

Print Date : 16-Sep-2019

**DEPARTMENT FOR THE AGING - FY 2020**

**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** : 06-Jul-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 420 **Lot** : 1 **BIN** : 1079081

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$515,700	
Electrical		\$98,200
Mechanical	\$60,500	
<b>Total</b>	<b>\$576,300</b>	<b>\$98,200</b>
Importance Code A	\$515,700	
Importance Code B	\$60,500	\$98,200
<b>Total</b>	<b>\$576,300</b>	<b>\$98,200</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,900			
Interior Architecture	\$78,800			\$600
Electrical	\$15,500	\$52,300		
Mechanical	\$2,600	\$35,100	\$1,200	\$700
<b>Total</b>	<b>\$145,700</b>	<b>\$87,400</b>	<b>\$1,200</b>	<b>\$1,300</b>
Importance Code A	\$49,200	\$300	\$300	\$300
Importance Code B	\$65,400	\$87,100	\$900	\$1,000
Importance Code C	\$31,200			
<b>Total</b>	<b>\$145,700</b>	<b>\$87,400</b>	<b>\$1,200</b>	<b>\$1,300</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$5,100	LIFE	**	5	\$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	85%	Now	\$139,700	LIFE	**	5	\$14,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Rear Wall Bordering The Patio								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Mosaic Tile	5%	Now	\$4,200	2047	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Stucco Cement	5%	Now	\$13,100	2032	**	5	\$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	100%	Now	\$71,900	2052	**	5	\$800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%								
Location : Kitchen And Lounge, Throughout.								
Hardware Missing, Extent : Moderate, Area Affected : 40%								
Location : Kitchen, Throughout.								
Parapets								
Masonry: Brick	25%	Now	\$26,400	LIFE	**	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
No Component	75%							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%	Now	\$304,100	2037		**		
	Alligatoring, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Drains Clogged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$1,000	LIFE		**	5	\$1,000
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ceramic Tile	5%	Now	\$9,500	2042		**	5	\$200
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Terrazzo	40%	Now	\$18,300	LIFE		**	5	\$2,900
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Vinyl Tile	50%	Now	\$4,200	2032		**	3	\$1,800
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$2,400	LIFE	**			
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
	Location : Mechanical Room							
Ceramic Tile	5%	Now	\$10,400	2042	**	5	\$200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Concrete Masonry Unit	5%	Now	\$10,400	2042	**	5	\$200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 75%							
	Location : Throughout							
Concrete Masonry Unit	10%	Now	\$1,700	LIFE	**	5	\$300	
	Diagonal Cracks, Extent : Light, Area Affected : 5%							
	Location : Mechanical Room							
Masonry: Brick	5%	Now	\$700	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Plaster	5%	Now	\$700	LIFE	**			
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Plaster	65%	Now	\$11,800	LIFE	**	5	\$1,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Mechanical, Room, Throughout.							
SGFT/Glazed Masonry	65%	Now	\$11,800	LIFE	**	5	\$1,400	
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
SGFT/Glazed Masonry	7%	0-2	\$4,100	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	3%			LIFE	**	5	\$900	
Ceilings								
AcousTileConcealSpLn	5%	Now	\$4,000	2047	**	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
AcousTileSusp.Lay-In	85%	Now	\$6,800	2040	**	5	\$4,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Plaster	10%	Now	\$3,900	LIFE	**	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
	Location : Mechanical Room, Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 95%							
Location : Mechanical Room, Throughout.								
Plaster	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							

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\*\* 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									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$2,600	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$50,900	5	\$200	
	Raceway								
	Conduit	100%			2027	\$14,500	1		
	Panelboards								
	Fused Disc Sw	10%			2026	\$2,300	5		
	Molded Case Bkrs	90%			2026	\$21,000	5	\$200	
	Wiring								
	Braided Cloth	80%	2-4	\$15,400	2052	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2027	\$3,900	1		
	Motor Controllers								
	Locally Mounted	100%			2025	\$47,200	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2022	\$14,200	10	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	2%			2022	\$1,500	2		
	Egress Lighting								
	Emergency, Battery	50%			2022	\$4,400	10	\$800	
	Exit, Service	50%			2022	\$900	1		
	Exterior Lighting								
	HID	100%			2022	\$24,800	10		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2037	* *	5	\$2,000	
	Buried Tank(s), Extent : Light, Area Affected : 100%								
	Location : Outside Boiler Room								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2047	**	1	\$3,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Mechanical Room								
	Explanation : 1 Unit, Recent Installed.								
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$1,000	2026	\$9,600	4	\$300	
	Corroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Terminal Devices									
	Air Handler	70%			2022	\$60,500	1	\$2,700	
	Other Observation, Extent : Light, Area Affected : 70%								
	Location : 1st Floor Mechanical Room								
	Explanation : 2 Units								
	Convactor/Radiator	30%			2025	\$9,900	1	\$600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Window/Wall Unit	90%			2022	\$11,500	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
	Exhaust Fans								
	Interior	100%			2022	\$21,900	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	**	1		
	Water Heater								
	Electric	100%			2025	\$5,400	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$900	2037	**	4	\$100	
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Mechanical Room								
	Backflow Preventer								
	Generic	100%			2027	\$1,600	1	\$400	
Fixtures									
	Generic	100%							

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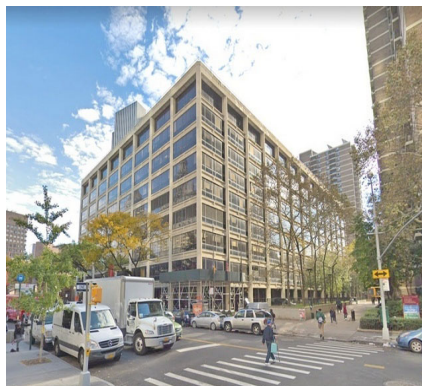
Print Date : 16-Sep-2019

**DEPARTMENT FOR THE AGING - FY 2020**

**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 2021 - 2024	FY 2025 - 2030
Electrical		\$271,800
<b>Total</b>		<b>\$271,800</b>
Importance Code B		\$271,800
<b>Total</b>		<b>\$271,800</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture	\$32,700	\$5,100		
Electrical	\$1,600	\$1,800	\$1,900	\$1,900
Mechanical	\$800	\$400	\$9,200	\$400
<b>Total</b>	<b>\$35,100</b>	<b>\$7,300</b>	<b>\$11,100</b>	<b>\$2,300</b>
Importance Code B	\$28,900	\$7,300	\$11,100	\$2,300
Importance Code C	\$6,200			
<b>Total</b>	<b>\$35,100</b>	<b>\$7,300</b>	<b>\$11,100</b>	<b>\$2,300</b>



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**DEPARTMENT FOR THE AGING - 125**  
**CITY HALL NEIGHBORHOOD SENIOR CENTER**

**Asset # : 14138**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2028	\$20,700	3	\$2,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
	Ceramic Tile	5%	0-2	\$1,600	2038	**	5	\$800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Toilet Rooms And Kitchen									
	Quarry Tile	5%			2042	**	5	\$2,300	
	Vinyl Tile	80%			2034	**	3	\$9,400	
Recent Repair Evident, Extent : Light, Area Affected : 50%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%	0-2	\$3,000	2038	**	5	\$1,000	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Kitchen									
	Glass: Single Pane	5%			LIFE	**	5	\$1,500	
	Gypsum Board	90%	0-2	\$3,200	LIFE	**	5	\$22,300	
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Entrance Corridor									
Ceilings									
	AcousTileSusp.Lay-In	95%	2-4	\$25,000	2042	**	5	\$14,800	
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Administrative Office And Kitchen									
	Exposed Concrete	5%			LIFE	**	5	\$200	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2039	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2037	**	5	\$500	
	Wiring								
	Thermoplastic	100%			2039	**	1		
Lighting									
	Interior Lighting								
	Fluorescent	98%			2029	\$46,900	10	\$18,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	2%			2034	**	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Egress Lighting								
	Exit, Battery	100%			2029	\$20,000	10	\$1,400	

**Alarm**

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**DEPARTMENT FOR THE AGING - 125**  
**CITY HALL NEIGHBORHOOD SENIOR CENTER**

**Asset # : 14138**

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

**Alarm**

Security System

No Component

50%

Generic

50%

2029

\$32,800

1

\$3,900

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

*Location : Cafeteria, Hallways*

*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2029

\$224,900

1-3

\$12,800

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

*Location : Throughout*

*Explanation : Strobe Lights, Horns And Manual Pull Stations*

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

**Heating**

Energy Source

Not Accessible

100%

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

*Location : Throughout*

*Explanation : Utilities Supplied From Building*

Conversion Equipment

Not Accessible

100%

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

*Location : Throughout*

*Explanation : Utilities Supplied From Building*

**Air Conditioning**

Energy Source

Not Accessible

100%

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

*Location : Throughout*

*Explanation : Utilities Supplied From Building*

Conversion Equipment

Not Accessible

100%

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

*Location : Throughout*

*Explanation : Utilities Supplied From Building*

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2

\$27,100

Terminal Devices

Not Accessible

100%

Heat Rejection

Not Accessible

100%

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$11,600

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**DEPARTMENT FOR THE AGING - 125**  
**CITY HALL NEIGHBORHOOD SENIOR CENTER**

**Asset # : 14138**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		
	Water Heater								
	Not Accessible	100%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Throughout						
			Explanation : Utilities Supplied From Building						
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2049	* *	1-2	\$5,800	
	Fire Pump								
	Not Accessible	100%							
	Chemical System								
	No Component	98%							
	Generic	2%			2027	\$500	1-3	\$100	

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Print Date : 16-Sep-2019

**DEPARTMENT FOR THE AGING - FY 2020**

**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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$175,800	\$234,100
Interior Architecture		\$389,000
Electrical		\$560,900
Mechanical		\$544,100
<b>Total</b>	<b>\$175,800</b>	<b>\$1,728,100</b>
Importance Code A	\$175,800	\$311,600
Importance Code B		\$1,416,500
<b>Total</b>	<b>\$175,800</b>	<b>\$1,728,100</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$61,400		\$2,100	\$2,100
Interior Architecture	\$37,000		\$2,200	\$5,500
Electrical	\$43,000	\$1,500	\$1,700	\$2,300
Mechanical	\$34,700	\$2,700	\$17,900	\$2,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$190,900</b>	<b>\$19,000</b>	<b>\$38,600</b>	<b>\$26,900</b>
Importance Code A	\$71,800	\$1,700	\$3,700	\$3,700
Importance Code B	\$102,800	\$17,300	\$33,900	\$23,200
Importance Code C	\$16,300		\$1,000	
<b>Total</b>	<b>\$190,900</b>	<b>\$19,000</b>	<b>\$38,600</b>	<b>\$26,900</b>



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$66,900	LIFE	**	5	\$21,300	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor Facade At Terrace								
Masonry: Marble	10%	Now	\$108,900	LIFE	**	5	\$2,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Stucco Cement	15%	Now	\$17,200	2043	**	5	\$5,700	
Spalling, Extent : Moderate, Area Affected : 15%								
Location : 4th Floor Facade At Terrace								
Stucco Cement	5%			2043	**	5	\$3,800	
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations, East Facade								
Windows								
Aluminum	100%			2029	\$179,800	5	\$4,100	
Parapets								
Masonry: Brick	75%	Now	\$32,200	LIFE	**	5	\$1,800	
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Panel	7%			2050	**	5	\$600	
Pre-Cast Concrete	3%			LIFE	**	5	\$900	
Stucco Cement	10%	Now	\$800	2043	**	5	\$300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : 5th And 4th Floors, South And West Facades, Beams At Terrace								
Stucco Cement	5%			2043	**	5	\$300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Roof								
Cast in Place Concrete	5%	Now	\$300	LIFE	**			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Perimeter Edges Of Entrance And Rear Canopies								
Plaza Roof: Stone Panels	20%			2050	**			
Roll Roofing	75%			2026	\$54,300	5	\$21,000	
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 35%								
Location : Roof Penetrations								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%			2033	* *	5	\$2,500	
Quarry Tile	5%			2035	* *	5	\$3,800	
Vinyl Tile	87%			2030	\$389,000	3	\$21,900	
Wood	3%			2045	* *	5	\$2,800	
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$2,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,600	
Gypsum Board	87%	0-2	\$14,800	LIFE	* *	5	\$20,500	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Mosaic Tile	3%			LIFE	* *	10	\$700	
Ceilings								
AcousTileConcealSpLn	5%			2035	* *	5	\$3,200	
AcousTileSusp.Lay-In	80%			2035	* *	5	\$40,400	
Exposed Concrete	2%			LIFE	* *	5-10	\$1,300	
Exposed Struc: Steel	3%			LIFE	* *	10	\$3,000	
Gypsum Board	10%			LIFE	* *	5-10	\$17,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2040	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Loading Area								
Concrete Masonry Unit	50%			2050	* *			
Graffiti, Extent : Moderate, Area Affected : 15%								
Location : East 10th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$8,700	2060	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Nameplate Available Ratings. Service Equipment Enclosure Present Sign Of Rust.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$101,900	5	\$100	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	90%			2030	\$49,300	1		
	Conduit	10%			2040	* *	1		
Panelboards									
	Fused Disc Sw	5%			2038	* *	5		
	Molded Case Bkrs	5%			2038	* *	5		
	Molded Case Bkrs	90%			2029	\$70,100	5	\$800	
Wiring									
	Thermoplastic	90%			2030	\$62,400	1		
	Thermoplastic	10%			2040	* *	1		
Motor Controllers									
	Locally Mounted	100%			2028	\$47,200	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,900	LIFE	* *	5	\$500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Corroded								
Lighting									
	Interior Lighting								
	Fluorescent	85%			2035	* *	10	\$26,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout Building								
	Explanation : T-8 Lamp Type Fixtures Are In Satisfactory Condition.								
	Fluorescent	15%			2030	\$11,600	10	\$4,600	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Hallways								
Egress Lighting									
	Emergency, Battery	50%			2030	\$23,700	10	\$4,100	
	Exit, Battery	50%			2030	\$16,200	10	\$1,100	
Exterior Lighting									
	Fluorescent	10%			2030	\$11,300	10	\$300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Fluorescent	20%	0-2	\$22,500	2040	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Fifth Floor Outdoor Area.								
	Explanation : Fixtures Are Old With Deteriorated Lenses.								
	HID	10%			2025	\$13,300	10		
	No Component	60%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$31,900	1	\$3,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Activity Rooms								
	Explanation : CCTV Surveillance Cameras								

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

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

**Alarm**

Fire/Smoke Detection

No Component

40%

Generic, Analog

60%

2025

\$218,300

1-3

\$12,800

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

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

**Heating**

Energy Source

Electricity

100%

2050

\* \*

1

Conversion Equipment

Furnace

100%

2030

\$77,500

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

\$29,800

**Air Conditioning**

Energy Source

Electricity

100%

2046

\* \*

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2030

\$412,000

2

\$2,100

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$54,800

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$29,800

Exhaust Fans

Roof

100%

2030

\$54,600

2

\$1,000

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2050

\* \*

1

Water Heater

Electric

100%

2025

\$29,000

4

\$300

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

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$5,000	4	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Two Units From 1st To 5th Floor, One Unit From Basement To 5th Floor					
				Explanation : 3 Units					
Fire Suppression									
	Chemical System								
	No Component	90%							
	Generic	10%			2028	\$2,700	1-3	\$400	

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Print Date : 16-Sep-2019

**DEPARTMENT FOR THE AGING - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Electrical		\$77,500
Mechanical		\$166,100
<b>Total</b>		<b>\$243,600</b>
Importance Code B		\$243,600
<b>Total</b>		<b>\$243,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Interior Architecture	\$166,500		\$5,100	\$8,100
Electrical	\$16,800	\$2,200	\$2,600	\$2,200
Mechanical	\$48,000	\$9,100	\$8,800	\$6,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$235,300</b>	<b>\$15,300</b>	<b>\$20,500</b>	<b>\$20,800</b>
Importance Code A	\$1,100	\$2,500	\$1,100	\$2,500
Importance Code B	\$223,300	\$12,800	\$19,400	\$17,100
Importance Code C	\$10,900			\$1,300
<b>Total</b>	<b>\$235,300</b>	<b>\$15,300</b>	<b>\$20,500</b>	<b>\$20,800</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Wood	100%			2046	**	5		
Interior									
	Floors								
	Carpet	20%	Now	\$36,200	2026	\$181,000	3	\$20,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%							
		Location : Offices And Library							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Offices And Library							
	Cast in Place Concrete	20%			LIFE	**	5	\$59,500	
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Bathrooms							
	Terrazzo	35%			LIFE	**	5	\$37,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Corridor, Near Multi-purpose Room							
	Traffic Topping	5%			2035	**	5	\$4,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Fluid Applied Epoxy Resin Floor Finish							
	Vinyl Tile	20%			2035	**	3	\$5,100	
Interior Walls									
	Ceramic Tile	10%			2039	**	5	\$2,500	
	Folding Partition	5%			2046	**	5	\$3,100	
	Glass: Single Pane	35%			LIFE	**	5	\$13,200	
	Gypsum Board	50%	Now	\$2,700	LIFE	**	5	\$7,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room							
Ceilings									
	AcousTileSusp.Lay-In	10%			2043	**	5	\$6,800	
	Exposed Concrete	20%			LIFE	**	5-10	\$17,000	
	Glass: Susp Panels	30%			LIFE	**	10	\$15,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Component Is Actually Fiber Glass Suspended Panels							
	Gypsum Board	15%			LIFE	**	5-10	\$35,100	
	Plaster	25%			LIFE	**	5-10	\$29,200	
Site Enclosure									
	Retaining Walls								
	Masonry: Fieldstone	100%			2040	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2035	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2035	**			

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
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>								
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2035	* *	1	\$14,000	
<b>Lighting</b>								
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	\$35,800	10		
No Component	80%							
<b>Alarm</b>								

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

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

**Alarm**

## Security System

No Component

80%

Generic

20%

Now

\$14,300

2035

\* \*

1

\$3,100

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

## Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2035

\* \*

1-3

\$5,600

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

**Heating**

## Energy Source

Electricity

50%

2050

\* \*

1

Natural Gas

50%

2050

\* \*

1

## Conversion Equipment

Heat Exchanger, Plate &amp; Frame

25%

2033

\* \*

1

\$5,600

Heat Pump Air Sourced

50%

2028

2

\$7,000

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

Hot Water Boiler

25%

2035

\* \*

1

\$5,600

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

## Distribution

Hot Wtr Piping/Pump

100%

2038

\* \*

4

\$3,400

## Terminal Devices

Fan Coil Unit/Heat

25%

Now

\$16,600

2030

\$166,100

1

\$3,300

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

No Component

75%

**Air Conditioning**

## Energy Source

Electricity

100%

2046

\* \*

1

## Heat Rejection

Not Accessible

100%

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$40,100

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	10%			2030	\$15,800	2	\$100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$6,600	2040	* *	1		
			Leak Evident, Extent : Severe, Area Affected : 5%						
			Location : 1st Floor Kitchen						
	Water Heater								
	Gas Fired	100%			2025	\$27,100	2	\$700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$6,800	4	\$1,400	
	Sewage Ejector(s)								
	Electric	100%			2030	\$12,800	4	\$2,700	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$2,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 2nd Floor						
			Explanation : 1 Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2056	* *	1-5	\$22,900	
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$12,700	
	Fire Pump								
	Generic	100%			2039	* *	1	\$8,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Fire Pump Serves The Entire Facility						

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

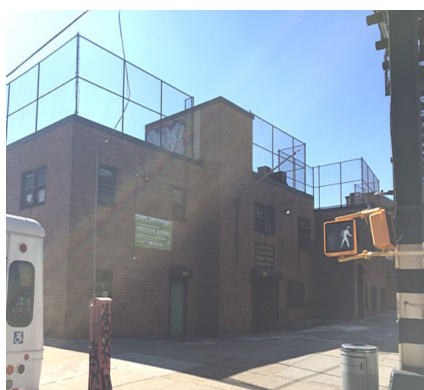
Print Date : 16-Sep-2019

**DEPARTMENT FOR THE AGING - FY 2020**

**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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$76,000	
Electrical		\$129,400
Mechanical	\$187,100	\$41,500
<b>Total</b>	<b>\$263,100</b>	<b>\$170,900</b>
Importance Code A	\$76,000	
Importance Code B	\$187,100	\$170,900
<b>Total</b>	<b>\$263,100</b>	<b>\$170,900</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,300		\$900	
Interior Architecture	\$32,100		\$19,300	\$2,300
Electrical	\$14,100	\$1,400	\$1,900	\$1,400
Mechanical	\$13,400	\$300	\$8,400	\$300
Site Pavements	\$8,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$116,700</b>	<b>\$5,600</b>	<b>\$34,400</b>	<b>\$7,900</b>
Importance Code A	\$45,300		\$900	
Importance Code B	\$34,400	\$5,600	\$33,500	\$6,400
Importance Code C	\$37,100			\$1,500
<b>Total</b>	<b>\$116,700</b>	<b>\$5,600</b>	<b>\$34,400</b>	<b>\$7,900</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$20,400	
	Recent Repair Evident, Extent : Light, Area Affected : 30%							
	Location : Throughout Elevations							
Metal Sect. OHD	5%			2043	**	5	\$1,800	
Slate Panels	5%	Now	\$9,300	LIFE	**	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
	Location : Window Sills							
Windows								
Aluminum	90%	0-2	\$9,400	2038	**	5	\$1,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : Protective Metal Grilles							
Metal Louvers	10%	0-2	\$1,500	2033	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : All Louvers							
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5-10	\$10,800	
Masonry: Limestone	10%	0-2	\$5,700	LIFE	**	5	\$1,300	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Panel	5%			2050	**	5	\$2,000	
Metal: Cage/Fence	70%	0-2	\$76,000	2035	**	5	\$23,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Roof								
Modified Bitumen	80%			2038	**	10	\$23,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Main Roof							
Single Ply Membrane	20%			2038	**	10	\$5,900	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Lower Balcony Roof							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Lower Balcony Roof							
	Explanation : This Is Actually A Fluid Applied Roof System							
Soffits								
Cement-Fiber Panel	100%			2030		10		
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	**	5	\$2,600	
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	\$8,700	

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**  
**CYPRESS HILLS SENIOR CENTER**  
**Asset # : 14456**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	10%			2039	**	5	\$3,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	
	Gypsum Board	85%			LIFE	**	5-10	\$44,100	
	Recent Repair Evident, Extent : Light, Area Affected : 25%								
	Location : Various Rooms								
	Ceilings								
	AcousTileSusp.Lay-In	95%			2043	**	5	\$28,300	
	Recent Replace Evident, Extent : Light, Area Affected : 20%								
	Location : Various Rooms								
	Exposed Concrete	5%			LIFE	**	5-10	\$1,900	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2040	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Parking Area								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2035	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2035	**			
	Parking/Driveway								
	Asphalt	100%	Now	\$8,000	2033	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Parking Area								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$5,000	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 600 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$84,600	5	\$100	
	Raceway								
	Conduit	90%			2050	* *	1		
	Conduit	10%			2030	\$2,300	1		
	Panelboards								
	Fused Disc Sw	5%			2046	* *	5		
	Molded Case Bkrs	95%			2046	* *	5	\$500	
	Wiring								
	Thermoplastic	90%			2050	* *	1		
	Thermoplastic	10%			2030	\$2,500	1		

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



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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2043	* *	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	68%			2025	\$31,100	10	\$12,400	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	30%			2030	\$13,700	10	\$5,500	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Activity Rooms And Lobby							
Incandescent	2%			2030	\$4,600	2		
Egress Lighting								
Emergency, Battery	50%			2030	\$14,000	10	\$2,400	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
HID	25%			2030	\$19,600	10		
Incandescent	5%			2030	\$3,300	2		
No Component	70%							
Alarm								
Security System								
No Component	60%							
Generic	40%			2035	* *	1	\$3,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Activity Rooms And Outside							
	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *	1-3	\$12,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations And Bells							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	70%			2031	**	2	\$900	
Int Pkg Unit - Heating/Cooling	20%			2024	\$82,700	2	\$200	
Split Unit	10%			2025	\$41,500			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Condenser On The Roof								
Distribution								
Ductwork/Diffusers	100%	0-2	\$104,400	LIFE	**	2	\$25,900	
Not Insulated, Extent : Moderate, Area Affected : 100%								
Location : Ductwork Throughout The Building, All Systems								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,600	
Exhaust Fans								
Roof	80%			2030	\$25,800	2	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Four Fans								
Roof	20%	0-2	\$6,500	2040	**	2	\$100	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof Kitchen Exhaust								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Electric	100%			2025	\$17,100	4	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen Closet								
Explanation : Two Heaters 120 Gallons Each								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : One Grease Trap Below Floor								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2035	**	1	\$1,200	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT FOR THE AGING - FY 2020**

**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** : 06-Jul-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1680 **Lot** : 45 **BIN** : 1074278

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$783,200	\$256,300
Interior Architecture	\$174,500	\$261,600
Electrical	\$42,900	\$216,200
Mechanical		\$561,200
<b>Total</b>	<b>\$1,000,600</b>	<b>\$1,295,300</b>
Importance Code A	\$783,200	\$361,000
Importance Code B	\$84,700	\$934,200
Importance Code C	\$132,700	
<b>Total</b>	<b>\$1,000,600</b>	<b>\$1,295,300</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,400			
Interior Architecture	\$87,600			\$4,100
Electrical	\$31,800	\$37,900	\$700	\$500
Mechanical	\$20,500	\$32,300	\$5,500	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$165,200</b>	<b>\$74,200</b>	<b>\$10,100</b>	<b>\$12,500</b>
Importance Code A	\$24,100	\$2,800	\$2,700	\$2,700
Importance Code B	\$113,000	\$71,400	\$7,400	\$9,800
Importance Code C	\$28,200			
<b>Total</b>	<b>\$165,200</b>	<b>\$74,200</b>	<b>\$10,100</b>	<b>\$12,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT FOR THE AGING - 125**  
**LEONARD COVELLO SENIOR CENTER**  
**Asset # : 14136**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	2%	0-2	\$6,600	LIFE	**	5	\$7,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Brick	94%	Now	\$399,100	LIFE	**	5	\$42,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Masonry: Limestone	3%	0-2	\$7,700	LIFE	**	5	\$1,000	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal Panel	1%	Now	\$200	2037	**	5	\$800	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Windows									
	Aluminum	100%	Now	\$248,600	2035	**	5	\$5,700	
	Air Infiltration, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,900	
	Cast Stone/Terra Cotta	7%	Now	\$6,900	LIFE	**	5	\$4,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Brick	80%	Now	\$71,300	LIFE	**	5	\$5,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Metal Security Bars	5%			2042	**			
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Pre-Cast Concrete	3%			LIFE	**	5	\$1,400	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$64,200	2027	\$214,000			
	Alligatoring, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Ponding, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Carpet	5%	Now	\$2,800	2026	\$27,500	3	\$3,100	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Cast in Place Concrete	10%	Now	\$4,500	LIFE	* *	5	\$9,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$16,700	2030	\$41,800	5	\$1,000	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Vinyl Tile	60%	Now	\$22,000	2027	\$219,900	3	\$9,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	20%			2055	* *	5	\$15,500	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Glass: Single Pane	5%	Now	\$28,200	LIFE	* *	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	20%			LIFE	* *	5	\$5,400	
	Masonry: Brick	10%	Now	\$91,300	LIFE	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Plaster	50%	Now	\$37,600	LIFE	* *	5	\$6,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Plaster	10%	Now	\$3,800	LIFE	* *	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stair							
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
		Location : Stair							
	Wood	5%			LIFE	* *	5	\$9,000	
Ceilings									
	AcousTileSusp.Lay-In	25%			2040	* *	5	\$10,300	
	AcousTileSusp.Lay-In	60%	Now	\$41,800	2032	* *	5	\$12,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Infill Arch	5%	Now	\$7,900	LIFE	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	10%	Now	\$5,700	LIFE	* *	5	\$2,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2027	\$2,500	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 600 Ampere Main Disconnect Switch									
	Fused Disc Sw	50%			2027	\$2,500	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2027	\$101,900	5	\$700	
Raceway									
	Conduit	20%			2047	* *	1		
	Conduit	70%			2027	\$38,400	1		
	Conduit	10%			2057	* *	1		
Panelboards									
	Fused Knife Sw	5%	2-4	\$3,900	2052	* *	5		
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Basement									
	Molded Case Bkrs	20%			2043	* *	5	\$100	
	Molded Case Bkrs	55%			2026	\$42,900	5	\$400	
	Molded Case Bkrs	20%			2052	* *	5	\$100	
Wiring									
	Braided Cloth	60%	0-2	\$41,600	2052	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Basement, 1st And 2nd Floors									
	Thermoplastic	20%			2047	* *	1		
	Thermoplastic	20%			2057	* *	1		
Motor Controllers									
	Locally Mounted	30%			2040	* *	5	\$100	
	Locally Mounted	70%			2025	\$33,100	5	\$100	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,900	LIFE	* *	5	\$400	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
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**  
**LEONARD COVELLO SENIOR CENTER**  
**Asset # : 14136**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	10%			2032	* *	10	\$2,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 4th Floor							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	58%			2032	* *	10	\$14,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2032	* *	10	\$2,500	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 4th Floor							
	Fluorescent	20%			2037	* *	10	\$5,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor							
	Fluorescent	2%			2022	\$1,300	10	\$500	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Egress Lighting									
	Emergency, Battery	20%			2032	* *	10	\$1,300	
	Emergency, Battery	30%			2022	\$11,700	10	\$2,000	
	Exit, LED	10%			2067	* *	1		
	Exit, Service	20%			2032	* *	1		
	Exit, Service	20%			2022	\$1,600	1		
Exterior Lighting									
	HID	100%			2032	* *	10	\$100	
Alarm									
Security System									
	No Component	80%							
	Generic	20%	Now	\$17,400	2037	* *	1	\$1,900	
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Throughout The Building								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Front Only								
	Explanation : CCTV Camera								
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2032	* *	1-3	\$3,400	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	40%			2040	* *	1	\$10,900	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement Boiler Room							
		Explanation : 3 Newer Units							
	Steam Boiler	60%			2025	\$104,700	1	\$16,400	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Mechanical Room							
		Explanation : 2 Old Units							
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2027	\$456,400	4	\$1,400	
	Terminal Devices								
	Convactor/Radiator	100%			2032	* *	1	\$8,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	20%			2031	* *	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : 4th Floor							
		Recent Installation, Extent : Light, Area Affected : 20%							
		Location : 4th Floor							
	Window/Wall Unit	50%			2022	\$28,100	1		
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,100	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : 4th Floor Only							
		Explanation : New Air Ductwork							
	No Component	80%							
	Exhaust Fans								
	Interior	20%			2037	* *	2	\$200	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Gas Fired	100%			2021	\$16,400	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$4,100	4	\$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**  
**LEONARD COVELLO SENIOR CENTER**  
**Asset # : 14136**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures								
	Generic	100%							
Vertical Transport	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : One Unit							
Fire Suppression	Chemical System								
	Generic	100%			2025	\$27,200	1-3	\$3,700	

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

Print Date : 16-Sep-2019

**DEPARTMENT FOR THE AGING - FY 2020**

**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** : 29-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 479 **Lot** : 1 **BIN** : 1007156

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$127,100
Mechanical	\$149,500	\$75,900
<b>Total</b>	<b>\$149,500</b>	<b>\$203,000</b>
Importance Code B	\$149,500	\$203,000
<b>Total</b>	<b>\$149,500</b>	<b>\$203,000</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,200		\$1,000	
Interior Architecture	\$43,400			\$1,600
Electrical	\$1,100	\$900	\$12,400	\$1,100
Mechanical	\$9,300	\$2,200	\$36,300	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$61,000</b>	<b>\$7,100</b>	<b>\$53,700</b>	<b>\$8,700</b>
Importance Code A	\$4,300	\$1,100	\$2,200	\$1,100
Importance Code B	\$52,500	\$6,000	\$51,500	\$7,600
Importance Code C	\$4,100			
<b>Total</b>	<b>\$61,000</b>	<b>\$7,100</b>	<b>\$53,700</b>	<b>\$8,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT FOR THE AGING - 125**  
**MOTT ST. (CELLAR, 1, 2, PART OF 3)**  
**Asset # : 14141**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	2-4	\$3,200	LIFE	**	5	\$2,100	
	Graffiti, Extent : Moderate, Area Affected : 2%							
	Location : Front Facade							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : Front Facade							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Granite	5%			LIFE	**	5	\$100	
	Staining/Discoloring, Extent : Light, Area Affected : 1%							
	Location : Front Facade							
Window Wall	20%			2048	**	5	\$2,100	
	Glazing Clouded, Extent : Light, Area Affected : 5%							
	Location : Front Facade							
Windows								
Aluminum	75%			2044	**	5		
Wood	25%			2036	**	5		
Parapets								
Metal: Cage/Fence	100%			2041	**	5-10		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Not Accessible. Occupied By Head Start School.							
Roof								
Roll Roofing	100%			2027		5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Main Roof							
	Explanation : Not Accessible. Occupied By Head Start School. Covered With Rubber Pads For Children's Play Area							
Soffits								
Metal Panel	100%			2038	**	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$3,600	
Ceramic Tile	5%	2-4	\$300	2031	**	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Toilets							
	Deteriorated Finish, Extent : Moderate, Area Affected : 2%							
	Location : Toilets							
Quarry Tile	5%			2041	**	5	\$1,200	
Vinyl Tile	75%	Now	\$11,000	2033	**	3	\$4,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Wood	5%			2056	**	5	\$1,600	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$900	2037	* *	5	\$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Toilets									
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : Toilet Rooms									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$500	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$300	
	Gypsum Board	45%	Now	\$500	LIFE	* *	5	\$3,500	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Rec. Room 1st And 3rd Floor									
	Masonry: Brick	5%	2-4	\$2,600	LIFE	* *			
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Basement									
	Plaster	30%			LIFE	* *	5	\$1,200	
Ceilings									
	AcousTileSusp.Lay-In	95%	4+	\$26,600	2041	* *	5	\$7,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Rec Room 1st Floor									
	Exposed Struc: Steel	5%			LIFE	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	* *			

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%			2028	\$5,000	5		
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2028	\$84,600	5		
	Raceway								
	Conduit	95%			2028	\$21,900	1		
	Conduit	5%			2048	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2027	\$1,600	5		
	Molded Case Bkrs	75%			2027	\$23,400	5	\$200	
	Molded Case Bkrs	20%			2044	* *	5	\$100	
	Wiring								
	Thermoplastic	90%			2028	\$22,800	1		
	Thermoplastic	10%			2048	* *	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	90%			2026	\$42,500	5	\$100	
	Locally Mounted	10%			2041	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2033	* *	10	\$5,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Fluorescent Lamps								
	Fluorescent	30%			2033	* *	10	\$3,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	20%			2033	* *	10	\$2,000	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2033	* *	10	\$1,300	
	Exit, Service	50%			2033	* *	1		
	Exterior Lighting								
	HID	15%			2033	* *	10		
	Incandescent	15%			2033	* *	2		
	No Component	70%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2033	* *	1	\$2,100	
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	* *	1-3	\$7,000	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2048	* *	5	\$3,400	
	Conversion Equipment								
	Steam Boiler	100%			2041	* *	1	\$11,000	
	Distribution								
	Steam Piping/Pump	100%			2038	* *			

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%	Now	\$7,600	2033	* *	1	\$3,100	
	Malfunctioning, Extent : Moderate, Area Affected : 25%							
	Location : 3rd Floor And Basement Mechanical Room, 2 Defective Units							
Convactor/Radiator	50%			2041	* *	1	\$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	33%			2029	\$75,900	2	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 2nd Floor Fan Room							
	Explanation : Water Sourced Air Conditioner							
Int Pkg Unit - Heating/Cooling	65%	Now	\$149,500	2033	* *	2	\$400	
	Broken, Extent : Severe, Area Affected : 66%							
	Location : Basement And 3rd Floor Mechanical Room							
	Unit Inoperable, Extent : Severe, Area Affected : 66%							
	Location : Basement And 3rd Floor Mechanical Rooms							
Window/Wall Unit	2%			2023	\$500	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$14,400	
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,200	
Exhaust Fans								
Roof	100%			2028	\$18,000	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
	Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Corroded, Extent : Moderate, Area Affected : 100%							
	Location : Basement, Coroded Main Valve Train							
Water Heater								
Gas Fired	100%			2026	\$6,600	2	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 1 Direct Fired Unit With 120 Gallons Storage Tank							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Grease Trap Undersized							

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Estimates are rounded to the nearest hundred dollars.

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

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



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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2033	* *	1	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building							
		Explanation : 1 Unit Serving Basement And All Floors							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2038	* *	1-2	\$800	
		No Backflow Preventer, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Chemical System								
	Generic	100%			2023	\$27,200	1-3	\$3,700	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Kitchen							
		Explanation : Hood Supression System							

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

Print Date : 16-Sep-2019

**DEPARTMENT FOR THE AGING - FY 2020**

**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** : 08-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,Mez,2,3  
**Block** : 454 **Lot** : 52 **BIN** : 1006502

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$78,700	\$231,600
Mechanical		\$399,900
<b>Total</b>	<b>\$78,700</b>	<b>\$631,500</b>
Importance Code B	\$78,700	\$631,500
<b>Total</b>	<b>\$78,700</b>	<b>\$631,500</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture	\$39,200	\$1,600	\$5,600	\$2,300
Electrical	\$600	\$800	\$70,900	\$700
Mechanical	\$8,900	\$7,700	\$40,800	\$7,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$60,600</b>	<b>\$22,000</b>	<b>\$129,200</b>	<b>\$22,500</b>
Importance Code A	\$2,000	\$2,000	\$2,000	\$2,000
Importance Code B	\$46,700	\$19,100	\$127,100	\$20,500
Importance Code C	\$11,800	\$900		
<b>Total</b>	<b>\$60,600</b>	<b>\$22,000</b>	<b>\$129,200</b>	<b>\$22,500</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	3%			2027	\$12,000	3	\$1,800		
Cast in Place Concrete	7%			LIFE	**	5	\$4,600		
Paint Peeling, Extent : Moderate, Area Affected : 75%									
Location : 2nd Floor Kitchen									
Ceramic Tile	5%			2037	**	5	\$1,500		
Marble Panels	5%			LIFE	**	5	\$1,100		
Terrazzo	10%			LIFE	**	5	\$2,400		
Vinyl Tile	50%	4+	\$2,700	2033	**	3	\$5,600		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : 1st Floor Multi-purpose Room									
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : Backstage Doorway At Auditorium									
Wood	20%			2043	**	5	\$11,300		
Interior Walls									
Ceramic Tile	5%			2037	**	5	\$1,800		
Fiberglass Panel	10%			LIFE	**				
Marble Panels	5%			LIFE	**				
Plaster	80%	Now	\$11,800	LIFE	**	5	\$8,500		
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Auditorium Back Stage Areas									
Vertical Cracks, Extent : Moderate, Area Affected : 2%									
Location : Kitchen Entrance									
Ceilings									
AcousTileConcealSpLn	2%	Now	\$5,100	2048	**	5	\$400		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : First Floor Room Adjacent To Lobby									
Staining/Discoloring, Extent : Severe, Area Affected : 50%									
Location : First Floor Room Adjacent To Lobby									
AcousTileSusp.Lay-In	18%			2041	**	5	\$5,400		
Plaster	80%	Now	\$16,500	LIFE	**	5	\$15,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Auditorium Backstage Areas									
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Auditorium Backstage Areas									
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : Auditorium Backstage Areas									

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2028	\$5,000	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2500 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2038	**	5		
	Fused Knife Sw	50%	2-4	\$50,900	2058	**	5		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Raceway									
	Conduit	95%			2028	\$52,000	1		
Covers Missing, Extent : Moderate, Area Affected : 5%									
Location : Roof Bulkhead									
	Conduit	5%			2038	**	1		
Panelboards									
	Fused Disc Sw	5%			2027	\$3,900	5		
	Molded Case Bkrs	65%			2044	**	5	\$300	
	Molded Case Bkrs	30%			2027	\$23,400	5	\$200	
Wiring									
	Braided Cloth	70%			2027	\$48,500	1		
	Thermoplastic	10%			2048	**	1		
	Thermoplastic	20%			2028	\$13,900	1		
Motor Controllers									
	Locally Mounted	90%			2026	\$42,500	5	\$100	
Enclosure Corroded, Extent : Moderate, Area Affected : 20%									
Location : Roof									
	Locally Mounted	10%			2041	**	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	30%			2033	**	10	\$5,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : 2nd, 3rd Floors And Kitchen									
	Fluorescent	60%			2023	\$27,700	10	\$11,100	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Fluorescent	5%			2033	**	10	\$900	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
	Incandescent	5%			2023	\$11,600	2		
Not in Service, Extent : Moderate, Area Affected : 50%									
Location : Roof Bulkhead Elevator Machine Room									

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

**Asset # : 14146**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	45%			2023	\$12,700	10	\$2,200	
	Emergency, Battery	5%			2033	* *	10	\$200	
	Exit, Service	40%			2023	\$2,300	1		
	Exit, Service	10%			2033	* *	1		
Exterior Lighting									
	HID	30%			2023	\$23,700	10		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof And Outside Perimeter							
		Explanation : Photocell Not Working							
	No Component	70%							

<b>Alarm</b>									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$2,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Roof Garden</i>								
	<i>Explanation : Cameras</i>								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2028	\$65,100	1-3	\$3,700	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2048	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Vault							
		Explanation : 1 - 3,000 Gallon Tank #2 Fuel							
Conversion Equipment									
	Steam Boiler	100%			2041	* *	1	\$19,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Dual Fuel Steam Boilers							
Distribution									
	Central Plant Steam Piping/Pmp	100%			2038	* *	4	\$1,500	
Terminal Devices									
	Air Handler	35%			2028	\$96,600	1	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Second And Third Floor Air Handlers							
		Explanation : Dual Temperature Coil In Unit							
	Convactor/Radiator	65%			2033	* *	1	\$4,200	

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

**Asset # : 14146**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	50%			2028	\$83,300	1	\$4,700	
	Reciprocating Compr/Chiller	50%			2036	**	1	\$4,700	
R-134a Refrigerant, Extent : Light, Area Affected : 50%									
Location : Roof									
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Roof									
Distribution									
	CW & CHW Wtr Pipe/Pump	50%			2038	**	4	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Summer / Winter Piping For Air Handlers Not In Use - Left In Cooling Position At All Times									
	Ductwork/Diffusers	50%			LIFE	**	2	\$13,100	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2028	\$220,100	1	\$12,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,200	
Exhaust Fans									
	Roof	100%			2028	\$32,600	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	**	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%									
Location : Basement									
	Water Heater								
	Gas Fired	100%			2026	\$12,000	2	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 2 - Direct Fired Units Using 1 - 400 Gallon Storage Tank									
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$3,000	4	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Dual Pumps / Serves Area Of Abandoned Pool									

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

**Asset # : 14146**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Pool Filter/Treatment Sand	100%			2033	**	4	\$7,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : Pool And All Components Are Abandoned And Will Not Be Repaired For Use						
	Sewage Ejector(s)								
	Electric	100%			2028	\$5,700	4	\$800	
	Backflow Preventer								
	Generic	100%			2033	**	1	\$1,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : 2 Units - (1) Passenger 1st To 7th And (1) Freight 1st To 6th						
	Hydraulic	30%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Building						
			Explanation : 1 Unit, Street To 1						
Fire Suppression									
	Standpipe								
	No Component	35%							
	Generic	65%			2038	**	1-5	\$6,600	
	Sprinkler								
	Generic	100%			2038	**	1-2	\$5,600	
	Fire Pump								
	Generic	100%			2031	**	1	\$3,800	
	Chemical System								
	Generic	100%			2023	\$27,200	1-3	\$3,700	

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## DEPARTMENT FOR THE AGING - 125

Project : AGING

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Miscellaneous Buildings		529,300		368,200
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Miscellaneous Buildings	38,300	12,300	20,300	10,800

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14137	BAYSIDE	5,200	240,100	21,900
14140	EAST CONCOURSE	4,233	195,500	17,800
14144	PELHAM/FITZ	5,000	230,900	21,000
14145	REGO PARK	5,000	230,900	21,000

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