

Print Date : 19-Oct-2021

DEPARTMENT FOR THE AGING - FY 2022

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 : 17-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 420 **Lot** : 1 **BIN** : 1079081

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$538,000	
Electrical		\$104,100
Mechanical		\$59,600
Total	\$538,000	\$163,700
Importance Code A	\$538,000	
Importance Code B		\$163,700
Total	\$538,000	\$163,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$64,700			
Interior Architecture	\$77,200		\$4,000	\$600
Electrical	\$22,900		\$100	\$100
Mechanical	\$4,800	\$700	\$1,200	\$700
Site Enclosure	\$2,200			
Site Pavements	\$35,300			\$1,800
Total	\$207,000	\$700	\$5,300	\$3,200
Importance Code A	\$65,000	\$300	\$300	\$300
Importance Code B	\$93,200	\$400	\$5,000	\$1,100
Importance Code C	\$48,900			\$1,800
Total	\$207,000	\$700	\$5,300	\$3,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$5,400	LIFE	**	5	\$4,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	80%	Now	\$139,300	LIFE	**	5	\$13,900	
		Diagonal Cracks, Extent : Severe, Area Affected : 5%							
		Location : Rear Wall Bordering The Patio							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%			2052	**	5-10	\$6,000	
	Mosaic Tile	5%			2042	**	10	\$2,700	
	Stucco Cement	5%	Now	\$13,900	2037	**	5	\$1,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$76,200	2057	**	5	\$800	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Kitchen							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%							
		Location : Kitchen And Lounge, Throughout							
		Hardware Missing, Extent : Severe, Area Affected : 40%							
		Location : Kitchen							
Parapets									
	Masonry: Brick	25%	Now	\$28,000	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	No Component	75%							
Roof									
	Modified Bitumen	100%	Now	\$322,400	2042	**			
		Drains Clogged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
Soffits									
	Stucco Cement	100%	4+	\$17,300	2037	**	5	\$6,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Off Courtyard							
Interior									

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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	
Interior Floors									
Cast in Place Concrete	5%	Now	\$1,100	LIFE	**	5	\$1,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$10,100	2047	**	5	\$200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Terrazzo	40%	Now	\$19,400	LIFE	**	5	\$2,900		
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Lobby Hall								
Vinyl Tile	50%	4+	\$4,400	2037	**	3	\$1,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen, Office, Computer Room, Gymnasium								
Interior Walls									
Cast in Place Concrete	5%	Now	\$2,500	LIFE	**				
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
	Location : Mechanical Room								
Ceramic Tile	5%	Now	\$11,100	2047	**	5	\$200		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
Concrete Masonry Unit	10%	Now	\$1,800	LIFE	**	5	\$300		
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Mechanical Room								
Masonry: Brick	5%	Now	\$800	LIFE	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Plaster	65%	Now	\$12,500	LIFE	**	5	\$1,400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Mechanical, Room, Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
SGFT/Glazed Masonry	7%	0-2	\$4,300	LIFE	**				
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Wood	3%			LIFE	**	5	\$1,700		

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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
Interior									
	Ceilings								
	AcousTileConcealSpLn	5%	Now	\$4,200	2052	**	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	AcousTileSusp.Lay-In	85%			2045	**	5	\$8,000	
	Plaster	10%	Now	\$4,100	LIFE	**	5	\$600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Room, Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 95%							
		Location : Mechanical Room, Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	4+	\$2,200	2052	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
Site Pavements									
	On-Site Walkways								
	Asphalt	40%	Now	\$12,800	2047	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Tripping Hazard, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
	Cast in Place Concrete	10%			2045	**			
	Paver: Asphalt	50%			2041	**	5	\$3,500	
Activity Yard									
	Pavers/Stone	100%	4+	\$22,500	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Rear Of Building							

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
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2032	\$2,800	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical And Mechanical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2032	\$54,000	5	\$200	

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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
Under 600 Volts									
	Raceway								
	Conduit	100%			2032	\$15,300	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,200	5		
	Molded Case Bkrs	95%			2031	\$23,500	5	\$200	
	Wiring								
	Braided Cloth	80%	2-4	\$16,400	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2032	\$4,100	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$50,100	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2027	\$15,000	10	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	2%			2027	\$1,500	2		
	Egress Lighting								
	Emergency, Battery	50%			2027	\$4,700	10	\$800	
	Exit, Service	50%			2027	\$900	1		
	Exterior Lighting								
	HID	20%			2027	\$5,300	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2040	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							
	Generic	10%			2027	\$2,100	1	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallway And Exit Doors							
		Explanation : Motion Sensor And Intrusion Alarm							

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

Heating

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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
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2042	**	5	\$2,000	
		Buried Tank(s), Extent : Light, Area Affected : 100%							
		Location : Outside Boiler Room							
	Conversion Equipment								
	Hot Water Boiler	100%			2045	**	1	\$3,100	
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$1,000	2040	**	4	\$300	
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Terminal Devices								
	Air Handler	65%			2027	\$59,600	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : 1st Floor Mechanical Room							
		Explanation : 2 Units							
	Convector/Radiator	30%			2030	\$10,500	1	\$600	
	Fan Coil Unit/Heat	5%			2037	**	1	\$100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Window/Wall Unit	90%			2027	\$12,200	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	
	Exhaust Fans								
	Interior	100%			2027	\$23,200	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater								
	Electric	100%			2030	\$5,700	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$1,000	2042	**	4	\$100	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room							
	Backflow Preventer								
	Generic	100%			2032	\$1,700	1	\$400	
	Fixtures								
	Generic	100%							

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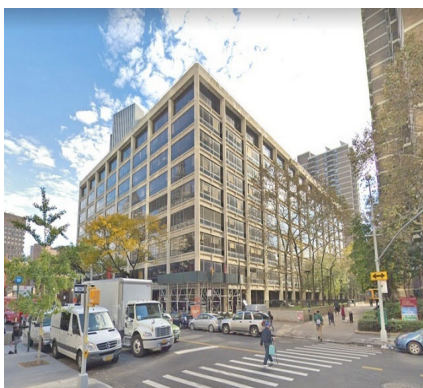
Print Date : 19-Oct-2021

DEPARTMENT FOR THE AGING - FY 2022

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 : 19-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 94 **Lot** : 25 **BIN** : 1001289

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Electrical		\$288,200
Total		\$288,200
Importance Code B		\$288,200
Total		\$288,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Interior Architecture	\$34,700		\$3,900	
Electrical	\$1,900	\$1,900	\$1,600	\$1,900
Mechanical	\$800	\$400	\$9,200	\$400
Total	\$37,400	\$2,300	\$14,600	\$2,300
Importance Code B	\$30,900	\$2,300	\$14,600	\$2,300
Importance Code C	\$6,500			
Total	\$37,400	\$2,300	\$14,600	\$2,300



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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
Interior									
Floors									
	Carpet	5%			2028	\$22,000	3	\$2,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
	Ceramic Tile	5%	0-2	\$1,700	2038	**	5	\$800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Toilet Rooms And Kitchen								
	Quarry Tile	5%			2042	**	5	\$2,300	
	Vinyl Tile	80%			2034	**	3	\$9,400	
	Recent Repair Evident, Extent : N/A, Area Affected : 50%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	5%	0-2	\$3,100	2038	**	5	\$1,000	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Kitchen								
	Glass: Single Pane	5%			LIFE	**	5	\$1,500	
	Gypsum Board	90%	0-2	\$3,400	LIFE	**	5	\$22,300	
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Entrance Corridor								
Ceilings									
	AcousTileSusp.Lay-In	95%	2-4	\$26,500	2042	**	5	\$14,800	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Administrative Office And Kitchen								
	Exposed Struc: Concrete	5%			LIFE	**	5	\$200	

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
Under 600 Volts									
	Raceway								
	Conduit	100%			2039	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2037	* *	5	\$500	
	Wiring								
	Thermoplastic	100%			2039	* *	1		
Lighting									
	Interior Lighting								
	Fluorescent	98%			2029	\$49,800	10	\$18,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	2%			2034	* *	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Egress Lighting								
	Exit, Battery	100%			2029	\$21,200	10	\$1,400	

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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

50%

Generic

50%

2029

\$34,800

1

\$3,900

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

Location : Cafeteria, Hallways

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital

100%

2029

\$238,400

1-3

\$13,200

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

Location : Throughout

Explanation : Strobe Lights, Horns And Manual Pull Stations

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

Heating

Energy Source

Not Accessible

100%

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

Location : Throughout

Explanation : Utilities Supplied From Building

Conversion Equipment

Not Accessible

100%

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

Location : Throughout

Explanation : Utilities Supplied From Building

Air Conditioning

Energy Source

Not Accessible

100%

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

Location : Throughout

Explanation : Utilities Supplied From Building

Conversion Equipment

Not Accessible

100%

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

Location : Throughout

Explanation : Utilities Supplied From Building

Distribution

Ductwork/Diffusers

100%

LIFE

**

2

\$27,100

Terminal Devices

Not Accessible

100%

Heat Rejection

Not Accessible

100%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$11,600

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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
Ventilation									
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		
	Water Heater								
	Not Accessible	100%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Throughout						
			Explanation : Utilities Supplied From Building						
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2049	* *	1-2	\$5,800	
	Fire Pump								
	Not Accessible	100%							
	Chemical System								
	No Component	98%							
	Generic	2%			2027	\$600	1-3	\$100	

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Print Date : 19-Oct-2021

DEPARTMENT FOR THE AGING - FY 2022

Asset Name : COUNCIL CTR. FOR SENIOR CITIZENS
Address : 1001 QUENTIN ROAD @ E.10 ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DFTA014.000 / 14457 **Yr Built/Renovated** : 1931 / 2002
Area Sq Ft : 33,700 **Project Type** : AGING
Date of Survey : 18-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 6642 **Lot** : 45 **BIN** : 3176314

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$244,000	\$190,600
Interior Architecture		\$412,300
Electrical	\$231,400	\$363,200
Mechanical		\$576,700
Total	\$475,400	\$1,542,800
Importance Code A	\$244,000	\$272,700
Importance Code B	\$231,400	\$1,270,100
Total	\$475,400	\$1,542,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$55,600	\$2,100	\$300	\$10,500
Interior Architecture	\$17,900	\$5,500	\$25,100	
Electrical	\$45,200	\$1,900	\$76,100	\$1,500
Mechanical	\$1,700	\$2,300	\$48,700	\$2,700
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$135,200	\$26,600	\$165,000	\$29,500
Importance Code A	\$66,400	\$3,700	\$2,000	\$12,200
Importance Code B	\$52,100	\$22,800	\$163,000	\$17,300
Importance Code C	\$16,700			
Total	\$135,200	\$26,600	\$165,000	\$29,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT FOR THE AGING - 125
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
Exterior									
Exterior Walls									
	Masonry: Brick	70%	Now	\$70,900	LIFE	**	5	\$21,300	
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : 4th Floor Facade At Terrace							
	Masonry: Marble	10%	Now	\$115,500	LIFE	**	5	\$2,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 90%							
		Location : Throughout							
	Stucco Cement	15%	Now	\$18,200	2043	**	5	\$5,700	
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : 4th Floor Facade At Terrace							
	Stucco Cement	5%			2043	**	5	\$3,800	
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations, East Facade							
Windows									
	Aluminum	100%			2029	\$190,600	5	\$4,100	
Parapets									
	Masonry: Brick	75%	Now	\$34,100	LIFE	**	5	\$1,800	
		Spalling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Metal Panel	7%			2050	**	5	\$600	
	Pre-Cast Concrete	3%			LIFE	**	5	\$400	
	Stucco Cement	10%	Now	\$800	2043	**	5	\$300	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : 5th And 4th Floors, South And West Facades, Beams At Terrace							
	Stucco Cement	5%			2043	**	5	\$300	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : East Facade							
Roof									
	Cast in Place Concrete	5%	Now	\$300	LIFE	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
		Location : Perimeter Edges Of Entrance And Rear Canopies							
	Plaza Roof: Stone Panels	20%			2050	**			
	Roll Roofing	75%			2026	\$57,600	5	\$21,000	
		Blisters, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 35%							
		Location : Roof Penetrations							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									

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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
Interior									
Floors									
	Ceramic Tile	5%			2033	**	5	\$2,500	
	Quarry Tile	5%			2035	**	5	\$3,800	
	Vinyl Tile	87%			2030	\$412,300	3	\$16,500	
	Wood	3%			2045	**	5	\$2,800	
Interior Walls									
	Ceramic Tile	5%			2033	**	5	\$2,000	
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Gypsum Board	87%	0-2	\$15,700	LIFE	**	5	\$20,500	
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations								
	Mosaic Tile	3%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	5%			2035	**	5	\$3,200	
	AcousTileSusp.Lay-In	80%			2035	**	5	\$40,400	
	Exposed Struc: Concrete	2%			LIFE	**	5	\$200	
	Exposed Struc: Steel	3%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$6,300	
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2040	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Loading Area								
	Concrete Masonry Unit	50%			2050	**			
	Graffiti, Extent : Moderate, Area Affected : 15%								
	Location : East 10th Street								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2035	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
On-Site Walkways									
	Cast in Place Concrete	100%			2035	**			

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
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%	2-4	\$9,200	2060	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Nameplate Available Ratings. Service Equipment Enclosure Present Sign Of Rust.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2030	\$108,000	5	\$100	

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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
Under 600 Volts									
Raceway									
	Conduit	90%			2030	\$52,300	1		
	Conduit	10%			2040	* *	1		
Panelboards									
	Fused Disc Sw	5%			2038	* *	5		
	Molded Case Bkrs	5%			2038	* *	5		
	Molded Case Bkrs	90%			2029	\$74,300	5	\$800	
Wiring									
	Thermoplastic	90%			2030	\$66,200	1		
	Thermoplastic	10%			2040	* *	1		
Motor Controllers									
	Locally Mounted	100%			2028	\$50,100	5	\$200	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,500	LIFE	* *	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	85%			2035	* *	10	\$26,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building									
Explanation : T-8 Lamp Type Fixtures Are In Satisfactory Condition.									
	Fluorescent	15%			2030	\$12,300	10	\$4,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways									
Egress Lighting									
	Emergency, Battery	50%			2030	\$25,100	10	\$4,100	
	Exit, Battery	50%			2030	\$17,100	10	\$1,100	
Exterior Lighting									
	Fluorescent	10%			2030	\$11,900	10	\$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Outside									
	Fluorescent	20%	0-2	\$23,900	2040	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Fifth Floor Outdoor Area.									
Explanation : Fixtures Are Old With Deteriorated Lenses.									
	HID	10%			2025	\$14,100	10		
	No Component	60%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2025	\$33,800	1	\$3,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Activity Rooms									
Explanation : CCTV Surveillance Cameras									

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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

Alarm

Fire/Smoke Detection

No Component

40%

Generic, Analog

60%

2025

\$231,400

1-3

\$12,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Manual Pull Stations, Alarm Bells And Smoke Detectors*

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

Heating

Energy Source

Electricity

100%

2050

* *

1

Conversion Equipment

Furnace

100%

2030

\$82,100

1

\$16,700

*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

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2030

\$436,700

2

\$2,100

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$43,800

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$18,800

Exhaust Fans

Roof

100%

2030

\$57,900

2

\$1,000

Plumbing

H/C Water Piping

Brass/Copper

100%

2050

* *

1

Water Heater

Electric

100%

2025

\$30,700

4

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 120 Gallon Water Heater With Two Additional 120 Gallon Storage Tanks*

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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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
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$5,300	4	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Two Units From 1st To 5th Floor, One Unit From Basement To 5th Floor							
		Explanation : 3 Units							
Fire Suppression									
	Chemical System								
	No Component	90%							
	Generic	10%			2028	\$2,900	1-3	\$400	

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Print Date : 19-Oct-2021

DEPARTMENT FOR THE AGING - FY 2022

Asset Name : CPC OPEN DOOR SENIOR CENTER CONDOMINIUM
Address : 168 GRAND ST. AKA 240 CENTRE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA005.000 / 14139 **Yr Built/Renovated** : 1909 / 2015
Area Sq Ft : 45,442 **Project Type** : AGING
Date of Survey : 20-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 472 **Lot** : 7501 **BIN** : 1075959

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Mechanical		\$176,100
Total		\$176,100
Importance Code B		\$176,100
Total		\$176,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Interior Architecture	\$46,400	\$1,300	\$2,100	\$201,900
Electrical	\$17,500	\$2,200	\$85,400	\$3,000
Mechanical	\$29,600	\$6,600	\$36,700	\$15,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$97,300	\$14,000	\$128,100	\$224,700
Importance Code A	\$1,100	\$2,500	\$1,200	\$2,500
Importance Code B	\$93,300	\$10,300	\$126,900	\$220,600
Importance Code C	\$2,900	\$1,300		\$1,600
Total	\$97,300	\$14,000	\$128,100	\$224,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Wood	100%			2046	**	5		
Interior								
Floors								
Carpet	20%	Now	\$38,400	2026	\$191,900	3	\$20,400	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%							
	Location : Offices And Library							
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : Offices And Library							
Cast in Place Concrete	20%			LIFE	**	5	\$29,800	
	Paint Peeling, Extent : Moderate, Area Affected : 30%							
	Location : Bathrooms							
Terrazzo	35%			LIFE	**	5	\$18,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Corridor, Near Multi-purpose Room							
Traffic Topping	5%			2035	**	5	\$4,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Fluid Applied Epoxy Resin Floor Finish							
Vinyl Tile	20%			2035	**	3	\$6,800	
Interior Walls								
Ceramic Tile	10%			2039	**	5	\$2,500	
Folding Partition	5%			2046	**	5	\$3,100	
Glass: Single Pane	35%			LIFE	**	5	\$6,600	
Gypsum Board	50%	Now	\$2,900	LIFE	**	5	\$7,500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
	Location : Electrical Room							
	Worn/Eroded, Extent : Moderate, Area Affected : 5%							
	Location : Electrical Room							
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$6,800	
Exposed Struc: Concrete	20%			LIFE	**	5	\$2,100	
Glass: Susp Panels	30%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : This Component Is Actually Fiber Glass Suspended Panels							
Gypsum Board	15%			LIFE	**	5	\$12,800	
Plaster	25%			LIFE	**	5	\$10,600	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			

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Estimates are rounded to the nearest hundred dollars.

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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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch Rated At 3,000 Amperes							
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$200	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$100	
Molded Case Bkrs	90%			2046	**	5	\$1,100	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	95%			2043	**	5	\$300	
Variable Frequency Drive	5%			2043	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : For Dry Coolers							
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$14,000	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$41,700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : 1st Floor And Basement							
	Motion Sensors in Use, Extent : Light, Area Affected : 100%							
	Location : Basement							
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : 1st Floor And Basement							
Egress Lighting								
Emergency, Battery	30%			2035	**	10	\$3,300	
Exit, LED	30%			2058	**	1		
Exit, Service	40%			2035	**	1		
Exterior Lighting								
HID	20%			2025	\$37,900	10		
No Component	80%							

Alarm

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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

Alarm

Security System

No Component

80%

Generic

20%

Now

\$15,200

2035

* *

1

\$3,100

*Cameras Damaged, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement, 1st Floor**Explanation : Surveillance Camera System*

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2035

* *

1-3

\$5,800

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

Heating

Energy Source

Electricity

50%

2050

* *

1

Natural Gas

50%

2050

* *

1

Conversion Equipment

Heat Exchanger, Plate & Frame

25%

2033

* *

1

\$5,600

Heat Pump Air Sourced

50%

2028

2

\$7,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Basement**Explanation : Water Sourced Heat Pumps Observed*

Hot Water Boiler

25%

2035

* *

1

\$5,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$2,200

Terminal Devices

Fan Coil Unit/Heat

25%

Now

\$17,600

2030

\$176,100

1

\$3,300

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : 1st Floor Computer Room*

No Component

75%

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Heat Rejection

Not Accessible

100%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$25,300

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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
Ventilation									
	Exhaust Fans								
	Interior	10%			2030	\$16,700	2	\$100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$7,000	2040	* *	1		
			Leak Evident, Extent : Severe, Area Affected : 5%						
			Location : 1st Floor Kitchen						
	Water Heater								
	Gas Fired	100%			2025	\$28,700	2	\$700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$7,200	4	\$1,000	
	Sewage Ejector(s)								
	Electric	100%			2030	\$13,500	4	\$1,800	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$2,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 2nd Floor						
			Explanation : 1 Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2056	* *	1-5	\$23,800	
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$12,700	
	Fire Pump								
	Generic	100%			2039	* *	1	\$8,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Fire Pump Serves The Entire Facility						

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

Print Date : 19-Oct-2021

DEPARTMENT FOR THE AGING - FY 2022

Asset Name : CYPRESS HILLS SENIOR CENTER
Address : 3194 FULTON STREET @ LOGAN ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DFTA013.000 / 14456 **Yr Built/Renovated** : 1971 / 2005
Area Sq Ft : 19,914 **Project Type** : AGING
Date of Survey : 28-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4140 **Lot** : 13 **BIN** : 3092631

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$80,600	
Electrical		\$89,600
Mechanical	\$198,300	\$306,800
Total	\$278,900	\$396,500
Importance Code A	\$80,600	
Importance Code B	\$198,300	\$396,500
Total	\$278,900	\$396,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$28,300		\$1,000	
Interior Architecture	\$19,300	\$2,300	\$1,100	\$2,900
Electrical	\$1,900	\$1,400	\$46,900	\$2,000
Mechanical	\$7,200	\$300	\$70,600	\$300
Site Pavements	\$8,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$69,100	\$7,900	\$123,600	\$9,200
Importance Code A	\$28,300		\$1,100	
Importance Code B	\$32,300	\$6,400	\$122,600	\$9,200
Importance Code C	\$8,400	\$1,500		
Total	\$69,100	\$7,900	\$123,600	\$9,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT FOR THE AGING - 125
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
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	90%			LIFE	**	5	\$10,200	
Recent Repair Evident, Extent : N/A, Area Affected : 30%									
Location : Throughout Elevations									
	Metal Sect. OHD	5%			2043	**	5	\$1,800	
	Slate Panels	5%	Now	\$9,800	LIFE	**	5	\$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%									
Location : Window Sills									
Windows									
	Aluminum	90%	0-2	\$10,000	2038	**	5	\$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Protective Metal Grilles									
	Metal Louvers	10%	0-2	\$1,600	2033	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : All Louvers									
Parapets									
	Masonry: Brick Cavity	15%			LIFE	**	5	\$1,600	
	Masonry: Limestone	10%	0-2	\$6,100	LIFE	**	5	\$1,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Panel	5%			2050	**	5	\$2,000	
	Metal: Cage/Fence	70%	0-2	\$80,600	2035	**	5	\$23,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Roof									
	Modified Bitumen	80%			2038	**	10	\$23,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Main Roof									
	Single Ply Membrane	20%			2038	**	10	\$5,900	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Lower Balcony Roof									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lower Balcony Roof									
Explanation : This Is Actually A Fluid Applied Roof System									
Soffits									
	Cement - Fiber Panel	100%			2030		10		
Interior									
Floors									
	Cast in Place Concrete	2%			LIFE	**	5	\$1,300	
	Ceramic Tile	5%			2039	**	5	\$1,500	
	Quarry Tile	10%			2043	**	5	\$4,500	
	Sheet Vinyl/Rubber	5%			2035	**	5	\$2,200	
	Vinyl Tile	78%			2035	**	3	\$11,600	

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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

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
Interior									
	Interior Walls								
	Ceramic Tile	10%			2039	**	5	\$3,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$600	
	Gypsum Board	85%			LIFE	**	5	\$15,600	
	Recent Repair Evident, Extent : N/A, Area Affected : 25%								
	Location : Various Rooms								
	Ceilings								
	AcousTileSusp.Lay-In	95%			2043	**	5	\$28,300	
	Recent Replace Evident, Extent : N/A, Area Affected : 20%								
	Location : Various Rooms								
	Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2040	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Parking Area								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2035	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2035	**			
	Parking/Driveway								
	Asphalt	100%	Now	\$8,400	2033	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Parking Area								

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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$5,400	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 600 Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2030	\$89,600	5	\$100	
Raceway									
	Conduit	90%			2050	* *	1		
	Conduit	10%			2030	\$2,400	1		
Panelboards									
	Fused Disc Sw	5%			2046	* *	5		
	Molded Case Bkrs	95%			2046	* *	5	\$500	
Wiring									
	Thermoplastic	90%			2050	* *	1		
	Thermoplastic	10%			2030	\$2,700	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2043	* *	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	68%			2025	\$33,000	10	\$12,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2030	\$14,600	10	\$5,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Activity Rooms And Lobby							
	Incandescent	2%			2030	\$4,900	2		
Egress Lighting									
	Emergency, Battery	50%			2030	\$14,800	10	\$2,400	
	Exit, Service	50%			2035	* *	1		
Exterior Lighting									
	HID	25%			2030	\$20,800	10		
	Incandescent	5%			2030	\$3,500	2		
	No Component	70%							
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2035	* *	1	\$3,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Activity Rooms And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$12,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations And Bells							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2050	* *	1		
Terminal Devices									
	Convactor/Radiator	5%			2035	* *	1	\$300	
	No Component	95%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Mechanical Rooms							
		Explanation : Units Indicated Under Air Conditioning Section							

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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
Air Conditioning									
Energy Source									
	Electricity	100%			2046	**	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	70%			2031	\$306,800	2	\$900	
	Int Pkg Unit - Heating/Cooling	20%			2024	\$87,700	2	\$200	
	Split Unit	10%			2025	\$44,000			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Kitchen									
Explanation : Condenser On The Roof									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$110,600	LIFE	**	2	\$25,900	
Not Insulated, Extent : Moderate, Area Affected : 100%									
Location : Ductwork Throughout The Building, All Systems									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,100	
Exhaust Fans									
	Roof	80%			2030	\$27,400	2	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Four Fans									
	Roof	20%	0-2	\$6,800	2040	**	2	\$100	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Roof Kitchen Exhaust									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	**	1		
Water Heater									
	Electric	100%			2025	\$18,200	4	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Kitchen Closet									
Explanation : Two Heaters 120 Gallons Each									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Kitchen									
Explanation : One Grease Trap Below Floor									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2035	**	1	\$1,200	
Fixtures									
	Generic	100%							
Vertical Transport									

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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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 1st Floor									
Explanation : One Unit									
Fire Suppression									
Chemical System									
	No Component	95%							
	Generic	5%			2028	\$1,400	1-3	\$200	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Kitchen									
Explanation : Kitchen Hood									

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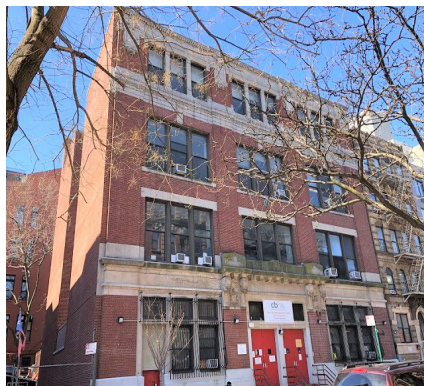
Print Date : 19-Oct-2021

DEPARTMENT FOR THE AGING - FY 2022

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-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1680 **Lot** : 45 **BIN** : 1074278

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$105,400	\$226,900
Interior Architecture	\$96,800	\$233,100
Electrical	\$73,900	\$155,500
Mechanical		\$557,800
Total	\$276,100	\$1,173,300
Importance Code A	\$105,400	\$333,900
Importance Code B	\$73,900	\$839,400
Importance Code C	\$96,800	
Total	\$276,100	\$1,173,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$127,800		\$12,200	
Interior Architecture	\$95,000		\$8,800	\$4,100
Electrical	\$116,300	\$1,100	\$1,300	\$1,300
Mechanical	\$20,200	\$4,600	\$21,800	\$3,900
Site Pavements	\$9,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$372,500	\$9,600	\$48,100	\$13,400
Importance Code A	\$167,500	\$2,700	\$14,900	\$2,700
Importance Code B	\$159,400	\$6,900	\$33,200	\$10,600
Importance Code C	\$45,600			
Total	\$372,500	\$9,600	\$48,100	\$13,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT FOR THE AGING - 125
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
Exterior									
Exterior Walls									
	Cast in Place Concrete	4%	Now	\$11,200	LIFE	**	5	\$9,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Base Of Building At North Facade									
	Cast Stone/Terra Cotta	2%	Now	\$7,000	LIFE	**	5	\$7,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Exposed Struc: Steel	1%			LIFE	**	5	\$2,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Above Window Heads									
Explanation : Steel Lintel									
	Masonry: Brick	90%			LIFE	**	5	\$81,000	
Recent Repair Evident, Extent : N/A, Area Affected : 30%									
Location : Throughout									
	Masonry: Limestone	3%	Now	\$8,100	LIFE	**	5	\$1,000	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Windows									
	Aluminum	100%	4+	\$105,400	2040	**	5	\$5,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%									
Location : Throughout									
Parapets									
	Cast Stone/Terra Cotta	20%			LIFE	**	5-10	\$42,000	
Recent Repair Evident, Extent : N/A, Area Affected : 30%									
Location : Main Roof									
	Masonry: Brick	40%			LIFE	**	5-10	\$20,300	
	Metal Rail	15%			2045	**	5-10	\$20,100	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Main Roof									
	Pre-Cast Concrete	25%			LIFE	**	5	\$23,300	
Recent Replace Evident, Extent : N/A, Area Affected : 50%									
Location : Main Roof									
Roof									
	Modified Bitumen	100%			2032	\$226,900	10	\$15,100	
Recent Replace Evident, Extent : N/A, Area Affected : 25%									
Location : Main Roof									

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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
Interior								
Floors								
Carpet	5%			2028	\$29,200	3	\$4,100	
Cast in Place Concrete	10%	Now	\$4,800	LIFE	**	5	\$9,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2035	**	5	\$2,100	
Vinyl Tile	60%	Now	\$23,300	2032	\$233,100	3	\$9,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor At Entry								
Wood	20%			2060	**	5	\$15,500	
Interior Walls								
Glass: Single Pane	5%	Now	\$7,500	LIFE	**	5	\$1,700	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Weight Room								
Gypsum Board	20%			LIFE	**	5-10	\$15,300	
Masonry: Brick	10%	Now	\$96,800	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Plaster	60%	Now	\$12,000	LIFE	**	5	\$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Stair								
Wood	5%			LIFE	**	5	\$18,000	
Ceilings								
AcousTileSusp.Lay-In	65%	4+	\$4,800	2045	**	5	\$13,400	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : 4th Floor								
Gypsum Board	10%			LIFE	**	5-10	\$14,200	
Metal Panel	15%			LIFE	**	5	\$15,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Plaster	10%	Now	\$6,000	LIFE	**	5	\$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Bulkhead								
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	90%			2042	**			
Iron Picket	10%			2052	**			
Site Pavements								

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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
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$2,000	2037		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Adjacent To Front Entrance Steps								
	Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
	Location : Adjacent To Front Entrance Steps								
On-Site Walkways									
	Asphalt	65%	Now	\$3,500	2047		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Rear Yard								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Rear Yard								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Rear Yard								
	Cast in Place Concrete	5%	Now	\$1,600	2052		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Front Entry Steps								
	Steel Grating	30%	2-4	\$2,300	2062		* *	1	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Exterior Stair In Rear Yard								

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
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%	4+	\$33,000	2062	* *	5		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Ampere Main Disconnect Switch							
	Fused Disc Sw	50%			2032	\$33,000	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	100%	4+	\$21,600	2062	* *	5	\$400	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement							
Raceway									
	Conduit	20%			2052	* *	1		
	Conduit	70%			2032	\$40,700	1		
	Conduit	10%			2062	* *	1		

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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
Under 600 Volts									
Panelboards									
	Fused Knife Sw	5%	0-2	\$4,100	2057	**	5		
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Basement									
	Molded Case Bkrs	20%			2048	**	5	\$100	
	Molded Case Bkrs	55%			2031	\$45,400	5	\$400	
Covers Missing, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Other Observation, Extent : N/A, Area Affected : 20%									
Location : Basement									
Explanation : Panel In Storage Area									
	Molded Case Bkrs	20%			2057	**	5	\$100	
Wiring									
	Braided Cloth	60%	0-2	\$44,100	2057	**	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Basement, 1st And 2nd Floors									
	Thermoplastic	20%			2052	**	1		
	Thermoplastic	20%			2062	**	1		
Motor Controllers									
	Locally Mounted	30%			2045	**	5	\$100	
	Locally Mounted	70%			2030	\$35,100	5	\$100	
Ground									
Grounding Devices									
	Generic	100%	Now	\$10,500	LIFE	**	5	\$400	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	10%			2037	**	10	\$2,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : 4th Floor									
	Fluorescent	78%			2037	**	10	\$19,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2037	**	10	\$2,500	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : 4th Floor									
	Fluorescent	2%			2027	\$1,300	10	\$500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement									

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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
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
Lighting									
	Egress Lighting								
	Emergency, Battery	20%			2037	* *	10	\$1,300	
	Emergency, Battery	30%			2027	\$12,400	10	\$2,000	
	Exit, LED	10%			2072	* *	1		
	Exit, Service	20%			2037	* *	1		
	Exit, Service	20%			2027	\$1,600	1		
	Exterior Lighting								
	LED	10%			2040	* *			
	No Component	90%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%	Now	\$73,900	2042	* *	1	\$7,400	
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Throughout The Building								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Front Only								
	Explanation : Cctv Camera								
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2037	* *	1-3	\$3,400	
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
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Steam Boiler	60%	Now	\$5,600	2037	* *	1	\$14,800	
	Controller Not Working, Extent : Moderate, Area Affected : 100%								
	Location : Basement. 2 Of 3 Newer Units Have Defective Controls.								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 3 Newer Units								
	Steam Boiler	40%			2030	\$74,000	1	\$10,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Older Units								
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$9,700	2032	\$483,800	4	\$1,400	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
	Location : Basement. Missing And Deteriorating Insulation.								
	Terminal Devices								
	Convector/Radiator	100%			2037	* *	1	\$8,900	

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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
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Split Unit	20%			2037	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 4th Floor And Roof							
		Explanation : Indoor Fan Coil Units Utilize R-410a And Are Located In Closets And Above Ceiling Piped To Associated Roof Condensers.							
	Split Unit	5%			2037	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 4th Floor Office							
		Explanation : Dx Split System.							
	Window/Wall Unit	50%			2027	\$29,800	1		
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 4th Floor							
		Explanation : Duct Distribution Associated With Split System Of Fan Coil Units.							
	No Component	80%							
	Exhaust Fans								
	Interior	20%			2042	**	2	\$200	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater								
	Gas Fired	100%	Now	\$900	2025	\$17,400	2	\$300	
		Not Energy Efficient, Extent : Moderate, Area Affected : 5%							
		Location : Basement. Domestic Hot Water Storage Tank Missing Insulation.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$4,400	4	\$900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : One Unit							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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**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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System							
	Generic	100%		2030	\$28,900	1-3	\$3,700	

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

Print Date : 19-Oct-2021

DEPARTMENT FOR THE AGING - FY 2022

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 : 23-Nov-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3
Block : 479 **Lot** : 1 **BIN** : 1007156

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Electrical		\$134,700
Mechanical		\$243,800
Total		\$378,600
Importance Code B		\$378,600
Total		\$378,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$3,500			
Interior Architecture	\$64,400		\$1,400	\$1,600
Electrical	\$1,000	\$800	\$1,100	\$900
Mechanical	\$14,200	\$2,200	\$8,700	\$2,500
Site Enclosure	\$1,500			
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$89,200	\$6,900	\$15,100	\$8,900
Importance Code A	\$4,600	\$1,100	\$1,100	\$1,100
Importance Code B	\$75,800	\$5,800	\$14,000	\$7,800
Importance Code C	\$8,700			
Total	\$89,200	\$6,900	\$15,100	\$8,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	2-4	\$3,400	LIFE	* *	5	\$2,100	
	Graffiti, Extent : Moderate, Area Affected : 2%								
	Location : Front Facade								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Front Facade								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Granite	5%			LIFE	* *	5	\$200	
	Staining/Discoloring, Extent : Light, Area Affected : 1%								
	Location : Front Facade								
	Window Wall	20%			2052	* *	5	\$2,100	
	Glazing Clouded, Extent : Light, Area Affected : 5%								
	Location : Front Facade								
Windows									
	Aluminum	75%			2048	* *	5		
	Wood	25%			2040	* *	5		
Roof									
	Roll Roofing	100%			2031		5		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Main Roof								
	Explanation : Not Accessible. Occupied By Head Start School. Covered With Rubber Pads For Childrens Play Area								
Soffits									
	Metal Panel	100%			2042	* *	5-10	\$900	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$7,300	
	Ceramic Tile	5%	2-4	\$400	2035	* *	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Toilets								
	Deteriorated Finish, Extent : Moderate, Area Affected : 2%								
	Location : Toilets								
	Quarry Tile	5%			2045	* *	5	\$1,200	
	Vinyl Tile	75%	Now	\$23,400	2037	* *	3	\$4,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Wood	5%			2060	* *	5	\$1,600	

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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
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$1,000	2041	**	5	\$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Toilets									
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : Toilet Rooms									
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
	Concrete Masonry Unit	5%			LIFE	**	5	\$500	
	Gypsum Board	45%	Now	\$500	LIFE	**	5	\$3,500	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Recreation Room 1st And 3rd Floor									
	Masonry: Brick	5%	2-4	\$2,800	LIFE	**			
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Basement									
	Plaster	30%			LIFE	**	5-10	\$3,300	
Ceilings									
	AcousTileSusp.Lay-In	95%	4+	\$28,200	2045	**	5	\$7,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Recreation Room 1st Floor									
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,700	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	4+	\$1,500	2052	**			
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : At Roof									
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$600	2045	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Front									

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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$5,400	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Electrical Room									
Explanation : Main Service Disconnect Switch Rated 1200 Amperes									

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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

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
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$89,600	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : 2 Vertical Sections							
	Raceway								
	Conduit	95%			2032	\$23,300	1		
	Conduit	5%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,700	5		
	Molded Case Bkrs	75%			2031	\$24,800	5	\$200	
	Molded Case Bkrs	20%			2048	* *	5	\$100	
	Wiring								
	Thermoplastic	90%			2032	\$24,100	1		
	Thermoplastic	10%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	90%			2030	\$45,100	5	\$100	
	Locally Mounted	10%			2045	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2037	* *	10	\$5,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	30%			2037	* *	10	\$3,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2037	* *	10	\$2,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$1,300	
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	HID	15%			2037	* *	10		
	Incandescent	15%			2037	* *	2		
	No Component	70%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2037	* *	1	\$2,100	

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$6,800

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)		

Heating

Energy Source

Fuel Oil No 2

100%

2052

* *

5

\$3,400

*No. 2 Fuel Oil, Extent : Light, Area Affected : 100%**Location : Basement Level**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 2000 Gallon Oil Tank*

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$11,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Six No.2 Oil Fired Modular Steam Boilers, The Boilers Serve All Five Floors*

Distribution

Steam Piping/Pump

100%

2042

* *

Terminal Devices

Air Handler

50%

2032

\$80,600

1

\$3,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : First, Second And Third Floors**Explanation : Water Sourced Air Conditioning Units Observed. Associated Malfunctioning Cooling Tower Is In The Process Being Replaced.*

Convactor/Radiator

50%

2037

* *

1

\$1,800

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Window/Wall Unit

5%

2027

\$1,200

1

Water Cooled interior

95%

2030

\$163,300

2

Pkg Unit

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$18,000

Heat Rejection

Water Cooling Tower

100%

2037

* *

2

\$11,100

*Repairs In Progress, Extent : N/A, Area Affected : 100%**Location : Upper Roof*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$9,800

Exhaust Fans

Roof

100%

2032

\$19,000

2

\$300

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	98%			2042	* *	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Brass/Copper	2%	Now	\$1,700	2062	* *	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement Water Meter Room							
		Explanation : Badly Corroded Main Water Supply Isolation Valve							
Water Heater									
	Gas Fired	90%			2030	\$6,300	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Direct Fired Unit With 120 Gallons Storage Tank							
	Gas Fired	10%	0-2	\$700	2032	\$700	2		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : Storage Tank As A Notable Degree Of Corrosion.							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Grease Trap Undersized							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2037	* *	1	\$700	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building							
		Explanation : 1 Unit Serving Basement And All Floors							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2042	* *	1-2	\$800	
		No Backflow Preventer, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Chemical System									
	Generic	100%			2027	\$28,900	1-3	\$4,000	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Kitchen							
		Explanation : Hood Suppression System							

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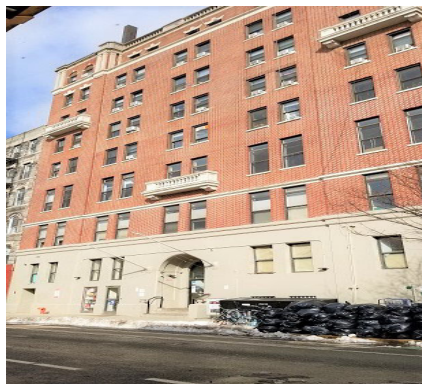
Print Date : 19-Oct-2021

DEPARTMENT FOR THE AGING - FY 2022

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 : 05-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3
Block : 454 **Lot** : 52 **BIN** : 1006502

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Interior Architecture	\$209,400	
Electrical	\$54,000	\$233,400
Mechanical		\$423,900
Total	\$263,400	\$657,300
Importance Code B	\$185,600	\$657,300
Importance Code C	\$77,900	
Total	\$263,400	\$657,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Interior Architecture	\$41,300		\$2,700	\$3,700
Electrical	\$3,000	\$500	\$800	\$600
Mechanical	\$34,100	\$7,800	\$13,700	\$7,500
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$90,200	\$20,200	\$29,100	\$23,700
Importance Code A	\$2,000	\$2,000	\$2,000	\$2,000
Importance Code B	\$74,800	\$18,200	\$27,100	\$20,800
Importance Code C	\$13,400			\$900
Total	\$90,200	\$20,200	\$29,100	\$23,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

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	
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$6,600		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2nd Floor Kitchen									
Explanation : Recently Painted.									
Ceramic Tile	5%			2041	**	5	\$1,500		
Marble Panels	5%			LIFE	**	5	\$2,300		
Terrazzo	10%			LIFE	**	5	\$4,700		
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%									
Location : Lobby Area									
Vinyl Tile	55%	4+	\$3,100	2037	**	3	\$6,200		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : 1st Floor Multipurpose Room									
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : Backstage Doorway At Auditorium									
Wood	20%	4+	\$131,500	2047	**	5	\$5,600		
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : Auditorium Multipurpose Room									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Auditorium Multipurpose Room									
Interior Walls									
Ceramic Tile	5%			2041	**	5	\$1,800		
Fiberglass Panel	10%			LIFE	**	10	\$900		
Marble Panels	5%	Now	\$77,900	LIFE	**				
Cracking/Crumbling, Extent : Severe, Area Affected : 60%									
Location : Lobby Area									
Vertical Cracks, Extent : Severe, Area Affected : 30%									
Location : Lobby									
Worn/Eroded, Extent : Severe, Area Affected : 70%									
Location : Lobby									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Lobby Stair									
Explanation : Patching Evident, With Caulking Type Material									
Plaster	80%	Now	\$12,500	LIFE	**	5	\$8,500		
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Auditorium Back Stage Areas									
Loose/Delam Surface, Extent : Severe, Area Affected : 80%									
Location : Above North Facing Window In Cafeteria									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset # : 14146

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

Interior

Ceilings

AcousTileConcealSpLn	2%	4+	\$500	2045	**	5	\$400
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Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : Second Floor Hallway Near Stairway

AcousTileSusp.Lay-In	18%			2045	**	5	\$5,400
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Plaster	80%	Now	\$17,500	LIFE	**	5	\$15,000
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Broken/Missing Elements, Extent : Severe, Area Affected : 5%

Location : Auditorium Backstage Areas

Cracking/Crumbling, Extent : Severe, Area Affected : 10%

Location : Auditorium Backstage Areas, And Throughout

Paint Peeling, Extent : Moderate, Area Affected : 10%

Location : Auditorium Backstage Areas, Lobby, And Various Locations Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032		\$5,400	5	\$100
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 2500 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	50%			2032		\$54,000	5	
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Fused Knife Sw	50%	2-4	\$54,000	2062	**	5	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

Raceway

Conduit	100%			2032		\$58,100	1	
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Panelboards

Fused Disc Sw	5%			2031		\$4,100	5	
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Molded Case Bkrs	65%			2040	**	5	\$300
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Molded Case Bkrs	30%			2031		\$24,800	5	\$200
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Wiring

Braided Cloth	70%			2031		\$51,500	1	
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Thermoplastic	10%			2042	**	1	
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Thermoplastic	20%			2032		\$14,700	1	
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Motor Controllers

Locally Mounted	90%			2030		\$45,100	5	\$100
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Locally Mounted	10%			2037	**	5	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$600
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Lighting

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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
Lighting									
	Interior Lighting								
	Fluorescent	50%			2037	* *	10	\$9,200	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : 2nd, 3rd Floors And Kitchen					
	Fluorescent	20%			2037	* *	10	\$3,700	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Lobby 1st Floor, Cafeteria And Some 2nd Floor					
	LED	30%			2040	* *			
Egress Lighting									
	Emergency, Battery	45%			2027	\$13,500	10	\$2,200	
	Emergency, Battery	5%			2037	* *	10	\$200	
	Exit, Service	40%			2027	\$2,400	1		
	Exit, Service	10%			2037	* *	1		
Exterior Lighting									
	HID	10%			2027	\$8,400	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2037	* *	1	\$1,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Inside And Outside					
				Explanation : CCTV Surveillance Camera					
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$3,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Manual Pullbox And Fire Alarm Panel					

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
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2052	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Vault							
		Explanation : One 3000 Gallon Tank, No.2 Fuel							
Conversion Equipment									
	Steam Boiler	100%			2045	* *	1	\$19,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Dual Fuel Steam Boilers							

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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
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$17,600	2042	* *	4	\$1,000	
		Not in Service, Extent : Moderate, Area Affected : 100% Location : Boiler Room. Compressor Out Of Service							
Terminal Devices									
	Air Handler	35%			2032	\$102,400	1	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Second And Third Floor Air Handlers Explanation : Dual Temperature Coil In Unit							
	Convactor/Radiator	65%			2037	* *	1	\$4,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	50%			2032	\$88,300	1	\$4,700	
	Reciprocating Compr/Chiller	50%			2040	* *	1	\$4,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 50% Location : Roof Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Roof							
Distribution									
	CW & CHW Wtr Pipe/Pump	50%			2042	* *	4	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : Summer, Winter Piping For Air Handlers Not In Use. Left In Cooling Position At All Times							
	Ductwork/Diffusers	50%			LIFE	* *	2	\$16,300	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2032	\$233,300	1	\$12,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,700	
Exhaust Fans									
	Roof	100%			2032	\$34,500	2	\$600	
Plumbing									
	H/C Water Piping Brass/Copper	100%			2052	* *	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100% Location : Basement							

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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
Plumbing									
	Water Heater								
	Gas Fired	100%			2030	\$12,700	2	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Direct Fired Units Using One 400 Gallon Storage Tank						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$3,200	4	\$600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Dual Pumps Serves Area Of Abandoned Pool						
	Pool Filter/Treatment								
	Sand	100%			2037	* *	4	\$5,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : Pool And All Components Are Abandoned And Will Not Be Repaired For Use						
	Sewage Ejector(s)								
	Electric	100%			2032	\$6,000	4	\$1,200	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$1,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : 2 Units, One Passenger From 1st To 7th And One Freight From 1st To 6th						
	Hydraulic	30%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Building						
			Explanation : 1 Unit, Street To 1st Floor						
Fire Suppression									
	Standpipe								
	No Component	35%							
	Generic	65%			2042	* *	1-5	\$6,600	
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$5,600	
	Fire Pump								
	Generic	100%			2035	* *	1	\$3,800	
	Chemical System								
	Generic	100%			2027	\$28,900	1-3	\$4,000	

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DEPARTMENT FOR THE AGING - 125

Project : AGING

CAPITAL		FY 2023 - 2026		FY 2027 - 2032
Miscellaneous Buildings		505,900		402,400
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Miscellaneous Buildings	30,600	9,300	28,500	12,900

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14137	BAYSIDE	5,200	243,100	21,700
14140	EAST CONCOURSE	4,233	197,900	17,700
14144	PELHAM/FITZ	5,000	233,700	20,900
14145	REGO PARK	5,000	233,700	20,900

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