Priority C	\$22,200	\$1,700	\$1,600	\$23,600
Total	\$77,600	\$33,600	\$38,100	\$57,300



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 F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	30%			2022	\$246,900	3	\$40,800	C
Terrazzo	20%	Now	\$12,000	LIFE	* *	5	\$10,600	C
	_	_	, Extent : Moderate		ffected : 5%			
	Location	: Corrido	r Near Multipurpos	e Room				
Traffic Topping	30%			2029	* *	5	\$25,500	С
Vinyl Tile	20%			2029	* *	3	\$5,100	C
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$1,300	C
Folding Partition	5%			2043	* *	5	\$3,100	C
Glass: Single Pane	25%			LIFE	* *	5	\$4,700	C
Gypsum Board	55%			LIFE	* *	5	\$8,300	C
Wood	10%			LIFE	* *	5	\$10,100	C
Ceilings								
AcousTileSusp.Lay-In	10%			2038	* *	5	\$6,800	В
Exposed Concrete	20%			LIFE	* *	5	\$2,100	В
Glass: Susp Panels	30%			LIFE	* *			В
-	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location	: Through	out					
	Explana	tion: This	Component Is Actu	ally Fibe	er Glass Suspendea	l Panels		
Gypsum Board	15%			LIFE	* *	5	\$12,800	В
Plaster	25%			LIFE	* *	5	\$10,600	В

Electrical	Current Repa	ir Futur	e Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2041	* *	5	\$200	В
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Electrical Ro	oom				
	Explanation: Main Serv	vice Switch Rated @ 30	00 Amperes			
Switchgear / Switchboard						
Fused Disc Sw	100%	2041	* *	5	\$200	В
Raceway						
Conduit	100%	2041	* *	1		В
Panelboards						
Fused Disc Sw	10%	2037	* *	5	\$100	В
Molded Case Bkrs	90%	2037	* *	5	\$1,100	В
Wiring						
Thermoplastic	100%	2041	* *	1		В
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$300	В
Ground						
Grounding Devices						
Not Accessible	100%					D

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

^{**} 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

Current Repair	Futur	Future Replacement		Maintenance				
% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
100%	2019	\$11,000	1	\$14,000	В			
50%	2026	* *	10	\$20,800	В			
Other Observation, Extent : Moderate,	Area Affe	ected : 100%						
Location: 1st Floor, Basement								
Explanation: T-8 Lamps								
50%	2026	* *	10	\$20,800	В			
Other Observation, Extent: Moderate, Area Affected: 100%								
Location: 1st Floor	00							
Explanation: Cfl Lamps								
1 0 1								
30%	2026	* *	10	\$3,300	В			
30%	2049	* *	1		В			
40%	2026	* *	1		В			
100%	2016	\$15,800	10	\$100	В			
100%	2026	* *	1	\$17,000	В			
Location: Basement, 1st Floor								
Explanation: CCTV Surveillance Ca.	nera Syst	em						
100%	2026	* *	1-3	\$28,000	В			
. ,								
Location: Basement								
Explanation : Addressable Main Con	rol Panel	!						
	% of Total (Years) 100% 50% Other Observation, Extent: Moderate, Location: 1st Floor, Basement Explanation: T-8 Lamps 50% Other Observation, Extent: Moderate, Location: 1st Floor Explanation: Cfl Lamps 30% 30% 40% 100% Other Observation, Extent: Moderate, Location: Basement, 1st Floor Explanation: CCTV Surveillance Can 100% Other Observation, Extent: Moderate, Location: Basement	Wo of Total Fail Date Estimated Cost Year FY	Nof Fail Date Estimated Cost Year Estimated Cost FY	% of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	Notal Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)			

	i atai	e Replacement	Ma		
% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%	2041	* *	1		В
100%	2038	* *	1	\$22,500	В
ther Observation, Extent : Light, Area	Affected	: 100%			
Location : Basement					
Explanation : 2 Units					
25%	2026	* *	1	\$3,700	В
75%	2030	* *	1	\$11,000	В
100%	2037	* *	1		В
	Total (Years) 100% 100% ther Observation, Extent: Light, Area Location: Basement Explanation: 2 Units 25% 75%	Total (Years) FY 100% 2041 100% 2038 ther Observation, Extent : Light, Area Affected Location : Basement Explanation : 2 Units 25% 2026 75% 2030 100% 2037	Total (Years) FY 100% 2041 ** 100% 2038 ** ther Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Units 25% 2026 ** 75% 2030 **	Total (Years) FY (Yrs) 100% 2041 ** 1 100% 2038 ** 1 ther Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units 2026 ** 1 75% 2030 ** 1 100% 2037 ** 1	Total (Years) FY (Yrs) 100% 2041 ** 1 100% 2038 ** 1 \$22,500 ther Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units 2026 ** 1 \$3,700 75% 2030 ** 1 \$11,000 100% 2037 ** 1

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT FOR THE AGING - 125 CPC OPEN DOOR SENIOR CENTER CONDOMINIUM

Asset #: 14139

Mechanical	Current	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							•
Conversion Equipment							
Centrifugal, Elec Chiller	100%		2030	* *	1	\$49,200	В
Distribution							
Chilled Wtr Pipe/Pump	100%		2041	* *	4	\$3,400	В
Terminal Devices	2.504		2026	de de		φο ποο	
Fan Coil - Cool/Heat	25%		2026	* *	1	\$3,700	В
Induction Unit	75%		2026	* *	1	\$11,000	В
Heat Rejection Air Condenser Unit	100%		2026	* *	2	\$21.700	В
Ventilation Ventilation	100%		2020			\$31,700	D
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$25,300	В
Exhaust Fans	10070		LII L		23	Ψ23,300	
Interior	100%		2026	* *	2	\$1,400	В
Plumbing	10070				_	Ψ1,.00	
H/C Water Piping							
Brass/Copper	100%		2031	* *	1		В
Water Heater							
Gas Fired	100%		2020	\$10,000	2	\$700	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Submersible	100%		2016	\$6,300	4	\$2,500	В
Sewage Ejector(s)							
Electric	100%		2026	* *	4	\$1,600	В
Backflow Preventer							
Generic	100%		2026	* *	1	\$2,800	В
Fixtures	100-1						_
Generic	100%						В
Vertical Transport							
Elevators	1000/		LIEE	* *			C
Hydraulic	100%	Extent : Light, Area	LIFE				C
	Location: B, G, 1	_	Ајјестеи	. 100/0			
	Explanation: 1 U						
Fire Suppression	Дарининон . 1 О						
Standpipe							
Generic	100%		2047	* *	1-5	\$22,900	В
Sprinkler						. ,- ,-	
No Component	50%						D
Generic	50%		2047	* *	1-2	\$6,400	В
Fire Pump						·	
Generic	100%		2030	* *	1	\$8,500	В
	100,0		_555			Ψ0,200	

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

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

Print Date: 09-Sep-2014 **DEPARTMENT FOR THE AGING - FY 2015**

Asset Name : CYPRESS HILLS SENIOR CENTER

Address : 3194 FULTON STREET

Borough : BROOKLYN Agency's Number : N/A

Program / Asset #: DFTA013.000 / 14456Yr Built/Renovated: 1971 / 2005Area Sq Ft: 19,914Project Type: AGINGDate of Survey: 26-Jan-2010Landmark Status: NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 4140 Lot : 13 BIN : 3092631

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$88,900	
Mechanical	\$80,100	\$376,000
Total	\$169,000	\$376,000
Priority A	\$88,900	
Priority B	\$80,100	\$376,000
Total	\$169,000	\$376,000

Total	\$72,200	\$10,900	\$23,300	\$26,600
Priority C		\$3,100	\$2,200	\$2,300
Priority B	\$30,800	\$7,800	\$19,800	\$24,400
Priority A	\$41,400		\$1,200	
Total	\$72,200	\$10,900	\$23,300	\$26,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$4,500	\$1,300	\$14,000	\$4,300
Electrical	\$22,400	\$2,500	\$1,900	\$1,900
Interior Architecture		\$3,100	\$2,200	\$16,400
Exterior Architecture	\$41,400		\$1,200	
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 14456

Architecture		Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	100%	0-2	\$6,500	LIFE	* *	5	\$11,400	A
	_		tent : Severe, Area	Affected	: 20%			
		ı : Several						
			vere, Area Affected	: 2%				
	Location	ı : Parapet						
Windows	1000/			20.42	* *	_	Φ2.400	
Aluminum	100%	1.1.5		2043		5	\$2,400	A
			: Moderate, Area	Affected .	: 100%			
	Locatioi	ı : Slate Wi	naow Sills					
Parapets	E0/			LIDE	* *	-	\$500	A
Masonry: Brick	5%	0.2	¢2.600	LIFE	**	5 5	\$500	A
Masonry: Limestone	5%	0-2	\$2,600	LIFE		5	\$700	A
		r Miss/Eroo i : Through	d, Extent : Moderat out	e, Area A	Affectea : 100%			
Metal: Cage/Fence	90%	2-4	\$88,900	2026	* *	5	\$30,500	Α
		/Rusting, E n : Through	Extent : Severe, Are out	a Affecte	d : 100%			
Roof								
Modified Bitumen	100%	Now	\$32,300	2026	* *			A
	Blisters, E	Extent : Mod	derate, Area Affect	ed : 50%				
	Location	ı : At Vario	us Locations					
	Ponding,	Extent : Se	vere, Area Affected	: 50%				
	Location	: Various	Locations					
terior								
Floors								
Cast in Place Concrete	2%			LIFE	* *	5	\$1,300	C
Ceramic Tile	5%			2034	* *	5	\$1,500	C
Quarry Tile	10%			2038	* *	5	\$4,500	C
Vinyl Tile	83%			2026	* *	3	\$9,300	C
Interior Walls								
Ceramic Tile	10%			2034	* *	5	\$3,100	C
Concrete Masonry Unit	5%			LIFE	* *	5	\$600	C
Gypsum Board	85%			LIFE	* *	5	\$15,600	C
Ceilings								
AcousTileSusp.Lay-In	95%			2034	* *	5	\$28,300	В
Exposed Concrete	5%			LIFE	* *	5	\$200	В

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

Under 600 Volts

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

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

Asset #: 14456

Electrical	Current Repai	r Future R	Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent Location : Electrical Roc Explanation : 600a Main	om -		5	\$100	В
Switchgear / Switchboard Fused Disc Sw	100%	2021	\$30,300	5	\$100	В
Raceway Conduit Conduit	90% 10%	2041 2021	* * \$1,000	1 1		B B
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%	2037 2037	* * *	5 5	\$500	B B
Wiring Thermoplastic Thermoplastic	90% 10%	2041 2021	* * \$900	1 1		B B
Motor Controllers Locally Mounted Ground	100%	2034	* *	5	\$100	В
Grounding Devices Not Accessible	100%					D
Lighting Interior Lighting Fluorescent	95% Other Observation, Extent Location: Throughout		**	10	\$17,400	В
Incandescent	Explanation : T-8 Lamps 5%	2021	\$4,900	2		В
Egress Lighting Emergency, Battery Exit, Battery	50% 50%	2026 2026	* *	10 10	\$2,400 \$700	B B
Exterior Lighting HID	60% Other Observation, Extent Location : Exterior Walls Explanation : Photocell (s	* *	10		В
Incandescent	40% Other Observation, Extent Location: Terrace,Roof Explanation: Timer Con	2021 : Light, Area Affected : 1	\$3,900	2		В
Alarm Security System Generic	100% Other Observation, Extent Location : Throughout Explanation : In Working	2026 : Light, Area Affected : 1	**	1	\$7,400	В

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

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

Asset #: 14456

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Alarm							
Fire/Smoke Detection							
Generic	100%	2026	* *	1-3	\$12,300	В	
	Other Observation, Extent : Light, Area	a Affected : 100%	ó				
	Location: Throughout						
	Explanation: In Working Order.						

Mechanical	Current Repa	air Futur	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•	•				
Energy Source Electricity	100%	2047	* *	1		В
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,100	В
Terminal Devices Air Handler	95%	2026	* *	1	\$11,700	В
	Other Observation, Exter	Spaces		737	. D. J. J.	
		andling Units Replaced	**			
Convector/Radiator	5%	2034	* *	1	\$300	В
Air Conditioning Energy Source Electricity	100%	2037	* *	1		В
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%	2022	\$376,000	2	\$1,200	В
Distribution Ductwork/Diffusers	100% 0-2 Not Insulated, Extent : M	\$80,100 LIFE Soderate, Area Affected: Arroughout The Building,		2	\$25,900	В
Heat Rejection	Eccuron : Buctwork 17	iroughour The Bunding,	1111 Systems			
Air Condenser Unit	100% Other Observation, Exter	2026 nt : Light, Area Affected	* * : 100%	2	\$13,900	В
	Location : Mechanical Explanation : Air Hana	Spaces lling Units Are Package	d Heating, Cooling	g With Co	ondenser.	
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,100	В
Exhaust Fans Roof	100%	2026	* *	2	\$600	В
	Other Observation, Exter Location: Roof Explanation: (4) Fans	nt : Light, Area Affected	: 100%			
Plumbing	1					
H/C Water Piping Brass/Copper	100%	2041	* *	1		В

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.

Mechanical	Current Repair	Future Re	olacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Water Heater						
Electric	100%	2019	\$2,900	4	\$100	В
	Other Observation, Extent: Location: Kitchen Closet		9%			
Conitomy Dining	Explanation: (2) Heaters	120 Gallons Each.				
Sanitary Piping Cast Iron	100%	LIFE	* *	1		В
Cast Iron				1		Б
	Other Observation, Extent : Location : Kitchen	Ligni, Area Ajjeciea . 100	770			
		T D I EI				
g	Explanation: (1) Grease	rap Below Floor				
Storm Drain Piping	400-1					_
Cast Iron	100%	LIFE	* *	1		В
Backflow Preventer						
Generic	100%	2029	* *	1	\$1,200	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
Fire Suppression						
Sprinkler						
No Component	98%					D
Generic	2%	2047	* *	1-2	\$100	В

Print Date: 09-Sep-2014 **DEPARTMENT FOR THE AGING - FY 2015**

Asset Name : LEONARD COVELLO SENIOR CENTER
Address : 312 E. 109TH ST. BTWN 1ST AVE. - 2ND AVE.

Borough : MANHATTAN Agency's Number : N/A

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

Block : 1680 Lot : 45 BIN : 1074278

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$244,500	\$42,700
Interior Architecture		\$199,900
Electrical		\$45,400
Mechanical		\$259,300
Total	\$244,500	\$547,300
Priority A	\$244,500	\$42,700
Priority B		\$304,700
Priority C		\$199,900
Total	\$244,500	\$547,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$13,000		\$15,100	\$5,700
Interior Architecture	\$35,600	\$1,000	\$7,800	\$4,100
Electrical	\$16,600	\$700	\$36,600	\$800
Mechanical	\$41,800	\$3,700	\$31,100	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$110,900	\$9,400	\$94,600	\$19,000
Priority A	\$13,000		\$15,100	\$5,700
Priority B	\$84,900	\$8,400	\$71,700	\$9,200
Priority C	\$13,000	\$1,000	\$7,800	\$4,100
Total	\$110,900	\$9,400	\$94,600	\$19,000



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

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

Asset #: 14136

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Cast Stone/Terra Cotta		0-2 r Miss/Erod i : Through	\$6,000 d, Extent : Light, A out	LIFE rea Affec	* * ted : 10%	5	\$7,000	A
Masonry: Brick	95%	Now	\$244,500	LIFE	* *	5	\$42,700	A
·	Location Spalling, I	i : Chimney Extent : Mo	d, Extent: Modera e, East And West Fo derate, Area Affec e, East And West Fo	acades ted : 20%				
Masonry: Limestone		0-2 r Miss/Eroe i : Through	\$7,000 d, Extent : Light, A out	LIFE rea Affec	* * ted : 10%	5	\$1,000	A
Windows								
Aluminum	100%			2039	* *	5	\$11,400	A
Parapets Cast Stone/Terra Cotta		pair Evider 1 : Through	nt, Extent : Light, A	LIFE Area Affec	* * cted : 66%	5	\$2,900	A
		i : Inrougn	ош		* *		* 4 . 0.00	
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$4,000	A
Masonry: Brick		pair Evider 1 : Through	nt, Extent : Light, A out	LIFE Area Affec		5	\$5,900	A
Metal Security Bars	5%			2038	* *			A
Pre-Cast Concrete	3%			LIFE	* *	5	\$1,400	A
Roof Modified Bitumen	100%			2028	* *	10	\$15,100	A
nterior								
Floors Carpet	Location Worn/Ero	: Through	: Light, Area Affe			3	\$3,100	С
Cast in Place Concrete	10%			LIFE	* *	5	\$9,000	С
Ceramic Tile	5%			2032	* *	5	\$2,100	Č
Vinyl Tile	60% Cracking/	0-2 Crumbling, a : Through	\$10,000 Extent : Light, Ar out	2023	\$199,900 ed: 10%	3	\$9,300	С
Wood	Location Other Obs	ı : 4th Floo servation, E	Extent : Moderate, 1			5	\$15,500	С
		i : 4th Floo tion : This	r Compnent Is Actua	lly Lamir	nate Flooring			

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

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

Asset #: 14136

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Glass: Single Pane	5%			LIFE	* *	5	\$1,700	C
Gypsum Board	20%			LIFE	* *	5	\$5,400	C
			tent : Light, Area	Affected	! : 100%			
	Location	: 4th Floor						
Masonry: Brick	10%			LIFE	* *			С
Plaster	50%			LIFE	* *	5	\$6,700	C
Plaster	10%	Now	\$1,700	LIFE	* *	5	\$1,300	C
	Location	: Stair ing, Extent :	Extent : Moderate Moderate, Area 1	·				
Wood	5%			LIFE	* *	5	\$9,000	С
Ceilings								
AcousTileSusp.Lay-In	25%			2040	* *	5	\$10,300	В
		olace Eviden : 4th Floor	t, Extent : Light, .	Area Affe	ected : 100%			
AcousTileSusp.Lay-In	60%	Now	\$19,000	2028	* *	5	\$12,400	В
		Crumbling, E : Throughou	Extent : Light, Are ut	ea Affecto	ed : 20%			
Masonry: Infill Arch	5%	Now	\$3,600	LIFE	* *			В
•	_	Crumbling, E : Throughou	Extent : Light, Are ut	ea Affecte	ed : 10%			
Plaster	10%			LIFE	* *	5	\$2,600	В

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•						
Service Equipment							
Fused Disc Sw	50%	2023	\$1,500	5	\$100	В	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%				
	Location : Electrical Room						
	Explanation: One 600 Amps Main D	isconnect	Switch				
Fused Disc Sw	50%	2023	\$1,500	5	\$100	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room						
	Explanation : One 400 Amps Main D	isconnect	Switch				
Switchgear / Switchboard							
Molded Case Bkrs	100%	2023	\$45,400	5	\$700	В	
Raceway							
Conduit	20%	2043	* *	1		В	
Conduit	80%	2023	\$19,800	1		В	

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

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

Asset #: 14136

30% Obsolete E Location On Extende Location 20% 50% 30% Insulation	(Years) 2-4 quipment, : 1,2 Floo. ed Life, Ex : Through	\$6,900 Extent: Moderate, rs And Basement tent: Moderate, Anout	2048 Area Affec 2039		Cycle (Yrs)	Estimated Cost	Priority Code B
Obsolete E Location On Extende Location 20% 50% 30% Insulation	quipment, : 1,2 Floo. ed Life, Ex : Through	Extent : Moderate, rs And Basement tent : Moderate, Ar	Area Affec rea Affec 2039	fected : 100% ted : 100%	5	\$100	В
Location 20% 50% 30% Insulation	: Through		2039				
30% Insulation	0.2			sla -1-			
Insulation .	0.2		2022	\$11,500	5 5	\$100 \$400	B B
Location	-	\$8,000 ent : Moderate, Are et, 1st And 2nd Floo		* * d : 100%	1		В
50%			2033	* *	1		B B
2070							
50% 50%			2036 2021	* * \$7,900	5 5	\$100 \$100	B B
Location	: Basemen	t	LIFE Area Affe	* * ccted : 100%	5	\$400	В
1							
Location	: 4th Floo	r		* * ected : 100%	10	\$3,800	В
	ion : Comp	oact Fluorescent Lo		* *	10	\$21.500	В
Other Obse Location	: Through	out The Building		cted : 100%	10	\$21,300	Б
200/			2029	* *	1		D
							B B
20%			2028	**	1		В
30%			2018	\$1,100	1		В
1,000/			2020	* *	10	¢100	D
100%			2028		10	\$100	В
			2018 Area Affe	\$7,900 ected : 100%	1	\$1,000	D B
	Location 50% 20% 50% 50% 50% 50% 100% Other Obselection Explanate 85% Other Obselection Explanate 20% 30% 20% 30% 100% 10% Other Obselection	Location: Basement 50% 20% 20% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5	Location: Basement, 1st And 2nd Flow 50% 20% 50% 50% 50% 100% 2-4 \$900 Other Observation, Extent: Moderate, A Location: Basement Explanation: Corroded 15% Other Observation, Extent: Moderate, A Location: 4th Floor Explanation: Compact Fluorescent La 85% Other Observation, Extent: Moderate, A Location: Throughout The Building Explanation: T-8 Lamps 20% 30% 20% 30% 100%	Location : Basement, 1st And 2nd Floors 50% 2033 20% 2043	Location : Basement, 1st And 2nd Floors 2033	Location : Basement, 1st And 2nd Floors	Location : Basement, 1st And 2nd Floors 2033

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

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

Asset #: 14136

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2028	* *	1-3	\$5,300	В
	Other Observation, Extent : Mode	rate, Area Affected : 10	0%			
	Location: Hallways					
	Explanation : Smoke Detector, S	trobe Lights And Manu	al Pull St	ations, H	orns	

Mechanical	Current Repair	•	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2033	* *	1		В
Conversion Equipment							
Steam Boiler	40%		2036	* *	1	\$10,900	В
	Other Observation, Extent	-	ffected	: 40%			
	Location : Basement Boil						
	Explanation: 2 Newer U	nits					
Steam Boiler	60% Now	\$15,300	2021	\$76,500	1	\$14,800	В
	Not in Service, Extent : Sev	ere, Area Affec	cted : 20	0%			
	Location: 1 Unit In Meci	h Room					
	Other Observation, Extent	: Light, Area A	ffected	: 60%			
	Location: Mech Room						
	Explanation: 3 Old Units	5					
Distribution							
Steam Piping/Pump	100% Now	\$18,300	2023	\$182,800	4	\$1,400	В
1 6 1	Corroded, Extent : Modera	te, Area Affect	ed : 209	%			
	Location: Throughout						
Terminal Devices							
Convector/Radiator	100%		2028	* *	1	\$8,900	В
Air Conditioning						· · ·	
Energy Source							
Electricity	100%		2031	* *	1		В
Conversion Equipment							
Int Pkg Unit - Cooling	20%		2028	* *	2	\$300	В
	R-22 Refrigerant, Extent :			20%		,	
	Location : 4th Floor	5 . 33					
	Recent Installation, Extent	: Light, Area A	ffected	: 20%			
	Location : 4th Floor		JJ W				
Window/Wall Unit	50%		2018	\$26,900	1		В
No Component	30%		2010	Ψ20,700	1		D
Vantilation	3070						ע

Ventilation

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.

Mechanical	Curre	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$3,100	В
		on, Extent : Light, Area	Affected	: 20%			
	Location: 4th 1	•					
	Explanation : Λ	lew Air Ductwork					
No Component	80%						D
Exhaust Fans							
Interior	20%		2033	* *	2	\$200	В
No Component	80%						D
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		В
Water Heater							
Gas Fired	100%		2016	\$6,100	2	\$400	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2023	\$10,500	4	\$1,600	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation	on, Extent : Light, Area	Affected	: 100%			
	Location: B-4						
	Explanation : C	One Unit					

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Print Date: 09-Sep-2014 **DEPARTMENT FOR THE AGING - FY 2015**

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 2016 - 2019	FY 2020 - 2025
Electrical		\$32,800
Mechanical		\$209,100
Total		\$241,800
Priority B		\$241,800
Total		\$241,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$1,300			\$500
Interior Architecture	\$36,700	\$1,400	\$400	\$2,100
Electrical	\$4,400	\$1,100	\$1,000	\$10,900
Mechanical	\$14,600	\$5,600	\$11,900	\$36,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$61,100	\$12,000	\$17,200	\$53,900
Priority A	\$1,300			\$500
Priority B	\$47,200	\$10,600	\$16,800	\$51,300
Priority C	\$12,600	\$1,400	\$400	\$2,100
Total	\$61,100	\$12,000	\$17,200	\$53,900



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

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

Asset #: 14141

Architecture	Current	Repair	Futur	e Replacemer	nt	Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls	0.504	44.200				_	Φ2 200		
Masonry: Brick	85% 4+ Graffiti, Extent: Mo Location: Front F Staining/Discoloring Location: Front F	Cacade 13, Extent : Light, Ard			* *	5	\$2,300	A	
Masonry: Granite	5%		LIFE		* *	5	\$100	A	
Window Wall	10%		2044	:	* *	5	\$1,000	A	
Windows									
Aluminum	100%		2040	:	* *	5		A	
Parapets									
Metal: Cage/Fence	100%		2037	:	* *	5-10		A	
Roof									
Roll Roofing	100% Other Observation, Location : Main Ro		2023 Area Affe	ected : 100%		5		A	
	Explanation: Cov	ered With Rubber P	ads For	Children's Play	y Are	а			
Interior									
Floors									
Cast in Place Concrete	10%		LIFE		* *	5	\$3,600	C	
Ceramic Tile	5%		2033		* *	5	\$800	C	
Quarry Tile	5%		2037		* *	5	\$1,200	C	
Sheet Vinyl/Rubber	5%		2029		* *	5	\$1,200	C	
Vinyl Tile	70% Now Cracking/Crumbling Location: Throug		2029 , Area A		* *	3	\$4,400	С	
Wood	5%		2052		* *	5	\$1,600	С	
Interior Walls									
Ceramic Tile	5% Now Horizontal Cracks, Location: Toilet H		2033 Affected		* *	5	\$300	С	
Concrete Masonry Unit	10%		LIFE		* *	5	\$500	С	
Gypsum Board	35%		LIFE	:	* *	5	\$2,700	C	
Masonry: Brick	5% 4+ Worn/Eroded, Exter Location : Baseme		LIFE		* *			С	
Marble Panels	15%		LIFE	:	* *			С	
Plaster	30%		LIFE	:	* *	5	\$1,200	C	
Ceilings									
AcousTileSusp.Lay-In	95% 4+ Staining/Discoloring Location: Throug		2037 e, Area Ą		* *	5	\$7,900	В	
Exposed Struc: Steel	5%		LIFE	:	* *			P	
Exposed Struct Steel	J 7/0		LILE					В	

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

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

Asset #: 14141

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Туре	Total	(Tears)		FI		(118)		Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,600	5		В
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$30,300	5		В
Raceway								
Conduit	95%			2024	\$9,200	1		В
Conduit	5%			2044	* *	1		В
Panelboards	5 0/			2022	Ф1 100	-		ъ
Fused Disc Sw	5%			2023	\$1,100	5	Φ200	В
Molded Case Bkrs	85%			2023	\$19,500 * *	5	\$200	В
Molded Case Bkrs	10%			2040	* *	5		В
Wiring Braided Cloth	400/	0.2	\$3,600	2049	* *	1		D
Braided Cloth		0-2 Aged, Exte a : Through	ent : Moderate, Are			1		В
Thermoplastic	50%			2024	\$4,500	1		В
Thermoplastic	10%			2044	* *	1		В
Motor Controllers								
Locally Mounted	90%			2022	\$9,500	5	\$100	В
Locally Mounted	10%			2037	* *	5		В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	В
Lighting								
Interior Lighting	C00/			2024	¢22.000	10	¢c 100	D
Fluorescent	60%	amation L	Sytant : Madanata	2024	\$32,800	10	\$6,100	В
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout						
			ixtures In Use					
Fluorescent	$\frac{2\lambda ptana}{10\%}$	11011.1-01	ixiures in Ose	2029	* *	10	\$1,000	В
Fluorescent		s Frient · N	Moderate, Area Aff			10	\$1,000	Ь
	_	s, Extent . 1 1 : Hallway		естей. Т	0070			
Electronic		. 11 <i>uu</i> way		2020	* *	10	\$2,000	D
Fluorescent	30%	. Entout . I	Andanata Anna Aff	2029		10	\$3,000	В
	_	s, Extent : 1 i : Through	Moderate, Area Affa	eciea : 1	00%			
Espesa Lighting	Locuitor	i . Inrough	Oui					
Egress Lighting Emergency, Battery	40%			2019	\$1,500	10	\$1,100	В
Emergency, Battery	10%			2019	\$1,500 **	10	\$300	В
Exit, Service	40%			2032	\$600	10	\$300	В
Exit, Service		Fixtures F	Extent : Moderate, A			1		ъ
			Locations Through					
Evit Sorvice				2032	* *	1		В
Exit, Service	10% Other Obs	ervation E	Extent : Moderate, A			1		D
		iervaiion, E 1 : Through		теи Аује	cu . 100/0			
			ош Biag res Connected To l	Main Rla	la Service			
	Елріана	uon . Pixill	ies connecieu 101	mun Dia	8. Deivice			

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

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

Asset #: 14141

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Exterior Lighting								
HID	50%			2032	* *	10		В
Incandescent	50%			2019	\$2,700	2		В
Alarm								
Security System								
No Component	50%							D
Generic	50%			2032	* *	1	\$2,100	В
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$6,800	В

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating		•				•
Energy Source						
Fuel Oil No 2	100%	2044	* *	5	\$3,400	В
Conversion Equipment						
Steam Boiler	100%	2037	* *	1	\$11,000	В
Distribution						
Steam Piping/Pump	100%	2034	* *	4	\$500	В
Terminal Devices						
Air Handler	50% 0-2	\$2,800 2029	* *	1	\$3,100	В
	Malfunctioning, Extent: Me					
	Location: Second Floor N	Aechanical Room, De	fective Unit			
Convector/Radiator	50%	2037	* *	1	\$1,800	В
ir Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		В
Conversion Equipment						
Int Pkg Unit -	100%	2025	\$209,100	2	\$700	В
Heating/Cooling						
	Other Observation, Extent:	-	: 100%			
	Location: Floor Fan Roo					
	Explanation: Water Sour	ced Air Conditioner				
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2	\$14,400	В
Heat Rejection						
Air Condenser Unit	100% 0-2	\$2,100 2024	\$21,000	2	\$6,200	В
	Damaged, Extent: Severe, A					
	Location: Roof, Defective	-				
	Other Observation, Extent : Location : Roof	Light, Area Affected	: 100%			
	Explanation: Dry Cooler	Serves All Floors Air	Conditioning Equ	ipment		
entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,200	В

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.

Mechanical Current Repair	Future	Replacement	M	aintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Ventilation								
Exhaust Fans								
Roof	100%	2024	\$8,300	2	\$300	В		
Plumbing								
H/C Water Piping						В		
Brass/Copper	100% 2034 ** 1 Booster Pump w/Tank, Extent: Light, Area Affected: 100% Location: Basement Corroded, Extent: Moderate, Area Affected: 100%							
	Location : Basement, Coroa							
Water Heater	Location . Basement, Coroll	ea main vaive 1rai	n .					
Gas Fired	100% Other Observation, Extent : L Location : Basement Explanation : 1 Direct Fired			2	\$200	В		
Sanitary Piping	7							
Cast Iron	100% Other Observation, Extent: M Location: Kitchen Explanation: Grease Trap	00	* * cted : 100%	1		В		
Storm Drain Piping	1	-						
Cast Iron	100%	LIFE	* *	1		В		
Backflow Preventer								
Generic	100%	2029	* *	1	\$700	В		
Fixtures								
Generic	100%					В		
Vertical Transport Elevators								
Geared Traction	100% Other Observation, Extent: L Location: Building Explanation: 1 Unit Servin					С		
Fire Suppression Sprinkler								
No Component	75%					D		
Generic	25% No Backflow Preventer, Exter Location : Basement	2034 at : Moderate, Area	* * Affected : 100%	1-2	\$800	В		
Chemical System								
Generic	100%	2019	\$24,800	1-3	\$55,000	В		

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.

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Print Date: 09-Sep-2014 **DEPARTMENT FOR THE AGING - FY 2015**

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 2016 - 2019	FY 2020 - 2025
Interior Architecture	\$63,600	
Electrical	\$39,600	
Mechanical		\$149,200
Total	\$103,300	\$149,200
Priority B	\$39,600	\$149,200
Priority C	\$63,600	
Total	\$103,300	\$149,200

Total	\$125,000	\$27,200	\$30,300	\$114,300
Priority C	\$42,000	\$500	\$900	\$3,700
Priority B	\$83,000	\$26,800	\$29,400	\$110,600
Total	\$125,000	\$27,200	\$30,300	\$114,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$16,700	\$12,400	\$16,000	\$41,000
Electrical	\$24,100	\$1,800	\$1,600	\$57,800
Interior Architecture	\$72,400	\$1,200	\$900	\$3,700
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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Asset #: 14146

Architecture	Cur	ent Repa	r	Future Replacement		Maintenance				
System Component Type	% of Fail Total (Ye		mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
nterior				•				•		
Floors										
Carpet	3%			2023	\$10,900	3	\$1,400	C		
Cast in Place Concrete	15% No		\$4,400	LIFE	**	5	\$9,900	C		
	Horizontal Crac									
	Location: The	ougnoui b	asemeni Ana							
Granite Panels	5%			LIFE	* *	5	\$1,100	C		
Terrazzo	10%		44 7 000	LIFE	* *	5	\$2,400	C		
Vinyl Tile	62% 4		\$15,000	2029	* *	3	\$7,000	C		
		Recent Replace Evident, Extent : Light, Area Affected : 100%								
		Location : Mezzanine Level Worn/Eroded, Extent : Moderate, Area Affected : 15%								
			aerate, Area I	Affectea .	: 15%					
	Location : Bas	ement								
Wood	5%			2039	* *	5	\$2,800	C		
Interior Walls								~		
Cast in Place Concrete	15% No		\$63,600	LIFE	**			C		
	Cracking/Crum									
	Location : Sub				ea					
	Spalling, Extent		rea Affected :	5%						
	Location : Bas	ement								
Ceramic Tile	5%			2033	* *	5	\$1,800	C		
Concrete Masonry Unit	5% 0-		\$3,700	LIFE	* *	5	\$700	C		
	Horizontal Cra		: Moderate, A	Area Affe	cted : 15%					
	Location : Bas									
	Vertical Cracks		Aoderate, Are	a Affecte	d : 15%					
	Location: Bas	ement								
Masonry: Brick	3%			LIFE	* *			C		
Masonry: Limestone	2%			LIFE	* *			C		
Plaster	70% No	W	\$18,800	LIFE	* *	5	\$7,400	C		
	Vertical Cracks	Extent: 1	Aoderate, Are	a Affecte	d: 10%					
	Location: The	oughout								
Ceilings										
AcousTileSusp.Lay-In	5% 4-	ŀ	\$2,300	2037	* *	5	\$800	В		
	Broken/Missing		Extent: Ligh	t, Area Ą	ffected : 5%					
	Location: The	_								
	Staining/Discol		nt : Moderate	, Area Aj	ffected : 10%					
	Location: The	oughout								
AcousTileSusp.Lay-In	5%			2037	* *	5	\$1,500	В		
Plaster	75% No	W	\$28,100	LIFE	* *	5	\$14,100	В		
	Broken/Missing	Elements,		erate, Ar	ea Affected : 10%					
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Throughout									
	Cracking/Crum	bling, Exte	nt : Severe, A	rea Affec	ted : 5%					
	Location : Sul	Basemen	t - Abandoned	Pool Ar	еа					
Not Accessible	10%							D		
Not Accessible	5%							D		

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Asset #: 14146

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	\$100	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrice			G 1 1			
	Explana	tion : One .	2500 Amps Main D	isconnec	ct Switch			
Switchgear / Switchboard	500 /			2011	* *	~		ъ
Fused Disc Sw	50%	2.4	#22.700	2044	* *	5		В
Fused Knife Sw	50%	2-4	\$22,700	2054		5		В
		-	tent : Moderate, Ai	^г еа А <u></u> ƒес	tea : 100%			
	Locanor	ı : Electrice	и коот					
Raceway	0.50/			2024	ф 22 500	1		ъ
Conduit	95%			2024	\$23,500	1		В
Conduit	5%			2044	* *	1		В
Panelboards	1.50/			2022	Φ2.400	-	#100	ъ
Fused Disc Sw	15%			2023	\$3,400	5	\$100	В
Molded Case Bkrs	5%			2040		5		В
Molded Case Bkrs	80%			2023	\$18,400	5	\$400	В
Wiring	=0				440 400			_
Braided Cloth	70%			2023	\$18,600	1		В
Thermoplastic	10%			2044	**	1		В
Thermoplastic	20%			2024	\$5,300	1		В
Motor Controllers	0.004			2022	411200	_	4400	
Locally Mounted	90%			2022	\$14,200	5	\$100	В
Locally Mounted	10%			2037	* *	5		В
Fround								
Grounding Devices	500/			LIDE	ale ale	-	#100	ъ
Generic	50%			LIFE	* *	5	\$100	В
Generic	50%			LIFE	* *	5	\$100	В
ighting								
Interior Lighting	250/			2020	* *	10	¢4.600	ъ
Fluorescent	25%	F	1.	2029		10	\$4,600	В
			Moderate, Area Affe		00%			
		i : 2na & 3	rd Floors & Kitche					
Fluorescent	40%			2019	\$39,600	10	\$7,400	В
	-		Moderate, Area Af	fected :	100%			
	Location	i : Through	out					
Fluorescent	5%			2029	* *	10	\$900	В
	T-5 Lamps	s, Extent : l	Moderate, Area Affe	ected : 1	00%			
	Location	a : Hallway	S					
Incandescent	30%			2019	\$29,700	2	\$100	В
Egress Lighting	2 2 7 0				, ,		+-30	
Emergency, Battery	45%			2019	\$3,100	10	\$2,200	В
Emergency, Battery	5%			2029	**	10	\$200	В
Exit, Service	40%			2019	\$1,100	1	Ψ200	В
Exit, Service	10%			2019	**	1		В
Exterior Lighting	10/0			2027		1		<u> </u>
HID	100%			2019	\$7,000	10	\$100	В
			rs and are not escalat		. ,		φ100	

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Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm								
Security System								
No Component	70%							D
Generic	30%			2032	* *	1	\$2,300	В
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$12,400	В

Mechanical	Current Repai	r Futur	e Replacement	M	aintenance						
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code					
Heating											
Energy Source Interruptible Gas/Dual Fuel	100%	2044	* *	1		В					
	Other Observation, Extent : Light, Area Affected : 100%										
	Location: Basement Vault										
	Explanation : 1 - 3,000 C	Gallon Tank #2 Fuel									
Conversion Equipment											
Steam Boiler	100%	2037	* *	1	\$19,900	В					
		Other Observation, Extent: Light, Area Affected: 100%									
	Location: Basement										
	Explanation: 2 Dual Fu	el Steam Boilers									
Distribution						_					
Steam Piping/Pump	100%	2034	* *	4	\$1,000	В					
Terminal Devices		-0-4	** *****		.	_					
Air Handler	35%	2024	\$35,900	1	\$4,400	В					
	Other Observation, Extent: Light, Area Affected: 100%										
	Location : Basement Second And Third Floor Air Handlers Explanation : Dual Temperature Coil In Unit										
					* · • · •						
Convector/Radiator	65%	2029	* *	1	\$4,200	В					
Air Conditioning											
Energy Source	1000/	2040	* *	1		D					
Electricity	100%	2040	* *	1		В					
Conversion Equipment	5 00/	2024	¢22.200	1	¢4.700	D					
Reciprocating Compr/Chiller	50%	2024	\$32,300	1	\$4,700	В					
Reciprocating	50%	2032	* *	1	\$4,700	В					
Compr/Chiller	3070	2032		1	\$4,700	Б					
Compi/Cimici	R-134a Refrigerant, Extent : Light, Area Affected : 50%										
	K-154a Rejrigerant, Extent : Light, Area Affectea : 50% Location : Roof										
	Recent Replace Evident, Extent: Light, Area Affected: 100%										
	Location: Roof	20,000, 111 000 11110									
·	 										

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Asset #: 14146

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ir Conditioning								
Distribution	# 00/			2024	de de		Φ	
Chilled Wtr Pipe/Pump			7 . M. I	2034	**	4	\$500	В
		servation, E 1 : Basemer	Extent : Moderate, 1	Area Affe	ectea : 100%			
			u ner / Winter Piping	For Air	Handlers Not In I	Isa - Laft	In Cooling	
		At All Tim		roi Aii	Hanalers Not In O	se - Leji	In Cooling	
Ductwork/Diffusers	50%			LIFE	* *	2	\$13,100	В
Terminal Devices							+,	
Air Handler/Cool/Ht	100%			2024	\$80,900	1	\$12,400	В
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,200	В
Exhaust Fans								
Roof	100%			2024	\$15,100	2	\$600	В
umbing								
H/C Water Piping	1000/			2044	* *	1		D
Brass/Copper	100% 2044 ** 1 B Booster Pump w/Tank, Extent: Light, Area Affected: 100%							
		ump w/1 an 1 : Basemer	_	rearijjec	лей . 100/0			
Water Heater	2000000	Balberrer	••					
Gas Fired	100%			2022	\$4,400	2	\$300	В
2 33 2 33 2 3			Extent : Light, Area				7233	
	Location	ı : Basemer	ıt					
	Explana	tion : 2 - D	irect Fired Units U	sing 1 -	400 Gallon Storage	e Tank		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	1000/			2024	440.700		42. 5 00	
Rigid Piping	100%		7. 1. 1. 1	2024	\$10,500	4	\$2,500	В
		servation, E 1 : Basemer	Extent : Light, Area	Affectea	2:100%			
			u Pumps / Serves Ar	og Of Ab	andoned Pool			
Pool Filter/Treatment	Ехріана	uon . Duai	rumps / Serves Ar	eu Oj Ab	инаонеа F оог			
Sand	100%			2029	* *	4	\$7,500	В
Sand			Extent : Light, Area		! : 100%	7	Ψ7,500	ь
		ı : 1st Floo	· ·	33				
	Explana	tion : Pool	And All Componer	ts Are A	bandoned And Wil	l Not Be	Repaired For Use	
Sewage Ejector(s)	<u> </u>							
Electric	100%			2024	\$10,500	4	\$2,500	В
Backflow Preventer								
Generic	100%			2029	* *	1	\$1,200	В
Fixtures	·					_		
Generic	100%							В

Vertical Transport

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Mechanical	Current Repai	r Future F	Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Vertical Transport							
Elevators							
Geared Traction	70%	LIFE	* *			C	
	Other Observation, Extent	: Light, Area Affected : I	100%				
	Location: Throughout B	uilding					
	Explanation: 2 Units - (.	l) Passenger 1st To 7th A	And (1) Freight 1.	st To 6ti	h		
Hydraulic	30%	LIFE	* *			С	
,	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Building						
	Explanation : 1 Unit, Str	eet To 1					
Fire Suppression							
Standpipe							
No Component	35%					D	
Generic	65%	2034	* *	1-5	\$6,800	В	
Sprinkler							
Generic	100%	2034	* *	1-2	\$5,600	В	
Fire Pump							
Generic	100%	2027	* *	1	\$3,800	В	
Chemical System							
Generic	100%	2019	\$24,800	1-3	\$55,000	В	

DEPARTMENT FOR THE AGING - 125

Project: AGING

CAPITAL	F	Y 2016 - 2019		FY 2020 - 2025
Miscellaneous Buildings		357,500	_	284,800
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Miscellaneous Buildings	30,600	18,000	28,500	29,100
ACCET #			 0.17	=\\D=\\0=

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14137	BAYSIDE	5,200	136,700	22,600
14140	EAST CONCOURSE	4,233	111,300	18,400
14142	NEW DORP	5,000	131,500	21,700
14144	PELHAM/FITZ	5,000	131,500	21,700
14145	REGO PARK	5,000	131,500	21,700

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