

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	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$23,800			
Interior Architecture	\$19,400	\$200		\$600
Electrical	\$4,400	\$100	\$2,600	
Mechanical	\$14,200	\$700	\$42,400	\$700
Total	\$61,900	\$1,000	\$45,000	\$1,300
Priority A	\$23,800			
Priority B	\$23,200	\$800	\$45,000	\$700
Priority C	\$14,900	\$200		\$600
Total	\$61,900	\$1,000	\$45,000	\$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		
System Component Type	% of Total	Fail Date (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
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Foundation Wall Throughout							
Cement-Fiber Panel	15%	Now	\$1,800	2028	* *			A
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Soffit Throughout							
	Explanation : Cracking And Vegetation Growth							
Masonry: Brick	70%	Now	\$17,400	LIFE	* *	5	\$12,200	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Rear Wall Bordering The Patio							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Mosaic Tile	5%			2043	* *	10	\$2,700	A
Windows								
Aluminum	100%	Now	\$39,200	2039	* *	5	\$800	A
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : Kitchen And Lounge							
	Hardware Missing, Extent : Light, Area Affected : 40%							
	Location : Kitchen							
	Thermally Inefficient, Extent : Severe, Area Affected : 90%							
	Location : Throughout							
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,000	C
Terrazzo	45%	Now	\$9,300	LIFE	* *	5	\$3,300	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile	50%	Now	\$1,900	2028	* *	3	\$1,800	C
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$1,100	LIFE	**			C
	Loose/Delam Surface, Extent : Light, Area Affected : 5%							
	Location : Mechanical Room							
Ceramic Tile	5%			2032	**	5	\$400	C
Concrete Masonry Unit	10%	Now	\$800	LIFE	**	5	\$300	C
	Diagonal Cracks, Extent : Light, Area Affected : 5%							
	Location : Mechanical Room							
Masonry: Brick	5%			LIFE	**			C
Plaster	65%	Now	\$1,800	LIFE	**	5	\$1,400	C
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Mechanical Room							
SGFT/Glazed Masonry	7%			LIFE	**			C
Wood	3%			LIFE	**	5	\$900	C
Ceilings								
AcousTileConcealSpLn	5%			2036	**	5	\$600	B
AcousTileSusp.Lay-In	85%	Now	\$3,100	2036	**	5	\$4,000	B
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Plaster	10%	Now	\$1,200	LIFE	**	5	\$600	B
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
	Location : Mechanical Room							
	Staining/Discoloring, Extent : Moderate, Area Affected : 95%							
	Location : Mechanical Room							

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$1,600	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 400 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$15,100	5	\$200	B
Raceway								
Conduit	100%			2023	\$6,000	1		B
Panelboards								
Fused Disc Sw	50%			2022	\$5,700	5	\$100	B
Molded Case Bkrs	50%			2022	\$5,700	5	\$100	B

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BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE
Asset # : 14135

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$4,400	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	\$30,800	10	\$5,700	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	\$1,100	10	\$800	B
Exit, Service	50%			2023	\$400	1		B
Exterior Lighting								
HID	100%			2018	\$2,200	10		B

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								
Fuel Oil No 2	100%			2033	* *	5	\$2,000	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	\$3,100	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	\$3,000	2022	\$30,000	4	\$300	B
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	70%			2018	\$22,500	1	\$2,700	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	\$16,900	1	\$600	B

Air Conditioning

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BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE
Asset # : 14135

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	90%			2018	\$11,000	1		B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	B
Exhaust Fans								
Interior	100%			2018	\$6,600	2	\$200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Electric	100%			2021	\$900	4	\$100	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	\$10,500	2033	* *	4	\$1,600	B
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Mech Room								
Backflow Preventer								
Generic	100%			2023	\$600	1	\$400	B
Fixtures								
Generic	100%							B

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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
Program / Asset # : DFTA004.000 / 14138 **Yr Built/Renovated** : 1970 / 2001
Area Sq Ft : 20,831 **Project Type** : AGING
Date of Survey : 04-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 94 **Lot** : 25 **BIN** : 1001289

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	5%			2024	\$18,900	3	\$2,300	C
Ceramic Tile	10%	0-2	\$2,900	2034	* *	5	\$1,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilet Rooms And Kitchen</i>								
Sheet Vinyl/Rubber	85%	4+	\$37,300	2030	* *	5	\$19,900	C
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : General Surface Staining</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$2,700	2034	* *	5	\$1,000	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Gypsum Board	95%	0-2	\$3,100	LIFE	* *	5	\$23,500	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance Corridor</i>								
Ceilings								
AcousTileSusp.Lay-In	85%	4+	\$10,200	2038	* *	5	\$13,300	B
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Administrative Office</i>								
Cast in Place Concrete	5%			LIFE	* *	5	\$900	B
Ceramic Tile	10%	0-2	\$2,900	LIFE	* *	5	\$1,900	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								

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

Alarm

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DEPARTMENT FOR THE AGING - 125
CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset # : 14138

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

Alarm

Security System

No Component

50%

Generic

50%

2030

* *

1

\$3,900

D

B

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

Location : Caffeteria, Hallways

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

Generic, Digital

100%

2030

* *

B

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

Location : Throughout

Explanation : Strobe Lights, Horns And Manual Pull Stations

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

Heating

Energy Source

Not Accessible

100%

D

Other Observation, Extent : Light, Area Affected : 0%

Location : Throughout

Explanation : Utilities Supplied From Building

Conversion Equipment

Not Accessible

100%

D

Other Observation, Extent : Light, Area Affected : 0%

Location : Throughout

Explanation : Utilities Supplied From Building

Air Conditioning

Energy Source

Not Accessible

100%

D

Other Observation, Extent : Light, Area Affected : 0%

Location : Throughout

Explanation : Utilities Supplied From Building

Conversion Equipment

Not Accessible

100%

D

Other Observation, Extent : Light, Area Affected : 0%

Location : Throughout

Explanation : Utilities 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

B

Exhaust Fans

Not Accessible

100%

D

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		B
	Water Heater								
	Not Accessible	100%							D
			Other Observation, Extent : 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		B
	Backflow Preventer								
	Not Accessible	100%							D
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$5,800	B
	Fire Pump								
	Not Accessible	100%							D
	Chemical System								
	Generic	100%			2023	\$24,800	1-3	\$50,600	B

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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
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 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$15,200	A
Masonry: Marble	10%	0-2	\$16,500	LIFE	**	5	\$2,300	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 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	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
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : Various Locations								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
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 Affected : 75%								
Location : At Various Locations								
Wood	3%			2036	**	5	\$2,800	C
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	B
AcousTileSusp.Lay-In	80%	0-2	\$154,700	2026	**	5	\$20,200	B
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : At Various Locations								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : At Various Locations								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : At Various Locations								
Exposed Concrete	2%			LIFE	**	5	\$200	B
Gypsum Board	12%			LIFE	**	5	\$7,600	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		
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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2021

\$3,100

5

\$100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1200a Main Disconnect*

Switchgear / Switchboard

Fused Disc Sw

100%

2021

\$45,400

5

\$100

B

Raceway

Conduit

75%

2021

\$18,500

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

\$31,000

5

\$800

B

Wiring

Thermoplastic

75%

2021

\$19,900

1

B

Thermoplastic

25%

2031

* *

1

B

Motor Controllers

Locally Mounted

50%

2034

* *

5

\$100

B

Locally Mounted

50%

2019

\$10,500

5

\$100

B

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Connected To Main Water Pipe.*

Lighting

Interior Lighting

Fluorescent

70%

2016

\$116,300

10

\$21,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps. Switch Controlled.*

Incandescent

30%

2016

\$49,900

2

\$200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Various Locations**Explanation : Switch Controlled.*

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	\$400	B
Emergency, Battery	45%		2021	\$5,200	10	\$3,700	B
Exit, Battery	20%		2016	\$4,600	10	\$500	B
Exit, Battery	30%		2021	\$7,000	10	\$700	B

Exterior Lighting

HID	80%		2016	\$9,300	10	\$100	B
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Terrace**Explanation : Switch Controlled.*

Incandescent	20%		2016	\$3,300	2		B
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Entry And Roof**Explanation : Switch Controlled***Alarm**

Security System

No Component	50%						D
Generic	50%		2016	\$48,300	1	\$6,300	B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Various Locations**Explanation : In Working Order.*

Fire/Smoke Detection

Generic	100%		2016	\$330,800	1-3	\$21,400	B
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : In Working Order.*

Mechanical		Current Repair			Future Replacement		Maintenance		
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
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Conversion Equipment

Furnace	100%		2026	**	1	\$16,700	B
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 6 Rooftop Package Units Heat / Cool With Interior Electric Re-heat Coils*

Distribution

Ductwork/Diffusers	100%		LIFE	**	2-5	\$18,800	B
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Air Conditioning

Energy Source

Electricity	100%		2037	**	1		B
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Conversion Equipment

Ext Pkg Unit -	100%		2026	**	2	\$2,100	B
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Heating/Cooling

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
COUNCIL CTR. FOR SENIOR CITIZENS
Asset # : 14457

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$43,800	B
Heat Rejection								
Air Condenser Unit	100%			2026	* *	2	\$23,500	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,800	B
Exhaust Fans								
Roof	100%			2026	* *	2	\$1,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		B
Water Heater								
Electric	100%			2016	\$5,000	4	\$300	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallon Water Heater With An Additional 120 Gallon Storage Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : (2) 1 - 5, (1) B - 5								
Explanation : 3 Units								

*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.*

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
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	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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	30%			2022	\$246,900	3	\$40,800	C
Terrazzo	20%	Now	\$12,000	LIFE	**	5	\$10,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Near Multipurpose Room</i>								
Traffic Topping	30%			2029	**	5	\$25,500	C
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	B
Exposed Concrete	20%			LIFE	**	5	\$2,100	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	\$12,800	B
Plaster	25%			LIFE	**	5	\$10,600	B

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
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	\$1,100	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$11,000	1	\$14,000	B
Lighting								
Interior Lighting								
Fluorescent	50%			2026	* *	10	\$20,800	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	\$20,800	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	\$3,300	B
Exit, LED	30%			2049	* *	1		B
Exit, Service	40%			2026	* *	1		B
Exterior Lighting								
HID	100%			2016	\$15,800	10	\$100	B
Alarm								
Security System								
Generic	100%			2026	* *	1	\$17,000	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	\$28,000	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		
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%			2041	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2038	* *	1	\$22,500	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	\$3,700	B
Induction Unit	75%			2030	* *	1	\$11,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B

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

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

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

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

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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2030	* *	1	\$49,200	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2041	* *	4	\$3,400	B
Terminal Devices								
Fan Coil - Cool/Heat	25%			2026	* *	1	\$3,700	B
Induction Unit	75%			2026	* *	1	\$11,000	B
Heat Rejection								
Air Condenser Unit	100%			2026	* *	2	\$31,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,300	B
Exhaust Fans								
Interior	100%			2026	* *	2	\$1,400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
Water Heater								
Gas Fired	100%			2020	\$10,000	2	\$700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2016	\$6,300	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2026	* *	4	\$1,600	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$2,800	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : B, G, 1-2								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2047	* *	1-5	\$22,900	B
Sprinkler								
No Component	50%							D
Generic	50%			2047	* *	1-2	\$6,400	B
Fire Pump								
Generic	100%			2030	* *	1	\$8,500	B

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** 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 / 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 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

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



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	\$6,500	LIFE	* *	5	\$11,400	A
			Diagonal Cracks, Extent : Severe, Area Affected : 20%					
			Location : Several Corners					
			Spalling, Extent : Severe, Area Affected : 2%					
			Location : Parapet					
Windows								
Aluminum	100%			2043	* *	5	\$2,400	A
			Worn/Eroded, Extent : Moderate, Area Affected : 100%					
			Location : Slate Window Sills					
Parapets								
Masonry: Brick	5%			LIFE	* *	5	\$500	A
Masonry: Limestone	5%	0-2	\$2,600	LIFE	* *	5	\$700	A
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%					
			Location : Throughout					
Metal: Cage/Fence	90%	2-4	\$88,900	2026	* *	5	\$30,500	A
			Corrosion/Rusting, Extent : Severe, Area Affected : 100%					
			Location : Throughout					
Roof								
Modified Bitumen	100%	Now	\$32,300	2026	* *			A
			Blisters, Extent : Moderate, Area Affected : 50%					
			Location : At Various Locations					
			Ponding, Extent : Severe, Area Affected : 50%					
			Location : Various Locations					
Interior								
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	B
Exposed Concrete	5%			LIFE	* *	5	\$200	B

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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
CYPRESS HILLS SENIOR CENTER
Asset # : 14456

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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	\$30,300	5	\$100	B
Raceway								
Conduit	90%			2041	* *	1		B
Conduit	10%			2021	\$1,000	1		B
Panelboards								
Fused Disc Sw	10%			2037	* *	5		B
Molded Case Bkrs	90%			2037	* *	5	\$500	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	\$17,400	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	\$4,900	2		B
Egress Lighting								
Emergency, Battery	50%			2026	* *	10	\$2,400	B
Exit, Battery	50%			2026	* *	10	\$700	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	\$3,900	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	\$7,400	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		
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 \$12,300 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : In Working Order.

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% 2047 * * 1 B

Distribution

Ductwork/Diffusers 100% LIFE * * 2-5 \$11,100 B

Terminal Devices

Air Handler 95% 2026 * * 1 \$11,700 B

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

Air Conditioning

Energy Source

Electricity 100% 2037 * * 1 B

Conversion Equipment

Int Pkg Unit - Heating/Cooling 100% 2022 \$376,000 2 \$1,200 B

Distribution

Ductwork/Diffusers 100% 0-2 \$80,100 LIFE * * 2 \$25,900 B

Not Insulated, Extent : Moderate, Area Affected : 100%
Location : Ductwork Throughout The Building, All Systems

Heat Rejection

Air Condenser Unit 100% 2026 * * 2 \$13,900 B

Other Observation, Extent : Light, Area Affected : 100%
Location : Mechanical Spaces
Explanation : Air Handling Units Are Packaged Heating, Cooling With Condenser.

Ventilation

Distribution

Ductwork/Diffusers 100% LIFE * * 2-5 \$11,100 B

Exhaust Fans

Roof 100% 2026 * * 2 \$600 B

Other Observation, Extent : Light, Area Affected : 100%
Location : Roof
Explanation : (4) Fans

Plumbing

H/C Water Piping

Brass/Copper 100% 2041 * * 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
CYPRESS HILLS SENIOR CENTER
Asset # : 14456

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Water Heater Electric	100%			2019	\$2,900	4	\$100	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen Closet								
Explanation : (2) Heaters, 120 Gallons Each.								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : (1) Grease Trap Below Floor								
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer Generic	100%			2029	* *	1	\$1,200	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 : 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
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 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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	0-2	\$6,000	LIFE	* *	5	\$7,000	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	95%	Now	\$244,500	LIFE	* *	5	\$42,700	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Chimney, East And West Facades								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Chimney, East And West Facades								
Masonry: Limestone	3%	0-2	\$7,000	LIFE	* *	5	\$1,000	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%			2039	* *	5	\$11,400	A
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$2,900	A
Recent Repair Evident, Extent : Light, Area Affected : 66%								
Location : Throughout								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	\$4,000	A
Masonry: Brick	80%			LIFE	* *	5	\$5,900	A
Recent Repair Evident, Extent : Light, Area Affected : 66%								
Location : Throughout								
Metal Security Bars	5%			2038	* *			A
Pre-Cast Concrete	3%			LIFE	* *	5	\$1,400	A
Roof								
Modified Bitumen	100%			2028	* *	10	\$15,100	A
Interior								
Floors								
Carpet	5%	4+	\$1,300	2022	\$25,000	3	\$3,100	C
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,000	C
Ceramic Tile	5%			2032	* *	5	\$2,100	C
Vinyl Tile	60%	0-2	\$10,000	2023	\$199,900	3	\$9,300	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	20%			2058	* *	5	\$15,500	C
Recent Installation, Extent : Light, Area Affected : 100%								
Location : 4th Floor								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 4th Floor								
Explanation : This Compnent Is Actually Laminate Flooring								

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Interior Walls									
Glass: Single Pane	5%			LIFE	* *	5	\$1,700	C	
Gypsum Board	20%			LIFE	* *	5	\$5,400	C	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : 4th Floor									
Masonry: Brick	10%			LIFE	* *			C	
Plaster	50%			LIFE	* *	5	\$6,700	C	
Plaster	10%	Now	\$1,700	LIFE	* *	5	\$1,300	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stair									
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Stair									
Wood	5%			LIFE	* *	5	\$9,000	C	
Ceilings									
AcousTileSusp.Lay-In	25%			2040	* *	5	\$10,300	B	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : 4th Floor									
AcousTileSusp.Lay-In	60%	Now	\$19,000	2028	* *	5	\$12,400	B	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Masonry: Infill Arch	5%	Now	\$3,600	LIFE	* *			B	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Plaster	10%			LIFE	* *	5	\$2,600	B	
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	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	50%			2023	\$1,500	5	\$100	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 600 Amps Main Disconnect Switch									
Fused Disc Sw	50%			2023	\$1,500	5	\$100	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Amps Main Disconnect Switch									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2023	\$45,400	5	\$700	B	
Raceway									
Conduit	20%			2043	* *	1		B	
Conduit	80%			2023	\$19,800	1		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.

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Knife Sw	30%	2-4	\$6,900	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	\$11,500	5	\$400	B
Wiring								
Braided Cloth	30%	0-2	\$8,000	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	\$7,900	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$400	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	\$3,800	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	\$21,500	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	\$7,900	1	\$1,000	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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** Replacement cost estimated to be beyond ten years is not included in this report.

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2028

* *

1-3

\$5,300

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		
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

\$10,900

B

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

Steam Boiler

60%

Now

\$15,300

2021

\$76,500

1

\$14,800

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

\$18,300

2023

\$182,800

4

\$1,400

B

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

Terminal Devices

Convactor/Radiator

100%

2028

* *

1

\$8,900

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

\$26,900

1

B

No Component

30%

D

Ventilation

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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		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
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,100	B
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : 4th Floor Only							
	Explanation : New Air Ductwork							
No Component	80%							D
Exhaust Fans								
Interior	20%			2033	* *	2	\$200	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Gas Fired	100%			2016	\$6,100	2	\$400	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	\$10,500	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-4							
	Explanation : One Unit							

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*** 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 : MOTT ST. (CELLAR, 1, 2, PART OF 3)
Address : 180 MOTT ST. @ KENMARE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA007.000 / 14141 **Yr Built/Renovated** : 1976 / 1999
Area Sq Ft : 11,074 **Project Type** : AGING
Date of Survey : 11-Jan-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 479 **Lot** : 1 **BIN** : 1007156

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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	85%	4+	\$1,300	LIFE	* *	5	\$2,300	A
Graffiti, Extent : Moderate, Area Affected : 2%								
Location : Front Facade								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Front Facade								
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%			2023		5		A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Roof								
Explanation : Covered With Rubber Pads For Children's Play Area								
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	\$9,400	2029	* *	3	\$4,400	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	5%			2052	* *	5	\$1,600	C
Interior Walls								
Ceramic Tile	5%	Now	\$800	2033	* *	5	\$300	C
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms								
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	C
Gypsum Board	35%			LIFE	* *	5	\$2,700	C
Masonry: Brick	5%	4+	\$2,400	LIFE	* *			C
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Marble Panels	15%			LIFE	* *			C
Plaster	30%			LIFE	* *	5	\$1,200	C
Ceilings								
AcousTileSusp.Lay-In	95%	4+	\$24,100	2037	* *	5	\$7,900	B
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *			B

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

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

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

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

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,600	5		B
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$30,300	5		B
Raceway								
Conduit	95%			2024	\$9,200	1		B
Conduit	5%			2044	* *	1		B
Panelboards								
Fused Disc Sw	5%			2023	\$1,100	5		B
Molded Case Bkrs	85%			2023	\$19,500	5	\$200	B
Molded Case Bkrs	10%			2040	* *	5		B
Wiring								
Braided Cloth	40%	0-2	\$3,600	2049	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	50%			2024	\$4,500	1		B
Thermoplastic	10%			2044	* *	1		B
Motor Controllers								
Locally Mounted	90%			2022	\$9,500	5	\$100	B
Locally Mounted	10%			2037	* *	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$32,800	10	\$6,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8 Fixtures In Use							
Fluorescent	10%			2029	* *	10	\$1,000	B
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Fluorescent	30%			2029	* *	10	\$3,000	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Egress Lighting								
Emergency, Battery	40%			2019	\$1,500	10	\$1,100	B
Emergency, Battery	10%			2032	* *	10	\$300	B
Exit, Service	40%			2019	\$600	1		B
	Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Various Locations Throughout Bldg							
Exit, Service	10%			2032	* *	1		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Bldg							
	Explanation : Fixtures Connected To Main Bldg. Service							

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

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

Lighting

Exterior Lighting								
HID	50%			2032	* *	10		B
Incandescent	50%			2019	\$2,700	2		B

Alarm

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

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								
Fuel Oil No 2	100%			2044	* *	5	\$3,400	B
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$11,000	B
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$500	B
Terminal Devices								
Air Handler	50%	0-2	\$2,800	2029	* *	1	\$3,100	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor Mechanical Room, Defective Unit</i>								
Convactor/Radiator	50%			2037	* *	1	\$1,800	B

Air Conditioning

Energy Source								
Electricity	100%			2040	* *	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2025	\$209,100	2	\$700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Floor Fan Room</i>								
<i>Explanation : Water Sourced Air Conditioner</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$14,400	B
Heat Rejection								
Air Condenser Unit	100%	0-2	\$2,100	2024	\$21,000	2	\$6,200	B
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof, Defective Dry Cooler Fan</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Dry Cooler Serves All Floors Air Conditioning Equipment</i>								

Ventilation

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Roof	100%			2024	\$8,300	2	\$300	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		B
	Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Basement, Coroded Main Valve Train								
	Water Heater								
	Gas Fired	100%			2022	\$2,400	2	\$200	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Direct Fired Unit With 120 Gallon Storage Tank								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Kitchen								
	Explanation : Grease Trap Undersized								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$700	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building								
	Explanation : 1 Unit Serving Basement And All Floors								
Fire Suppression									
	Sprinkler								
	No Component	75%							D
	Generic	25%			2034	* *	1-2	\$800	B
	No Backflow Preventer, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Chemical System								
	Generic	100%			2019	\$24,800	1-3	\$55,000	B

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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 / 14146 **Yr Built/Renovated** : 1927 / 2010
Area Sq Ft : 20,096 **Project Type** : AGING
Date of Survey : 11-Jan-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,Mez,2,3
Block : 454 **Lot** : 52 **BIN** : 1006502

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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	3%			2023	\$10,900	3	\$1,400	C	
Cast in Place Concrete	15%	Now	\$4,400	LIFE	**	5	\$9,900	C	
Horizontal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Throughout Basement And Sub Basement									
Granite Panels	5%			LIFE	**	5	\$1,100	C	
Terrazzo	10%			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%									
Location : Basement									
Wood	5%			2039	**	5	\$2,800	C	
Interior Walls									
Cast in Place Concrete	15%	Now	\$63,600	LIFE	**			C	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Sub Basement - Abandoned Pool Area									
Spalling, Extent : Light, Area Affected : 5%									
Location : Basement									
Ceramic Tile	5%			2033	**	5	\$1,800	C	
Concrete Masonry Unit	5%	0-2	\$3,700	LIFE	**	5	\$700	C	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Vertical Cracks, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Masonry: Brick	3%			LIFE	**			C	
Masonry: Limestone	2%			LIFE	**			C	
Plaster	70%	Now	\$18,800	LIFE	**	5	\$7,400	C	
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Ceilings									
AcousTileSusp.Lay-In	5%	4+	\$2,300	2037	**	5	\$800	B	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
AcousTileSusp.Lay-In	5%			2037	**	5	\$1,500	B	
Plaster	75%	Now	\$28,100	LIFE	**	5	\$14,100	B	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Sub Basement - Abandoned Pool Area									
Not Accessible	10%							D	
Not Accessible	5%							D	

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

Electrical		Current Repair		Future Replacement		Maintenance		
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%			2044	* *	5	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 2500 Amps Main Disconnect Switch							
Switchgear / Switchboard								
Fused Disc Sw	50%			2044	* *	5		B
Fused Knife Sw	50%	2-4	\$22,700	2054	* *	5		B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
Raceway								
Conduit	95%			2024	\$23,500	1		B
Conduit	5%			2044	* *	1		B
Panelboards								
Fused Disc Sw	15%			2023	\$3,400	5	\$100	B
Molded Case Bkrs	5%			2040	* *	5		B
Molded Case Bkrs	80%			2023	\$18,400	5	\$400	B
Wiring								
Braided Cloth	70%			2023	\$18,600	1		B
Thermoplastic	10%			2044	* *	1		B
Thermoplastic	20%			2024	\$5,300	1		B
Motor Controllers								
Locally Mounted	90%			2022	\$14,200	5	\$100	B
Locally Mounted	10%			2037	* *	5		B
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$100	B
Generic	50%			LIFE	* *	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	25%			2029	* *	10	\$4,600	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : 2nd & 3rd Floors & Kitchen							
Fluorescent	40%			2019	\$39,600	10	\$7,400	B
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Fluorescent	5%			2029	* *	10	\$900	B
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Incandescent	30%			2019	\$29,700	2	\$100	B
Egress Lighting								
Emergency, Battery	45%			2019	\$3,100	10	\$2,200	B
Emergency, Battery	5%			2029	* *	10	\$200	B
Exit, Service	40%			2019	\$1,100	1		B
Exit, Service	10%			2029	* *	1		B
Exterior Lighting								
HID	100%			2019	\$7,000	10	\$100	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
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	B
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$12,400	B

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

Air Conditioning

Energy Source								
Electricity	100%			2040	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2024	\$32,300	1	\$4,700	B
Reciprocating Compr/Chiller	50%			2032	* *	1	\$4,700	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i> <i>Location : Roof</i> <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	50%			2034	* *	4	\$500	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</i>								
<i>Position At All Times</i>								
Ductwork/Diffusers	50%			LIFE	* *	2	\$13,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$80,900	1	\$12,400	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,200	B
Exhaust Fans								
Roof	100%			2024	\$15,100	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		B
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$4,400	2	\$300	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%			2024	\$10,500	4	\$2,500	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%			2029	* *	4	\$7,500	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%			2024	\$10,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2029	* *	1	\$1,200	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

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

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DEPARTMENT FOR THE AGING - 125

Project : AGING

CAPITAL		FY 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

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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