

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Ceilings									
AcousTile	ConcealSpLn	5%	Now	\$4,200	2052	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
AcousTileSusp.	Lay-In	85%			2045	**	5	\$8,000	
Plaster		10%	Now	\$4,100	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Mechanical Room, Throughout</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 95%</i>									
<i>Location : Mechanical Room, Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Site Enclosure									
Fence/Gates									
Iron Picket		100%	4+	\$2,200	2052	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
Site Pavements									
On-Site Walkways									
Asphalt		40%	Now	\$12,800	2047	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 70%</i>									
<i>Location : Throughout</i>									
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various Locations</i>									
Cast in Place Concrete		10%			2045	**			
Paver: Asphalt		50%			2041	**	5	\$3,500	
Activity Yard									
Pavers/Stone		100%	4+	\$22,500	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Rear Of Building</i>									
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2032	\$2,800	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical And Mechanical Room</i>									
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2032	\$54,000	5	\$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

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		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Inside And Outside</i>							
	<i>Explanation : CCTV Surveillance Camera</i>							
Generic	10%			2027	\$2,100	1	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallway And Exit Doors</i>							
	<i>Explanation : Motion Sensor And Intrusion Alarm</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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Buried Tank(s), Extent : Light, Area Affected : 100% Location : Outside Boiler Room</i>									
Conversion Equipment	Hot Water Boiler	100%			2045	**	1	\$3,100	
Distribution									
Hot Wtr Piping/Pump		100%	0-2	\$1,000	2040	**	4	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 25% Location : Throughout</i>									
Terminal Devices									
Air Handler		65%			2027	\$59,600	1	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 70% Location : 1st Floor Mechanical Room</i>									
<i>Explanation : 2 Units</i>									
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	
<i>On Extended Life, Extent : Severe, Area Affected : 100% Location : Mechanical Room</i>									
Backflow Preventer	Generic	100%			2032	\$1,700	1	\$400	
Fixtures	Generic	100%							

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 : 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



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Toilet Rooms And Kitchen</i>									
Quarry Tile		5%			2042	**	5	\$2,300	
Vinyl Tile		80%			2034	**	3	\$9,400	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Ceramic Tile		5%	0-2	\$3,100	2038	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Kitchen</i>									
Glass: Single Pane		5%			LIFE	**	5	\$1,500	
Gypsum Board		90%	0-2	\$3,400	LIFE	**	5	\$22,300	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>									
<i>Location : Entrance Corridor</i>									
Ceilings									
AcousTileSusp.Lay-In		95%	2-4	\$26,500	2042	**	5	\$14,800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>									
<i>Location : Administrative Office And Kitchen</i>									
Exposed Struc: Concrete		5%			LIFE	**	5	\$200	
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Fluorescent		2%			2034	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lobby</i>									
Egress Lighting									
Exit, Battery		100%			2029	\$21,200	10	\$1,400	
Alarm									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System		50%							
No Component		50%							
Generic					2029	\$34,800	1	\$3,900	

Other Observation, Extent : Light, Area Affected : 100%
Location : Cafeteria, Hallways
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection		100%							
Generic, Digital					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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source		100%							
Not Accessible									

Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Utilities Supplied From Building

Conversion Equipment		100%							
Not Accessible									

Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Utilities Supplied From Building

Air Conditioning

Energy Source		100%							
Not Accessible									

Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Utilities Supplied From Building

Conversion Equipment		100%							
Not Accessible									

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Utilities Supplied From Building</i>							
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

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.

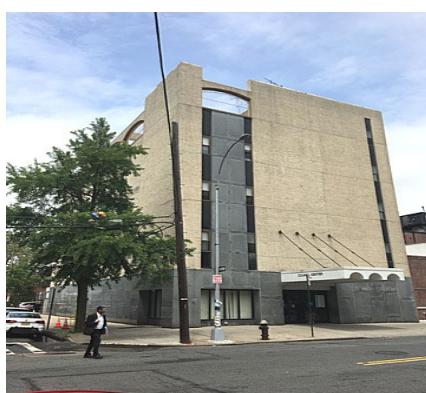
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

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	% 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	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Various Locations</i>									
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	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Loading Area</i>									
Concrete Masonry Unit		50%			2050	**			
<i>Graffiti, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : East 10th Street</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete		100%			2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
On-Site Walkways									
Cast in Place Concrete		100%			2035	**			
Electrical									
System	Component	% 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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Nameplate Available Ratings. Service Equipment Enclosure Present Sign Of Rust.</i>									
Switchgear / Switchboard									
Fused Disc Sw		100%			2030	\$108,000	5	\$100	

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	Estimated Cost (Yrs)	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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2035	**	10	\$26,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : T-8 Lamp Type Fixtures Are In Satisfactory Condition.</i>								
Fluorescent	15%			2030	\$12,300	10	\$4,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
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	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Fluorescent	20%	0-2	\$23,900	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fifth Floor Outdoor Area.</i>								
<i>Explanation : Fixtures Are Old With Deteriorated Lenses.</i>								
HID	10%			2025	\$14,100	10		
No Component	60%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$33,800	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Activity Rooms</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT FOR THE AGING - 125
COUNCIL CTR. FOR SENIOR CITIZENS

Asset # : 14457

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

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	
-----------	------	--	--	------	--	----	---	--

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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			* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Two Units From 1st To 5th Floor, One Unit From Basement To 5th Floor</i>									
<i>Explanation : 3 Units</i>									
Fire Suppression									
Chemical System	No Component	90%							
	Generic	10%			2028	\$2,900	1-3	\$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.*

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



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	% 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
		<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Offices And Library</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : Offices And Library</i>							
Cast in Place Concrete		20%			LIFE		**	5	\$29,800
		<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : Bathrooms</i>							
Terrazzo		35%			LIFE		**	5	\$18,600
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Corridor, Near Multi-purpose Room</i>							
Traffic Topping		5%		2035		**	5		\$4,300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Kitchen</i>							
		<i>Explanation : Fluid Applied Epoxy Resin Floor Finish</i>							
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
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Electrical Room</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Electrical Room</i>							
Ceilings									
AcousTileSusp.Lay-In		10%		2043		**	5		\$6,800
Exposed Struc: Concrete		20%		LIFE		**	5		\$2,100
Glass: Susp Panels		30%		LIFE		**			
		<i>Other Observation, Extent : N/A, 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
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		**			

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 3,000 Amperes</i>								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Dry Coolers</i>								
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	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
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								

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	Estimated Cost (Yrs)	Priority
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$15,200	2035	**	1	\$3,100	
<i>Cameras Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1st Floor</i>								
<i>Explanation : Surveillance Camera System</i>								
Fire/Smoke Detection	80%							
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	Estimated Cost (Yrs)	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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
<i>Explanation : Water Sourced Heat Pumps Observed</i>								
Hot Water Boiler	25%			2035	**	1	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
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	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Computer Room</i>								
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	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : 1st Floor Kitchen</i>							
	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		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement To 2nd Floor</i>							
		<i>Explanation : 1 Unit</i>							
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
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : Fire Pump Serves The Entire Facility</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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
Exterior Architecture	\$28,300	\$1,000
Interior Architecture	\$19,300	\$1,100
Electrical	\$1,900	\$46,900
Mechanical	\$7,200	\$2,000
Site Pavements	\$8,400	\$70,600
Elevators/Escalators	\$3,900	\$300
Total	\$69,100	\$123,600
Importance Code A	\$28,300	\$1,100
Importance Code B	\$32,300	\$122,600
Importance Code C	\$8,400	\$9,200
Total	\$69,100	\$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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls									
Masonry: Brick Cavity		90%			LIFE	**	5	\$10,200	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 30%</i>									
<i>Location : Throughout Elevations</i>									
Metal Sect. OHD		5%		2043		**	5	\$1,800	
Slate Panels		5%	Now	\$9,800	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Window Sills</i>									
Windows									
Aluminum		90%	0-2	\$10,000	2038	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Protective Metal Grilles</i>									
Metal Louvers		10%	0-2	\$1,600	2033	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : All Louvers</i>									
Parapets									
Masonry: Brick Cavity		15%			LIFE	**	5	\$1,600	
Masonry: Limestone		10%	0-2	\$6,100	LIFE	**	5	\$1,300	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Metal Panel		5%		2050		**	5	\$2,000	
Metal: Cage/Fence		70%	0-2	\$80,600	2035	**	5	\$23,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Roof									
Modified Bitumen		80%		2038		**	10	\$23,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Main Roof</i>									
Single Ply Membrane		20%		2038		**	10	\$5,900	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Lower Balcony Roof</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Lower Balcony Roof</i>									
<i>Explanation : This Is Actually A Fluid Applied Roof System</i>									
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	

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	% 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
<i>Recent Replace Evident, Extent : N/A, Area Affected : 20%</i>					
<i>Location : Various Rooms</i>					

Exposed Struc: Concrete	5%	LIFE	**	5	\$200
-------------------------	----	------	----	---	-------

Site Enclosure

Fence/Gates

Chain Link	100%	2040	**
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>			
<i>Location : Parking Area</i>			

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	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>					
<i>Location : Parking Area</i>					

Electrical

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
<i>Location : Electrical Room</i>					

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

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.**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	Estimated Cost (Yrs)	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
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2030	\$14,600	10		\$5,500
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Activity Rooms And Lobby</i>								
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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Activity Rooms And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035		**	1-3	\$12,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations And Bells</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Kitchen</i>								
	<i>Explanation : Condenser On The Roof</i>								
Distribution									
	Ductwork/Diffusers	100%	0-2	\$110,600	LIFE	**	2	\$25,900	
	<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
	<i>Location : Ductwork Throughout The Building, All Systems</i>								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,100	
	Exhaust Fans								
	Roof	80%			2030	\$27,400	2	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Roof</i>								
	<i>Explanation : Four Fans</i>								
	Roof	20%	0-2	\$6,800	2040	**	2	\$100	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
	<i>Location : Roof Kitchen Exhaust</i>								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Electric	100%			2025	\$18,200	4	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Kitchen Closet</i>								
	<i>Explanation : Two Heaters 120 Gallons Each</i>								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Kitchen</i>								
	<i>Explanation : One Grease Trap Below Floor</i>								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2035	**	1	\$1,200	
	Fixtures								
	Generic	100%							
Vertical Transport									

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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport	Elevators								
	Geared Traction	100%		LIFE		**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement To 1st Floor</i>							
		<i>Explanation : One Unit</i>							
Fire Suppression	Chemical System								
	No Component	95%							
	Generic	5%			2028	\$1,400	1-3	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Kitchen</i>							
		<i>Explanation : Kitchen Hood</i>							

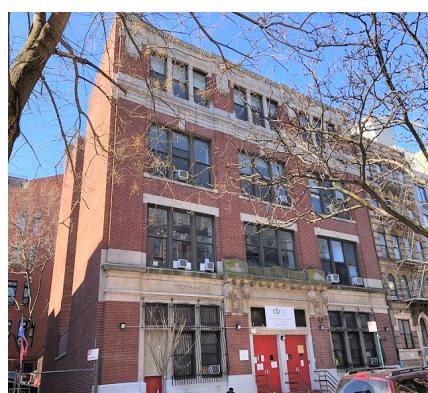
*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated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

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

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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Floors									
Carpet	5%				2028	\$29,200	3	\$4,100	
	10%	Now	\$4,800	LIFE		**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
Ceramic Tile		5%			2035	**	5	\$2,100	
Vinyl Tile	60%	Now	\$23,300	2032	\$233,100	3		\$9,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
Wood		20%			2060	**	5	\$15,500	
Interior Walls									
Glass: Single Pane	5%	Now	\$7,500	LIFE		**	5	\$1,700	
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
Gypsum Board		20%			LIFE	**	5-10	\$15,300	
Masonry: Brick	10%	Now	\$96,800	LIFE		**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
Plaster									
Wood	60%	Now	\$12,000	LIFE		**	5	\$8,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
Ceilings									
Acous	65%	4+	\$4,800	2045		**	5	\$13,400	
	<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
Gypsum Board									
Metal Panel	10%				LIFE	**	5-10	\$14,200	
	15%				LIFE	**	5	\$15,500	
Plaster									
Site Enclosure	10%	Now	\$6,000	LIFE		**	5	\$2,600	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
Site Pavements									
<i>Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.</i>									
<i>Estimates are rounded to the nearest hundred dollars.</i>									
<i>Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.</i>									
<i>** Replacement cost estimated to be beyond ten years is not included in this report.</i>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT FOR THE AGING - 125
LEONARD COVELLO SENIOR CENTER

Asset # : 14136

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Site Pavements									
Public Sidewalk	Cast in Place Concrete	100%	Now	\$2,000	2037		**		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Adjacent To Front Entrance Steps</i>							
		<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 2% Location : Adjacent To Front Entrance Steps</i>							
On-Site Walkways									
Asphalt		65%	Now	\$3,500	2047		**		
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : Rear Yard</i>							
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Rear Yard</i>							
		<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15% Location : Rear Yard</i>							
Cast in Place Concrete		5%	Now	\$1,600	2052		**		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Front Entry Steps</i>							
Steel Grating		30%	2-4	\$2,300	2062		**	1	
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Exterior Stair In Rear Yard</i>							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts									
Service Equipment	Fused Disc Sw	50%	4+	\$33,000	2062		**	5	
		<i>On Extended Life, Extent : Light, Area Affected : 100% Location : Basement</i>							
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room</i>							
		<i>Explanation : One 600 Ampere Main Disconnect Switch</i>							
Fused Disc Sw		50%		2032		\$33,000	5		\$100
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room</i>							
		<i>Explanation : One 400 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard	Molded Case Bkrs	100%	4+	\$21,600	2062		**	5	\$400
		<i>On Extended Life, Extent : Light, Area Affected : 100% Location : Basement</i>							
Raceway	Conduit	20%		2052			**	1	
	Conduit	70%		2032		\$40,700	1		
	Conduit	10%		2062			**	1	

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

Estimates are rounded to the nearest hundred dollars.

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**

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

All component repairs & estimates are in current dollars.
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	Estimated Cost (Yrs)	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
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Front Only</i>							
	<i>Explanation : Cctv Camera</i>							

Fire/Smoke Detection

No Component	80%							
Generic, Digital	20%			2037		**	1-3	\$3,400

Mechanical

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

Heating

Energy Source								
Natural Gas	100%			2042		**	1	
Conversion Equipment								

Steam Boiler	60%	Now	\$5,600	2037		**	1	\$14,800
	<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement. 2 Of 3 Newer Units Have Defective Controls.</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							

Steam Boiler	40%			2030	\$74,000	1		\$10,900
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							

Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$9,700	2032	\$483,800	4		\$1,400
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>							

Terminal Devices								
Convector/Radiator	100%			2037		**	1	\$8,900

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.

*** 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	% 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		**		
		<i>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.</i>							
	Split Unit	5%			2037		**		
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : 4th Floor Office Explanation : Dx Split System.</i>							
	Window/Wall Unit	50%			2027		\$29,800	1	
	No Component	25%							
Ventilation	Distribution								
	Ductwork/Diffusers	20%			LIFE		**	2-5	\$4,900
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : 4th Floor Explanation : Duct Distribution Associated With Split System Of Fan Coil Units.</i>							
	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
		<i>Not Energy Efficient, Extent : Moderate, Area Affected : 5% Location : Basement. Domestic Hot Water Storage Tank Missing Insulation.</i>							
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		**		
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Basement To 4th Floor Explanation : One Unit</i>							
Fire Suppression									

*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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Chemical System									
Generic		100%			2030	\$28,900	1-3	\$3,700	

*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.*

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



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Interior Walls	Ceramic Tile	5%	Now	\$1,000	2041	**	5	\$300	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : Toilets</i>							
		<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Toilet Rooms</i>							
Concrete Masonry Unit		10%		LIFE		**	5	\$1,000	
Concrete Masonry Unit		5%		LIFE		**	5	\$500	
Gypsum Board		45%	Now	\$500	LIFE	**	5	\$3,500	
		<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : Recreation Room 1st And 3rd Floor</i>							
Masonry: Brick		5%	2-4	\$2,800	LIFE	**			
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Basement</i>							
Plaster		30%		LIFE		**	5-10	\$3,300	
Ceilings									
AcousTileSusp.Lay-In		95%	4+	\$28,200	2045	**	5	\$7,900	
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : Recreation Room 1st Floor</i>							
Exposed Struc: Steel		5%		LIFE		**	10	\$1,700	
Site Enclosure									
Fence/Gates	Chain Link	100%	4+	\$1,500	2052	**			
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
		<i>Location : At Roof</i>							
Site Pavements									
Public Sidewalk	Cast in Place Concrete	100%	4+	\$600	2045	**			
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Front</i>							
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts	Service Equipment	100%			2032	\$5,400	5		
	Fused Disc Sw								
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement Electrical Room</i>							
		<i>Explanation : Main Service Disconnect Switch Rated 1200 Amperes</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
MOTT ST. (CELLAR, 1, 2, PART OF 3)
Asset # : 14141

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

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	Estimated Cost (Yrs)	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2037		**	1-3	\$6,800
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2052		**	5	\$3,400
<i>No. 2 Fuel Oil, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 2000 Gallon Oil Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2037		**	1	\$11,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Six No.2 Oil Fired Modular Steam Boilers, The Boilers Serve All Five Floors</i>								
Distribution								
Steam Piping/Pump	100%			2042		**		
Terminal Devices								
Air Handler	50%			2032	\$80,600	1		\$3,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First, Second And Third Floors</i>								
<i>Explanation : Water Sourced Air Conditioning Units Observed. Associated Malfunctioning Cooling Tower Is In The Process Being Replaced.</i>								
Convector/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
<i>Repairs In Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Upper Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE		**	2-5	\$9,800
Exhaust Fans								
Roof	100%			2032	\$19,000	2		\$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
MOTT ST. (CELLAR, 1, 2, PART OF 3)
Asset # : 14141**

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

All component repairs & estimates are in current dollars.
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 : 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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Floors									
	Cast in Place Concrete	5%		LIFE		**	5	\$6,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
			<i>Location : 2nd Floor Kitchen</i>		<i>Explanation : Recently Painted.</i>				
	Ceramic Tile	5%		2041		**	5	\$1,500	
	Marble Panels	5%		LIFE		**	5	\$2,300	
	Terrazzo	10%		LIFE		**	5	\$4,700	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>									
			<i>Location : Lobby Area</i>						
	Vinyl Tile	55%	4+	\$3,100	2037	**	3	\$6,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>									
			<i>Location : 1st Floor Multipurpose Room</i>						
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>									
			<i>Location : Backstage Doorway At Auditorium</i>						
	Wood	20%	4+	\$131,500	2047	**	5	\$5,600	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>									
			<i>Location : Auditorium Multipurpose Room</i>						
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>									
			<i>Location : Auditorium Multipurpose Room</i>						
Interior Walls									
	Ceramic Tile	5%		2041		**	5	\$1,800	
	Fiberglass Panel	10%		LIFE		**	10	\$900	
	Marble Panels	5%	Now	\$77,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>									
			<i>Location : Lobby Area</i>						
<i>Vertical Cracks, Extent : Severe, Area Affected : 30%</i>									
			<i>Location : Lobby</i>						
<i>Worn/Eroded, Extent : Severe, Area Affected : 70%</i>									
			<i>Location : Lobby</i>						
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
			<i>Location : Lobby Stair</i>						
<i>Explanation : Patching Evident, With Caulking Type Material</i>									
	Plaster	80%	Now	\$12,500	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>									
			<i>Location : Auditorium Back Stage Areas</i>						
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 80%</i>									
			<i>Location : Above North Facing Window In Cafeteria</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
SIROVICH FLOOR (1, MEZ, 2, PART OF 3)
Asset # : 14146

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Ceilings									
Acous	TileConcealSpLn	2%	4+	\$500	2045	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Second Floor Hallway Near Stairway</i>									
Acous	TileSusp.Lay-In	18%			2045	**	5	\$5,400	
Plaster		80%	Now	\$17,500	LIFE	**	5	\$15,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Auditorium Backstage Areas</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Auditorium Backstage Areas, And Throughout</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Auditorium Backstage Areas, Lobby, And Various Locations Throughout</i>									
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw									
100%									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>									
Switchgear / Switchboard									
Fused Disc Sw									
50%									
Fused Knife Sw									
50% 2-4									
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
Raceway									
Conduit									
100%									
Panelboards									
Fused Disc Sw									
5%									
Molded Case Bkrs									
65%									
Molded Case Bkrs									
30%									
Wiring									
Braided Cloth									
70%									
Thermoplastic									
10%									
Thermoplastic									
20%									
Motor Controllers									
Locally Mounted									
90%									
Locally Mounted									
10%									
Ground									
Grounding Devices									
Generic									
100%									
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2037	**	10	\$9,200	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : 2nd, 3rd Floors And Kitchen</i>							
Fluorescent	20%			2037	**	10	\$3,700	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lobby 1st Floor, Cafeteria And Some 2nd Floor</i>							
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	
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside Explanation : CCTV Surveillance Camera</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$3,700	
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Manual Pullbox And Fire Alarm Panel</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2052	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Vault Explanation : One 3000 Gallon Tank, No.2 Fuel</i>							
Conversion Equipment								
Steam Boiler	100%			2045	**	1	\$19,900	
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Dual Fuel Steam Boilers</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
SIROVICH FLOOR (1, MEZ, 2, PART OF 3)
Asset # : 14146

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Not in Service, Extent : Moderate, Area Affected : 100% Location : Boiler Room. Compressor Out Of Service</i>									
Terminal Devices	Air Handler	35%			2032	\$102,400	1	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Second And Third Floor Air Handlers Explanation : Dual Temperature Coil In Unit</i>									
	Convector/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	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50% Location : Roof Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Roof</i>									
Distribution	CW & CHW Wtr Pipe/Pump	50%			2042	* *	4	\$500	
<i>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</i>									
	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		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100% Location : Basement</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
SIROVICH FLOOR (1, MEZ, 2, PART OF 3)
Asset # : 14146

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 2 Direct Fired Units Using One 400 Gallon Storage Tank</i>									
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	
<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%		2037		**	4	\$5,000	
<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%		2032	\$6,000	4		\$1,200	
Backflow Preventer									
Generic		100%		2037		**	1	\$1,200	
Fixtures									
Generic		100%							
Vertical Transport									
Elevators									
Geared Traction		70%		LIFE		**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : 2 Units, One Passenger From 1st To 7th And One Freight From 1st To 6th</i>									
Hydraulic		30%		LIFE		**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Building</i>									
<i>Explanation : 1 Unit, Street To 1st Floor</i>									
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	

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

Project : AGING

CAPITAL		FY 2023 - 2026		FY 2027 - 2032	
EXPENSE		FY 2023	FY 2024	FY 2025	FY 2026
Miscellaneous Buildings		505,900		402,400	
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

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.