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	
Total	\$576,300	\$98,200
Importance Code A	\$515,700	
Importance Code B	\$60,500	\$98,200
Total	\$576,300	\$98 200

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
Total	\$145,700	\$87,400	\$1,200	\$1,300
Importance Code A	\$49,200	\$300	\$300	\$300
Importance Code B	\$65,400	\$87,100	\$900	\$1,000
Importance Code C	\$31,200			
Total	\$145,700	\$87,400	\$1,200	\$1,300



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

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

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

DEPARTMENT FOR THE AGING - 125

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls Cast in Place Concrete	5% Now \$5,100 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** , Area Affected : 20%	5	\$4,400	
Masonry: Brick	85% Now \$139,700 Cracking/Crumbling, Extent: Moderate Location: Throughout Diagonal Cracks, Extent: Moderate, An Location: Rear Wall Bordering The F Jnt Mortar Miss/Erod, Extent: Light, A Location: Throughout Water Penetration, Extent: Moderate, A Location: Throughout	rea Affected : 5% latio rea Affected : 10%	5	\$14,800	
Mosaic Tile	5% Now \$4,200 Cracking/Crumbling, Extent : Moderate Location : Throughout	2047 ** , Area Affected : 10%			
Stucco Cement	5% Now \$13,100 Cracking/Crumbling, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout		5	\$1,100	
Windows	0				
Aluminum	100% Now \$71,900 Broken/Missing Elements, Extent: Mod Location: Throughout Glazing Broken/Cracked, Extent: Mode Location: Kitchen And Lounge, Throu Hardware Missing, Extent: Moderate, Location: Kitchen, Throughout.	erate, Area Affected : 40% aghout.	5	\$800	
Parapets					
Masonry: Brick	25% Now \$26,400 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** , Area Affected : 40%	5	\$400	
No Component	75%				

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.

Architecture	Current Rep	air Fut	ure Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior Roof						
Modified Bitumen	100% Now Alligatoring, Extent: Mo	***				
	Location: Throughout Drains Clogged, Extent:		ted : 100%			
	Location : Throughout					
	Gut/DS Non Func/Miss, Location: Throughout		ea Affected : 100%			
	Patching Evident, Extent Location: Throughout	***	ected : 20%			
	Vegetation Growth, Exte Location: Throughout		ffected : 20%			
	Water Penetration, Exter Location: Throughout		fected : 20%			
nterior						
Floors	5 0/ N	¢1 000 I IEI	**	-	¢1 000	
Cast in Place Concrete	5% Now Cracking/Crumbling, Ex Location: Throughout		2	5	\$1,000	
Ceramic Tile	5% Now Cracking/Crumbling, Ex Location: Throughout			5	\$200	
	Deteriorated Finish, Ext Location: Throughout		Iffected : 40%			
Terrazzo	40% Now	\$18,300 LIFE	**	5	\$2,900	
	Cracking/Crumbling, Ex Location : Throughout	tent : Moderate, Area	Affected : 10%		. ,	
Vinyl Tile	50% Now	\$4,200 2032	**	3	\$1,800	
Ž	Cracking/Crumbling, Ex Location: Throughout	tent : Light, Area Affec			. ,	

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

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

Asset #: 14135

Architecture	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls	7 0/ 37	** ***					
Cast in Place Concrete	5% Now Loose/Delam Surface Location : Mechanic		LIFE te, Area A	* * Affected : 5%			
Ceramic Tile	5% Now Broken/Missing Elem Location: Through Cracking/Crumbling, Location: Through	out Extent : Moderate			5	\$200	
Concrete Masonry Unit	10% Now Diagonal Cracks, Ext Location: Mechanic	-	LIFE Affected :	**	5	\$300	
Masonry: Brick	5% Now Cracking/Crumbling, Location: Through Jnt Mortar Miss/Eroa Location: Through	out l, Extent : Modera		-			
Plaster	65% Now Cracking/Crumbling, Location: Mechani Water Penetration, E. Location: Through	cal, Room, Throug xtent : Moderate, A	shout.	-	5	\$1,400	
SGFT/Glazed Masonry	7% 0-2 Cracking/Crumbling, Location: Through	-	LIFE ea Affecto	* * ed : 10%			
Wood	3%		LIFE	* *	5	\$900	
Ceilings AcousTileConcealSpLn	5% Now Cracking/Crumbling, Location: Through		2047 e, Area Aj	* * ffected : 100%	5	\$300	
AcousTileSusp.Lay-In	85% Now Cracking/Crumbling, Location: Through			* * ffected : 20%	5	\$4,000	
Plaster	10% Now Cracking/Crumbling, Location: Throughe Loose/Delam Surface Location: Mechanic Staining/Discoloring, Location: Mechanic Water Penetration, E.	out , Extent : Moderat cal Room, Throug Extent : Moderate cal Room, Throug	te, Area A hout e, Area A hout.	Iffected : 5%	5	\$600	
	Location : Through		cu 11jje	5.5a . 20/0			

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

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

Asset #: 14135

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t 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 Affe	ected : 100%			
	Location: Electrical Room		. G I			
~	Explanation: One 400 Amperes Ma	in Disconn	ect Switch			
Switchgear / Switchboard	1000/	2027	Ø50.000	-	Φ200	
Molded Case Bkrs	100%	2027	\$50,900	5	\$200	
Raceway Conduit	1000/	2027	¢14.500	1		
Panelboards	100%	2027	\$14,500	1		
Fused Disc Sw	10%	2026	\$2,300	5		
Molded Case Bkrs	90%	2026	\$2,300	5	\$200	
Wiring	9070	2020	\$21,000		\$200	
Braided Cloth	80% 2-4 \$15,400	2052	* *	1		
Dialaca Clour	Insulation Aged, Extent : Severe, Area		100%	1		
	Location : Throughout The Building					
Thermoplastic	20%	2027	\$3,900	1		
Motor Controllers			42,200			
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, Are		! : 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 Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2037	* *	5	\$2,000	
	Buried Tank(s), Extent : Light, Area A Location : Outside Boiler Room	ffected : 100%				

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

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

Asset #: 14135

Mechanical		Current Rep	air	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	100% Other Obs	ervation Exte	nt : Light, Area	2047 Affected	**	1	\$3,100	
	Location	: 1st Floor Me	echanical Roon ecent Installed.	1	. 100/0			
Distribution			** ***				***	
Hot Wtr Piping/Pump	Corroded,	Now Extent: Mode : Throughout	\$1,000 rate, Area Affe	2026 cted : 25	\$9,600 %	4	\$300	
Terminal Devices								
Air Handler	70%			2022	\$60,500	1	\$2,700	
			ıt : Light, Area		: 70%			
		: 1st Floor Me tion : 2 Units	echanical Roon	1				
Convector/Radiator	30%	ion . 2 Oniis		2025	\$9,900	1	\$600	
Air Conditioning	3070			2023	\$9,900	1	\$000	
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	1000/			2022	¢21 000	2	\$200	
Interior	100%			2022	\$21,900	2	\$200	
Plumbing H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater	10070			2037		1		
Electric	100%			2025	\$5,400	4	\$100	
Sanitary Piping	10070				\$2,.00	-	V100	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible		Now	\$900	2037	* *	4	\$100	
		-	: Severe, Area	Affected	: 100%			
- 10 P	Location	: Mechanical	Koom					
Backflow Preventer	10007			2027	01 (00	1	# 400	
Generic	100%			2027	\$1,600	1	\$400	
Fixtures Generic	100%							
- Сепепс	100%							

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 : CITY HALL NEIGHBORHOOD SENIOR CENTER

Address : 100 GOLD ST. @ FRANKFORT ST.

Borough : MANHATTAN Agency's Number : N/A

Program / Asset #: DFTA004.000 / 14138Yr Built/Renovated: 1970 / 2001Area Sq Ft: 20,831Project Type: AGINGDate of Survey: 19-Jun-2018Landmark Status: NONE

Areas Surveyed : Basement, Floors 1

Block : 94 Lot : 25 BIN : 1001289

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$271,800
Total		\$271,800
Importance Code B		\$271,800
Total		\$271,800

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
Total	\$35,100	\$7,300	\$11,100	\$2,300
Importance Code B	\$28,900	\$7,300	\$11,100	\$2,300
Importance Code C	\$6,200			
Total	\$35,100	\$7,300	\$11,100	\$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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
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	
	0	_	Extent : Light, Are ooms And Kitchen	ea Affecto	ed : 5%			
Quarry Tile	5%			2042	* *	5	\$2,300	
Vinyl Tile	80%			2034	* *	3	\$9,400	
	•	oair Evider : Through	nt, Extent : Light, A out	rea Affe	cted : 50%			
Interior Walls								
Ceramic Tile	5%	0-2	\$3,000	2038	* *	5	\$1,000	
		ssing Elem : Kitchen	ents, Extent : Ligh	t, Area A	ffected : 5%			
Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
Gypsum Board	90%	0-2	\$3,200	LIFE	* *	5	\$22,300	
- 77	_	Cracks, Ex : Entrance	tent : Light, Area A		5%	-	¥==,= v v	
Ceilings								
AcousTileSusp.Lay-In	95%	2-4	\$25,000	2042	* *	5	\$14,800	
	_	_	Extent : Light, Ard trative Office And I		ed : 10%		•	
Exposed Concrete	5%			LIFE	* *	5	\$200	

Electrical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated 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 Location: Throughout	: Light, Area Affecte	d : 100%			
Fluorescent	2%	2034	* *	10	\$400	
	Compact Fluorescent Light, Exte Location : Lobby	ent : Light, Area Affe	cted : 100%		·	
Egress Lighting						
Exit, Battery	100%	2029	\$20,000	10	\$1,400	

Alarm

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 Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY		Cycle (Yrs)	Estimated Cost	Priority	
larm							
Security System							
No Component	50%						
Generic	50%	2029	\$32,800	1	\$3,900		
	Other Observation, Extent : Light	t, Area Affected : 100	0%				
	Location : Cafeteria, Hallways						
	Explanation: CCTV Surveilland	ce Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2029	\$224,900	1-3	\$12,800		
	Other Observation, Extent : Light	t, Area Affected : 100	0%				
	Location : Throughout						
	Explanation : Strobe Lights, Ho	rns And Manual Pul	l Stations				

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Co (Yrs)	est Priority
Heating				
Energy Source				
Not Accessible	100%			
	Other Observation, Extent : Light, Area	Affected: 0%		
	Location: Throughout			
	Explanation : Utilities Supplied From	Building		
Conversion Equipment	1000/			
Not Accessible	100%	100/		
	Other Observation, Extent: Light, Area	Affected: 0%		
	Location: Throughout	n :11:		
A: G 1:::	Explanation: Utilities Supplied From	Builaing		
Air Conditioning Energy Source				
Not Accessible	100%			
Not Accessione	Other Observation, Extent : Light, Area	Affected · 0%		
	Location: Throughout	Typected : 070		
	Explanation: Utilities Supplied From	Building		
Conversion Equipment		8		
Not Accessible	100%			
	Other Observation, Extent : Light, Area	Affected: 0%		
	Location : Throughout	•		
	Explanation: Utilities Supplied From	Building		
Distribution				
Ductwork/Diffusers	100%	LIFE **	2 \$27,10	0
Terminal Devices				
Not Accessible	100%			
Heat Rejection				
Not Accessible	100%			
Ventilation				
Distribution				
Ductwork/Diffusers	100%	LIFE **	2-5 \$11,60	0

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

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

DEPARTMENT FOR THE AGING - 125 CITY HALL NEIGHBORHOOD SENIOR CENTER

Mechanical	Current Rep	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Ed Total (Years)	stimated 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, Exte		! : 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	

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 : COUNCIL CTR. FOR SENIOR CITIZENS

Address : 1001 QUENTIN ROAD @ E.10 ST

Borough : BROOKLYN Agency's Number : N/A

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

Block : 6642 Lot : 45 BIN : 3176314

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

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
Total	\$190,900	\$19,000	\$38,600	\$26,900
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	
Total	\$190,900	\$19,000	\$38,600	\$26,900



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

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

Asset #: 14457

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	5 00/	3.7			* *	_	#21.2 00	
Masonry: Brick	Spalling, I		\$66,900 derate, Area Affect r Facade At Terrad			5	\$21,300	
Masonry: Marble	10%	Now	\$108,900	LIFE	* *	5	\$2,300	
·		issing Elem : Through	ents, Extent : Mod out	erate, Ar	ea Affected : 5%			
	_	Deteriorate : Through	d, Extent : Modera out	te, Area	Affected : 90%			
Stucco Cement	Spalling, I		\$17,200 derate, Area Affect r Facade At Terrad		* *	5	\$5,700	
Stucco Cement	5%			2043	* *	5	\$3,800	
	Spalling, I		derate, Area Affect Locations, East Fa	ted : 15%	Ó		42,000	
Windows								
Aluminum	100%			2029	\$179,800	5	\$4,100	
Parapets Masonry: Brick	Spalling, I Location Vertical C	: Through	nt : Moderate, Are			5	\$1,800	
Metal Panel	7%			2050	* *	5	\$600	
Pre-Cast Concrete	3%			LIFE	* *	5	\$900	
Stucco Cement	10%	Now	\$800	2043	* *	5	\$300	
		-	, Extent : Moderat					
	Location	: 5th And	4th Floors, South A	Ind West	Facades, Beams A	lt Terrac	e	
Stucco Cement		am Surface : East Fac	e, Extent : Moderat cade	2043 e, Area A	* * ffected : 5%	5	\$300	
Roof								
Cast in Place Concrete	Miss/Dam	_	\$300 ings, Extent : Mod er Edges Of Entran		**			
Plaza Roof: Stone Panels	20%			2050	* *			
Roll Roofing	75% Blisters, E Location	: Through		2026 ed : 5%	\$54,300	5	\$21,000	
		Evident, Ex : Roof Per	tent : Moderate, Ai netrations	ea Affect	ted : 35%			
Soffits Cast in Place Concrete	100%			LIFE	* *	5		

Interior

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

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

Asset #: 14457

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Pee	ling, Extent	: Moderate, Area	Affected	: 25%			
	Location	i : Various .	Locations					
Mosaic Tile	3%			LIFE	* *	10	\$700	
Ceilings							4	
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	* *			
		/Rusting, E 1 : Loading	xtent : Moderate, A Area	1rea Affe	ected : 20%			
Concrete Masonry Unit	50%			2050	* *			
•	Graffiti, E	Extent : Mod	lerate, Area Affecte	ed : 15%				
	Location	i : East 10th	h Street					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A	ffected : 10%			
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			

Electrical	Current Re	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100% 2-4	\$8,700	2060	* *	5	\$100	
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location : Electrical	Room					
	Explanation : No Nan	neplate Available	Ratings	. Service Equipme	nt Enclos	ure Present Sign	
	Of Rust.	•	O				
Switchgear / Switchboard							
Fused Disc Sw	100%		2030	\$101,900	5	\$100	

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.

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated 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	70 /	2020	* *	_		
Fused Disc Sw	5%	2038	* *	5		
Molded Case Bkrs	5%	2038		5	фооо	
Molded Case Bkrs	90%	2029	\$70,100	5	\$800	
Wiring Thermoplastic	90%	2030	\$62,400	1		
Thermoplastic	10%	2040	\$02, 4 00 * *	1		
Motor Controllers	1070	2040		1		
Locally Mounted	100%	2028	\$47,200	5	\$200	
Ground	10070	2020	Ψ+1,200		Ψ200	
Grounding Devices						
Generic	100% 2-4	\$9,900 LIFE	* *	5	\$500	
	Other Observation, Exten		ected : 100%		·	
	Location: Basement					
	Explanation: Corroded					
Lighting						
Interior Lighting						
Fluorescent	85%	2035	* *	10	\$26,300	
	Other Observation, Exten		! : 100%			
	Location: Throughout I	-				
	Explanation: T-8 Lamp					
Fluorescent	15% Compact Fluorescent Lig. Location : Hallways	2030 ht, Extent : Light, Area	\$11,600 Affected : 100%	10	\$4,600	
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 Lig Location : Outside	ht, Extent : Light, Area	Affected: 100%			
Fluorescent	20% 0-2 Other Observation, Exten Location: Fifth Floor C	Outdoor Area.				
	Explanation: Fixtures A					
HID	10%	2025	\$13,300	10		
No Component	60%					
Alarm						
Security System	700/					
No Component	70%	2025	¢21 000	1	¢2 000	
Generic	30% Other Observation Exten	2025	\$31,900	1	\$3,800	
	Other Observation, Exten Location : Hallways And Explanation : CCTV Sur	d Activity Rooms	1. 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.

Asset #: 14457

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	40%			
Generic, Analog	60%	2025 \$218,300	1-3 \$12,800	
_	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Throughout The Building			
	Explanation : Manual Pull Stations, A	llarm Bells And Smoke Det	ectors	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (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, I Location : Roof	Extent : Light, Area	Affected	: 100%				
	Explanation: 6 Ro	oftop 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 -	100%		2030	\$412,000	2	\$2,100		
Heating/Cooling								
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, I	-	Affected	: 100%				
	Location : Basemen							
	Explanation: 120	Gallon Water Heate	r With T	wo Additional 120	Gallon I	Storage Tanks		
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			

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

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

Mechanical	Current Repair	Future Re	placement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY		cle Estimated Cost rs)	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 : Lig	ht, Area Affected : 10	0%		
	Location: Two Units From 1s	t To 5th Floor, One U	Init From Baseme	nt To 5th Floor	
	Explanation: 3 Units				
Fire Suppression					
Chemical System					
No Component	90%				
Generic	10%	2028	\$2,700 1-	3 \$400	

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.

Page: 17

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 / 14139Yr Built/Renovated: 1909 / 2015Area Sq Ft: 45,442Project Type: AGINGDate of Survey: 20-Nov-2018Landmark Status: NONE

Areas Surveyed : Basement, Floors 1

Block : 472 Lot : 7501 BIN : 1075959

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

Total \$243,600

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



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

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

Asset #: 14139

Architecture	Cı	urrent Rep	air	Futur	Future Replacement Maintenance			
System Component Type		il Date Es Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior				•		•		
Windows								
Wood	100%			2046	* *	5		
Interior								
Floors		_				_		
Carpet	Location : Q	npact Damo Offices And	-		\$181,000 Area Affected : 10 : 30%	3	\$20,400	
	Location : O							
Cast in Place Concrete	20%			LIFE	* *	5	\$59,500	
			Ioderate, Area		: 30%		****	
Terrazzo	35%			LIFE	* *	5	\$37,200	
	_	_	tent : Light, Ar ear Multi-purp					
Traffic Topping	5%			2035	* *	5	\$4,300	
	Location : K	itchen	nt : Light, Area plied Epoxy Re					
Vinyl Tile	20%	. I tutu App	риса Ероху Ке	$\frac{3in 1100i}{2035}$	**	3	\$5,100	
Interior Walls	2070			2033		3	\$5,100	
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% N	low	\$2,700	LIFE	* *	5	\$7,500	
J.	Location : E Worn/Eroded,	Electrical Ro Extent : M	loderate, Area					
	Location : E	lectrical Re	oom					
Ceilings	100/			20.42	ران دان	-	# (000	
AcousTileSusp.Lay-In	10%			2043	* *	5	\$6,800	
Exposed Concrete	20%			LIFE	* *	5-10	\$17,000	
Glass: Susp Panels	30% Other Observe Location : T		nt : Moderate, .	LIFE Area Affe		10	\$15,300	
			nnonent Is Actu	ally Fibe	r Glass Suspended	d Panels		
Gypsum Board	15%	. 11110 0011	.ponem is item	LIFE	**	5-10	\$35,100	
Plaster	25%			LIFE	* *	5-10	\$29,200	
Site Enclosure	2370			LII L		3 10	Ψ23,200	
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	* *			

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

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

Asset #: 14139

Electrical		Current F	Repair	Future Replacement Maintenance		aintenance		
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	
			xtent : Moderate, 2	Area Affe	ected : 100%			
		: Electrica		. 1 4. 2 .	000 4			
Switch good / Switchhood	Expiana	ion : Main	Service Switch Ra	tea At 3,0	000 Amperes			
Switchgear / Switchboard Fused Disc Sw	100%			2050	* *	5	\$200	
Raceway	10070			2030			\$200	
Conduit	100%			2050	* *	1		
Panelboards	10070			2030		-		
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	5%			2043	* *			
Drive								
			xtent : Light, Area	Affected	' : 100%			
		: Basemen						
-	Explana	ion : For L	Dry Coolers					
Ground								
Grounding Devices Not Accessible	100%							
	10070							
Stand-by Power Transfer Switches								
Automatic	100%			2035	* *	1	\$14,000	
Lighting	10070			2033			ψ14,000	
Interior Lighting								
Fluorescent	100%			2035	* *	10	\$41,700	
		luorescent	Light, Extent : Lig		Affected: 100%		, ,,,,,,	
	Location	: 1st Floor	And Basement					
	Motion Se	nsors in Us	e, Extent : Light, A	rea Affe	cted : 100%			
	Location	: Basemen	t					
	T-8 Lamps	And Fixtu	res, Extent : Light,	Area Aff	fected : 100%			
	Location	: 1st Floor	· And Basement					
Egress Lighting								
Emergency, Battery	30%			2035	* *	10	\$3,300	
Exit, LED	30%			2058	* *	1		
Exit, Service	40%			2035	* *	1		
Exterior Lighting								
HID	20%			2025	\$35,800	10		
No Component	80%							

Alarm

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

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

Asset #: 14139

Electrical		Current Repair		Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
larm								
Security System								
No Component	80%							
Generic	20%	Now	\$14,300	2035	* >	1	\$3,100	
	Cameras D	amaged, Exter	ıt : Moderate,	Area Aff	ected : 100%			
	Location	: Throughout						
	Other Obse	ervation, Exten	t : Light, Area	Affected	! : 100%			
	Location	: Basement, 1s	t Floor					
	Explanati	on : Surveillar	ice Camera Sy	stem				
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	* >	1-3	\$5,600	

Mechanical		Current Repair	Future Replaceme		ement Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	50%		2050	* *	1		
Natural Gas	50%		2050	* *	1		
Conversion Equipment							
Heat Exchanger, Plate & Frame	25%		2033	* *	1	\$5,600	
Heat Pump Air Sourced	50%		2028		2	\$7,000	
	Location	ervation, Extent : Light, Area : Throughout Basement					
		ion : Water Sourced Heat Pi	•			D = 600	
Hot Water Boiler	25%		2035	* *	1	\$5,600	
	Location	ervation, Extent : Light, Ared : Basement ion : 2 Units	a Affectea	! : 100%			
Distribution							
Hot Wtr Piping/Pump	100%		2038	* *	4	\$3,400	
Terminal Devices							
Fan Coil Unit/Heat		Now \$16,600 ning, Extent: Severe, Area	2030 Affected	\$166,100	1	\$3,300	
	v	: 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	

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

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

Asset #: 14139

Cost Priority 100
100
100
700
_
400
700
800
900
200
700
700
500
<i>-</i>

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
Total	\$263,100	\$170,900
Importance Code A	\$76,000	
Importance Code B	\$187,100	\$170,900
Total	\$263,100	\$170,900

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
Total	\$116,700	\$5,600	\$34,400	\$7,900
Importance Code A	\$45,300		\$900	
Importance Code B	\$34,400	\$5,600	\$33,500	\$6,400
Importance Code C	\$37,100			\$1,500
Total	\$116,700	\$5,600	\$34,400	\$7,900



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

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

Asset #: 14456

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
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	
	-		nt, Extent : Light, A out Elevations	lrea Affeo	cted : 30%			
Metal Sect. OHD	5%			2043	* *	5	\$1,800	
Slate Panels	5%	Now	\$9,300	LIFE	* *	5	\$400	
		ssing Elem : Window	ents, Extent : Mod Sills	erate, Ar	ea Affected : 40%			
Windows								
Aluminum	90%		\$9,400	2038	* *	5	\$1,100	
		_	xtent : Moderate, 2 ve Metal Grilles	Area Affe	cted : 15%			
Metal Louvers	10%	0-2	\$1,500	2033	* *			
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	cted : 50%			
	Location	: All Louv	ers					
Parapets								
Masonry: Brick Cavity	15%			LIFE	* *	5-10	\$10,800	
Masonry: Limestone	10%	0-2	\$5,700	LIFE	* *	5	\$1,300	
		· Miss/Eroo : Through	d, Extent : Moderai out	te, Area A	Affected : 50%			
Metal Panel	5%			2050	* *	5	\$2,000	
Metal: Cage/Fence	70%	0-2	\$76,000	2035	* *	5	\$23,700	
C		/Rusting, E : Through	xtent : Moderate, 2	Area Affe	cted : 100%			
Roof								
Modified Bitumen	80%			2038	* *	10	\$23,400	
		place Evide : Main Ro	ent, Extent : Light, of	Area Affo	ected : 100%			
Single Ply Membrane	20%			2038	* *	10	\$5,900	
Ç ,			Extent : Light, Area alcony Roof	Affected	: 100%			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Lower B	alcony Roof					
	Explana	ion : This	ls Actually A Fluid	Applied	Roof System			
Soffits								
Cement-Fiber Panel	100%			2030		10		
Interior	<u> </u>							
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	

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

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

Asset #: 14456

Architecture	Current I	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (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 Evider	_	rea Affec	cted : 25%			
	Location : Various	Rooms					
Ceilings							
AcousTileSusp.Lay-In	95%		2043	* *	5	\$28,300	
	Recent Replace Evide Location : Various		Area Affe	ected : 20%			
Exposed Concrete	5%		LIFE	* *	5-10	\$1,900	
Site Enclosure							
Fence/Gates							
Chain Link	100%		2040	* *			
	Corrosion/Rusting, E		1rea Affe	cted : 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, Location: Parking		, Area A <u>j</u>	ffected : 30%			

ectrical	Current Repair	Future	Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	\$5,000	5	\$100	
	Other Observation, Extent : Light, Ar	ea Affected :	100%			
	Location : Electrical Room					
	Explanation: Main Service Disconn	ect Switch R	Rated At 600 Amp	eres		
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		

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

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

Asset #: 14456

Electrical	Current Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 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,		ected : 100%			
	Location: Throughout T	The Building				
Fluorescent	30%	2030	\$13,700	10	\$5,500	
	T-8 Lamps And Fixtures,				4-,-00	
	Location : Activity Room					
Incandescent	2%	2030	\$4,600	2		
Egress Lighting	<u>-/·</u>	2000	ψ 1,000			
Emergency, Battery	50%	2030	\$14,000	10	\$2,400	
Exit, Service	50%	2035	**	1	ΨΞ,	
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, Exten		100%		4-)	
	Location : Activity Room	_				
	Explanation : CCTV Sur					
Fire/Smoke Detection	^					
Generic, Digital	100%	2035	* *	1-3	\$12,300	
, 3	Other Observation, Exten	t : Light, Area Affected :	100%		,	
	Location : Throughout T					
		tectors, Strobe Lights, M	anual Pull Statio	ns And E	Bells	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Electricity	100%	2050	* *	1		
Terminal Devices						
Convector/Radiator	5%	2035	* *	1	\$300	
No Component	95%					
•	Other Observation, Extent:	Light, Area Affected:	0%			
	Location : Mechanical Ro	oms				
	Explanation : Units Indica	ted Under Air Conditi	oning Section			

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

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

Asset #: 14456

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment Int Pkg Unit -	70%			2031	* *	2	\$900	
Heating/Cooling	/070			2031		Z	\$900	
Int Pkg Unit -	20%			2024	\$82,700	2	\$200	
Heating/Cooling								
Split Unit	10%			2025	\$41,500			
		ervation, E : Kitchen	Extent : Light, Area	Affected	: 100%			
	Explanat	ion : Cond	enser On The Roof	c				
Distribution	1000/	0.2	¢104 400	LIPP	* *	2	#25 000	
Ductwork/Diffusers	100%	0-2	\$104,400 : Moderate, Area	LIFE		2	\$25,900	
			k Throughout The	00				
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,600	
Exhaust Fans								
Roof	80%	,· T		2030	\$25,800	2	\$500	
	Other Obs Location		Extent : Light, Area	Affected	: 100%			
		. Rooj ion : Four	Fans					
Roof	20%	0-2	\$6,500	2040	* *	2	\$100	
11001			nt : Moderate, Are		d : 100%	_	Ψ100	
	Location	: Roof Kit	chen Exhaust					
lumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater Electric	100%			2025	\$17 100	4	\$200	
Electric		ervation F	Extent : Light, Area		\$17,100	4	\$200	
		: Kitchen		Пуссиса	. 10070			
			Heaters 120 Gallor	ıs Each				
Sanitary Piping	1							
Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
		: Kitchen		E.				
Storma During Division	Explanat	ion : One (Grease Trap Below	Floor				
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	100/0			LIII		1		
Generic	100%			2035	* *	1	\$1,200	
Fixtures						-	¥-,	
Generic	100%							
ertical Transport								

Vertical Transport

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

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

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DEPARTMENT FOR THE AGING - 125 CYPRESS HILLS SENIOR CENTER

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	a Affected : 10	00%			
	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, Are	a Affected : 10	0%			
	Location: Kitchen					
	Explanation: Kitchen Hood					

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

Page: 28

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

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
Total	\$1,000,600	\$1,295,300
Importance Code A	\$783,200	\$361,000
Importance Code B	\$84,700	\$934,200
Importance Code C	\$132,700	
Total	\$1,000,600	\$1,295,300

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
Total	\$165,200	\$74,200	\$10,100	\$12,500
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			
Total	\$165,200	\$74,200	\$10,100	\$12,500



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

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

Asset #: 14136

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

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.

Architecture		Current Repa	iir	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof								
Modified Bitumen	Location	Now g, Extent: Mod : Throughout Evident, Extent	·					
	Ponding, E	: Throughout Extent : Light, A : Throughout	Irea Affected :	10%				
nterior								
Floors								
Carpet	Staining/D	Now iscoloring, Extended: Throughout	\$2,800 ent : Moderate	2026 c, Area A	\$27,500 ffected : 20%	3	\$3,100	
		led, Extent : Mo : Throughout	oderate, Area	Affected .	: 10%			
Cast in Place Concrete	Cracking/0	Now Crumbling, Exte : Throughout	\$4,500 ent : Moderate	LIFE , Area Aj	* * fected : 10%	5	\$9,000	
Ceramic Tile	Deteriorate	Now ed Finish, Exte : Throughout	\$16,700 nt : Moderate,	2030 Area Aff	\$41,800 Sected : 30%	5	\$1,000	
Vinyl Tile	Cracking/0	Now Crumbling, Extension 1985 in 1 Crumbling in 1985 i	\$22,000 ent : Light, Ar	2027 ea Affecte	\$219,900 ed : 10%	3	\$9,300	
Wood	20%			2055	* *	5	\$15,500	

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

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

Asset #: 14136

rchitecture	Current Repair	Future Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Interior Walls			_	4	
Glass: Single Pane	• •	,200 LIFE **	5	\$1,700	
	Cracking/Crumbling, Extent: Mo Location: Throughout	oaerate, Area Affectea : 20%			
	Glazing Broken/Cracked, Extent	· Moderate Area Affected · 20%			
	Location: Throughout	in in the region of the control of t			
Gypsum Board	20%	LIFE **	5	\$5,400	
Masonry: Brick	10% Now \$91	,300 LIFE **			
	Cracking/Crumbling, Extent: Me	oderate, Area Affected : 40%			
	Location: Throughout				
	Jnt Mortar Miss/Erod, Extent: N Location: Throughout	loderate, Area Affected : 30%			
Plaster		,600 LIFE **	5	\$6,700	
Plaster	Cracking/Crumbling, Extent : Mo		3	\$6,700	
	Location: Throughout	sucrate, in carifficated . 2070			
	Water Penetration, Extent : Mod	erate, Area Affected : 20%			
	Location: Throughout				
Plaster	10% Now \$3	,800 LIFE **	5	\$1,300	
	Cracking/Crumbling, Extent: Me	oderate, Area Affected : 10%			
	Location : Stair	4.00			
	Paint Peeling, Extent: Moderate	, Area Affected : 20%			
XX7 1	Location : Stair 5%	1155 **		\$0,000	
Wood Ceilings	3%	LIFE **	5	\$9,000	
AcousTileSusp.Lay-In	25%	2040 **	5	\$10,300	
AcousTileSusp.Lay-In		,800 2032 **	5	\$12,400	
1 2	Cracking/Crumbling, Extent : Mo	oderate, Area Affected : 20%			
	Location: Throughout				
Masonry: Infill Arch		,900 LIFE **			
	Cracking/Crumbling, Extent: Lig	ght, Area Affected : 10%			
	Location : Throughout				
Plaster		,700 LIFE **	5	\$2,600	
	Cracking/Crumbling, Extent: Mo Location: Throughout	oaerate, Area Affected : 20%			
	Water Penetration, Extent: Mod	erate Area Affected · 20%			
	Location: Throughout				

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

Under 600 Volts

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

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

Asset #: 14136

Electrical	Current	nt Repair Future Rep		e Replacement	eplacement Maintenance			
System Component Type	% of Fail Date Total (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, I		Area Affe	ected : 100%				
	Location : Electric		D :	. 6 1				
	Explanation : One	600 Ampere Main I						
Fused Disc Sw	50%		2027	\$2,500	5	\$100		
	Other Observation, I		Area Affe	ected : 100%				
	Location : Electric		D :	, G : 1				
G : 1 / G : 11 1	Explanation : One	400 Ampere Main I	Disconne	ect Switch				
Switchgear / Switchboard	1000/		2027	¢101 000	5	\$700		
Molded Case Bkrs	100%		2027	\$101,900	5	\$700		
Raceway Conduit	20%		2047	* *	1			
Conduit	70%		2047	\$38,400	1			
Conduit	10%		2057	**	1			
Panelboards	1070		2037		1			
Fused Knife Sw	5% 2-4	\$3,900	2052	* *	5			
1 400 4 121111 2 11	On Extended Life, Ex			! : 100%				
	Location : Basemen							
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, Ext	ent : Severe, Area A	Affected :	100%				
	Location : Basemen	nt, 1st And 2nd Flo	ors					
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, I		a Affecte	ed : 100%				
	Location : Basemer							
Lighting	Explanation : Corr	roded						

Lighting

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

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

Asset #: 14136

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2032	* *	10	\$2,500	
	Other Observation, Extent : Moderate,	, Area Affeci	ed: 100%			
	Location: 4th Floor					
	Explanation : Compact Fluorescent					
Fluorescent	58%	2032	* *	10	\$14,700	
	Other Observation, Extent : Light, Are	ea Affected :	100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	10%	2032	* *	10	\$2,500	
	T-5 Lamps And Fixtures, Extent: Mod	lerate, 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	
110010000110	T-12 Lamps And Fixtures, Extent : Mo				****	
	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 A		0%			
	Location: Throughout The Building					
	Other Observation, Extent: Moderate,	, Area Affeci	ed : 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 Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle Estimated C (Yrs)	ost Priority
Heating Energy Source					
Natural Gas	100%	2037	* *	1	

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

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

Asset #: 14136

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment Steam Boiler	40% Other Observation, Extent : Light, Area Location : Basement Boiler Room	2040 a Affected .	* *	1	\$10,900	
Steam Boiler	Explanation: 3 Newer Units 60% Other Observation, Extent: Light, Area Location: Mechanical Room Explanation: 2 Old Units	2025 a Affected .	\$104,700 : 60%	1	\$16,400	
Distribution Central Plant Steam Piping/Pmp	100%	2027	\$456,400	4	\$1,400	
Terminal Devices Convector/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 Location: 4th Floor Recent Installation, Extent: Light, Area Location: 4th Floor					
Window/Wall Unit No Component	50% 30%	2022	\$28,100	1		
Ventilation						
Distribution Ductwork/Diffusers	20% Other Observation, Extent : Light, Area Location : 4th Floor Only Explanation : New Air Ductwork	LIFE a Affected .	**	2-5	\$3,100	
No Component	80%					
Exhaust Fans Interior No Component	20% 80%	2037	* *	2	\$200	
Plumbing	0070					
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	

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

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

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	$Other\ Observation,\ Extent:\ L$	ight, Area Affected : 10	00%			
	Location: Basement To 4th	Floor				
	Explanation: One Unit					
Fire Suppression						
Chemical System						
Generic	100%	2025	\$27,200	1-3	\$3,700	

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 : MOTT ST. (CELLAR, 1, 2, PART OF 3)

Address : 180 MOTT ST. @ KENMARE ST.

Borough : MANHATTAN Agency's Number : N/A

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
Total	\$149,500	\$203,000
Importance Code B	\$149,500	\$203,000
Total	\$149,500	\$203,000

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
Total	\$61,000	\$7,100	\$53,700	\$8,700
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			
Total	\$61,000	\$7,100	\$53,700	\$8,700



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

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

Asset #: 14141

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	759/ 2.4 \$2.20)()	-	¢2 100	
Masonry: Brick	75% 2-4 \$3,20 Graffiti, Extent: Moderate, Area Afj Location: Front Facade Spalling, Extent: Moderate, Area Af Location: Throughout	fected: 2%	5	\$2,100	
	Staining/Discoloring, Extent : Light, Location : Front Facade	, Area Affected : 10%			
	Vertical Cracks, Extent : Moderate, Location : Throughout	Area Affected : 5%			
Masonry: Granite	5% Staining/Discoloring, Extent : Light, Location : Front Facade	LIFE ** , Area Affected : 1%	5	\$100	
Window Wall	20% Glazing Clouded, Extent: Light, Are Location: Front Facade	2048 ** ea Affected : 5%	5	\$2,100	
Windows					
Aluminum	75%	2044 **	5		
Wood	25%	2036 **	5		
Parapets Metal: Cage/Fence	100% Other Observation, Extent: Light, A Location: Roof	2041 ** Area Affected : 100%	5-10		
	Explanation: Not Accessible. Occ	unied Ry Head Start School			
Roof	Ziopianiani i i voi i i cessione.	upreu By Head Start Serioot.			
Roll Roofing	100% Other Observation, Extent: Modera Location: Main Roof Explanation: Not Accessible. Occ.	-	5 overed W	ith Rubber Pads	
Soffits	For Children's Play Area				
Metal Panel	100%	2038 **	5-10		
Interior Floors	10070	2030	3 10		
Cast in Place Concrete	10%	LIFE **	5	\$3,600	
Ceramic Tile	5% 2-4 \$30 Broken/Missing Elements, Extent : M		5	\$400	
	Location : Toilets Deteriorated Finish, Extent : Moder Location : Toilets	rate, Area Affected : 2%			
Quarry Tile	5%	2041 **	5	\$1,200	
Vinyl Tile	75% Now \$11,00	00 2033 **	3	\$4,700	
	Cracking/Crumbling, Extent : Mode Location : Throughout	rate, Area Affected : 10%			
Wood	5%	2056 **	5	\$1,600	

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

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

Asset #: 14141

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile		Now	\$900	2037	* *	5	\$300	
		_	ients, Extent : Mod	erate, Ar	ea Affected : 2%			
		ı : Toilets						
			xtent : Light, Area	Affected	: 5%			
	Location	ı : Toilet Ro	ooms					
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	
Concrete Masonry Unit	5%			LIFE	* *	5	\$300	
Gypsum Board	45%	Now	\$500	LIFE	* *	5	\$3,500	
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	ected : 2%			
	Location	: Rec. Roc	om 1st And 3rd Flo	or				
Masonry: Brick	5%	2-4	\$2,600	LIFE	* *			
•	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 10%			
	Location	: Basemen	nt					
Plaster	30%			LIFE	* *	5	\$1,200	
Ceilings								
AcousTileSusp.Lay-In	95%	-	\$26,600	2041	* *	5	\$7,900	
	_	_	, Extent : Moderate	, Area Ą	ffected : 15%			
	Location	i : Through	out					
			xtent : Moderate, A	lrea Affe	ected : 2%			
	Location	: Rec Roo	m 1st Floor					
Exposed Struc: Steel	5%			LIFE	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

lectrical		Current Repair	Futur	re Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ider 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		

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

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

Asset #: 14141

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated 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		100%			
	Location : Throughout Th	ie Building				
	Explanation: Compact F	luorescent Lamps				
Fluorescent	30%	2033	* *	10	\$3,000	
	T-8 Lamps And Fixtures, E. Location : Throughout Th		cted : 100%			
Fluorescent	20%	2033	* *	10	\$2,000	
	T-12 Lamps And Fixtures, I		ected : 100%		* ,	
	Location : Throughout Th	ne 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	C	Current Repair Future Repla		e Replacement	placement Maintenance		
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
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	* *			

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

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

Asset #: 14141

Current I	Repair	Futur	e Replacement	M	aintenance	
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				1 ve Units	\$3,100	
			**		\$1.800	
3070		2041		1	\$1,000	
100%		2044	* *	1		
33%		2029	\$75,900	2	\$200	
Location : 2nd Floo	or Fan Room	-	: 100%			
Explanation : Wate 65% Now	r Sourced Air Cond \$149,500	2033	* *	2	\$400	
Location : Basemer Unit Inoperable, Exte	nt And 3rd Floor M ent : Severe, Area A	echanica Iffected :	66%			
2%		2023	\$500	1		
100%		LIFE	* *	2	\$14,400	
100%						
100%		LIFE	* *	2-5	\$6,200	
100%		2028	\$18,000	2	\$300	
100% Booster Pump w/Tan	k, Extent : Light, A	2038 rea Affec	* * ted : 100%	1		
Corroded, Extent : M	loderate, Area Affe					
		2026 Affected	\$6,600	2	\$200	
Explanation: 1 Dir	ect Fired Unit With	h 120 Ga	llons Storage Tank			
100% Other Observation, E Location : Kitchen	Extent : Moderate, 2	LIFE Area Affe	* * cted : 100%	1		
	50% Now Malfunctioning, Externation: 3rd Floor 50% 100% 33% Other Observation, Explanation: Water Observation: Basement 20% 100%	Total (Years) 50% Now \$7,600 Malfunctioning, Extent: Moderate, Area Location: 3rd Floor And Basement M. 50% 100% 33% Other Observation, Extent: Light, Area Location: 2nd Floor Fan Room Explanation: Water Sourced Air Cond. 65% Now \$149,500 Broken, Extent: Severe, Area Affected: Location: Basement And 3rd Floor M. Unit Inoperable, Extent: Severe, Area A. Location: Basement And 3rd Floor M. 2% 100% 100% 100% 100% 100% 100% Other Observation, Extent: Light, Area Location: Basement, Coroded Main V. 100% Other Observation, Extent: Light, Area Location: Basement Explanation: 1 Direct Fired Unit With 100% Other Observation, Extent: Moderate, Area Affected: Location: Basement Explanation: Light, Area Location: Basement Explanation: I Direct Fired Unit With 100% Other Observation, Extent: Moderate, Area Location: Basement Explanation: Light,	Sof Fail Date Estimated Cost Year FY	Sof Fail Date Estimated Cost FY Estimated Cost Total (Years) FY Estimated Cost FY	Now	Now

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

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

Asset #: 14141

Mechanical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated 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 Servi	ng Basement And All	Floors				
Fire Suppression Sprinkler							
No Component	75%						
Generic	25%	2038	* *	1-2	\$800		
	No Backflow Preventer, Ext Location: Basement	ent : Moderate, Area	Affected : 100%				
Chemical System							
Generic	100%	2023	\$27,200	1-3	\$3,700		
	Other Observation, Extent : Location : Kitchen	Light, Area Affected	: 2%				
	Explanation : Hood Supre	ssion System					

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 : 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
Total	\$78,700	\$631,500
Importance Code B	\$78,700	\$631,500
Total	\$78,700	\$631,500

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
Total	\$60,600	\$22,000	\$129,200	\$22,500
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		
Total	\$60,600	\$22,000	\$129,200	\$22,500



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

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

Asset #: 14146

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	3%			2027	\$12,000	3	\$1,800	
Cast in Place Concrete	7%			LIFE	**	5	\$4,600	
		ing, Extent : 2nd Floo	: Moderate, Area . or Kitchen	Affected	: 75%			
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	
Ž		-	ents, Extent : Ligh Multi-purpose Ro		ffected : 1%		. ,	
			Extent : Light, Are		ed · 1%			
	_	_	ge Doorway At Aud		ca . 170			
Wood	20%	. Buchstug	e 2001 way 111 11aa	2043	* *	5	\$11,300	
Interior Walls	2070			2015			Ψ11,200	
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, A	rea Affec	cted: 15%			
	Location	: Auditorii	um Back Stage Are	as				
	Vertical C	racks, Exte	nt : Moderate, Are	a Affecte	ed : 2%			
	Location	: Kitchen	Entrance					
Ceilings								
AcousTileConcealSpLn		Now	\$5,100	2048	* *	5	\$400	
		_	ents, Extent : Seve or Room Adjacent		00			
			Extent : Severe, A					
	U	_	or Room Adjacent					
AcousTileSusp.Lay-In	18%			2041	* *	5	\$5,400	
Plaster	80%	Now	\$16,500	LIFE	* *	5	\$15,000	
		-	ents, Extent : Seve um Backstage Area		Affected : 5%			
	Cracking/	Crumbling,	Extent : Severe, A um Backstage Area	rea Affec	eted : 10%			
			_		. 10%			
1		0-		00	. 10/0			
		0-	: Moderate, Area um Backstage Area	00	: 10%			

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 14146

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st 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 : Moderat	e, Area Affe	cted : 100%			
	Location: Electrical Room	D.	G to I			
	Explanation: One 2500 Amperes M	1ain Disconi	iect Switch			
Switchgear / Switchboard	500/	2020	* *	-		
Fused Disc Sw Fused Knife Sw	50% 50% 2-4 \$50,900	2038 0 2058	* *	5 5		
Fused Knile Sw	50% 2-4 \$50,900 On Extended Life, Extent : Moderate			3		
	Location: Electrical Room	, Агеи Ајјесі	ea . 10070			
Raceway	Location : Liectiveat Room					
Conduit	95%	2028	\$52,000	1		
Conduit	Covers Missing, Extent: Moderate, A					
	Location: Roof Bulkhead	11 000 1199 00000				
Conduit	5%	2038	* *	1		
Panelboards	370	2036		1		
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	3070	2021	Ψ23,100		Ψ200	
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: Moder	ate, Area Afj	fected : 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: Mo		a Affected : 100%			
	Location: 2nd, 3rd Floors And Kite					
Fluorescent	60%	2023	\$27,700	10	\$11,100	
	T-12 Lamps And Fixtures, Extent: M	loderate, Are	ea Affected : 100%	ó		
	Location: Throughout					
Fluorescent	5%	2033	* *	10	\$900	
	T-5 Lamps And Fixtures, Extent : Mo Location : Hallways	oderate, Area	a Affected : 100%			
In oan d +	5%	2022	¢11 600	2		
Incandescent	5% Not in Service, Extent : Moderate, Ar	2023	\$11,600	2		
	Location : Roof Bulkhead Elevator					
	Locuiton . Rooj Buikneau Elevator	winching 10	·om			

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

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

Asset #: 14146

Electrical		Current Repair	Futur	e Replacement	Maintenance		
System Component Type		Fail Date Estimated Cost (Years)	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 Obser	vation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location:	Roof And Outside Perimete	r				
	Explanatio	on : Photocell Not Working					
No Component	70%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2036	* *	1	\$2,300	
	Other Obser	vation, Extent : Light, Area	Affected	! : 100%			
	Location:	Roof Garden					
	Explanatio	on : Cameras					
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2028	\$65,100	1-3	\$3,700	

echanical	Current Repair	Future Re	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ating							
Energy Source Interruptible Gas/Dual Fuel	100%	2048	* *	1			
	Other Observation, Extent : L	ight, Area Affected : 10	0%				
	Location: Basement Vault						
	Explanation: 1 - 3,000 Gall	on Tank #2 Fuel					
Conversion Equipment							
Steam Boiler	100%	2041	* *	1	\$19,900		
	Other Observation, Extent : L	ight, Area Affected : 10	0%				
	Location: Basement						
	Explanation: 2 Dual Fuel S	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 Tempera	ture Coil In Unit					
Convector/Radiator	65%	2033	* *	1	\$4,200		

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

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

Asset #: 14146

Mechanical	Current Repair Future Replacement Maintenan		aintenance	ice		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source	1000/	2044	* *	1		
Electricity Conversion Equipment	100%	2044	* *	1		
Conversion Equipment Reciprocating	50%	2028	\$83,300	1	\$4,700	
Compr/Chiller	3070	2020	Ψ05,500	•	Ψ1,700	
Reciprocating	50%	2036	* *	1	\$4,700	
Compr/Chiller	R-134a Refrigerant, Extent : Light Location : Roof	, Area Affected : 5	50%			
	Recent Replace Evident, Extent : L	ight, Area Affecte	d : 100%			
	Location : Roof					
Distribution CW & CHW Wtr Pipe/Pump	50%	2038	* *	4	\$700	
	Other Observation, Extent : Model Location : Basement	rate, Area Affected	d : 100%			
	Explanation : Summer / Winter F Position At All Times	Piping For Air Hai	ndlers Not In U	se - Left	In Cooling	
Ductwork/Diffusers	50%	LIFE	* *	2	\$13,100	
Terminal Devices	1000/	2020	#220 100		#1 2 400	
Air Handler/Cool/Ht Ventilation	100%	2028	\$220,100	1	\$12,400	
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		
Brass/Copper	Booster Pump w/Tank, Extent : Lig Location : Basement			1		
Water Heater						
Gas Fired	100% 2026 \$12,000 2 \$300 Other Observation, Extent: Light, Area Affected: 100% Location: Basement					
C ', D' '	Explanation: 2 - Direct Fired U	nits Using 1 - 400	Gallon Storage	e Tank		
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	100/0	LIFE	- •	1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% Other Observation, Extent : Light, Location : Basement	2028	\$3,000	4	\$400	
·	Explanation : Dual Pumps / Serv	es Area Of Aband	loned Pool			

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

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

Asset #: 14146

Current Repa	air Futur	Future Replacement Maintenance		aintenance		
% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
			4	\$7,500		
	it : Light, Area Affected	: 100%				
	1.11.0		1.1 D	D . 15 11		
Explanation : Pool And	All Components Are Al	bandoned And Will	Not Be	Repaired For Use		
1000/	2020	¢5 700	4	0000		
100%	2028	\$5,700	4	\$800		
1000/	2022	* *	1	\$1.200		
10070	2033		1	\$1,200		
1000/						
10070						
70%	I IFF	* *				
		. 100%				
30%	LIFE	* *				
		: 100%				
Location: Building						
-						
35%						
65%	2038	* *	1-5	\$6,600		
100%	2038	* *	1-2	\$5,600		
100%	2031	* *	1	\$3,800		
100%	2023	\$27,200	1-3	\$3,700		
	100% Other Observation, Exter Location: 1st Floor Explanation: Pool And 100% 100% 100% 70% Other Observation, Exter Location: Throughout Explanation: 2 Units - 30% Other Observation, Exter Location: Building Explanation: 1 Unit, St. 35% 65% 100%	100% 2033 Other Observation, Extent: Light, Area Affected Location: Ist Floor Explanation: Pool And All Components Are At 100% 2028 100% 2033 100% LIFE Other Observation, Extent: Light, Area Affected Location: Throughout The Building Explanation: 2 Units - (1) Passenger 1st To 7t. 30% LIFE Other Observation, Extent: Light, Area Affected Location: Building Explanation: 1 Unit, Street To 1 35% 65% 2038 100% 2031	% of Fail Date Estimated Cost Year Estimated Cost Total (Years)	100% 2033 ** 4	100% 2033 ** 4 \$7,500	

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

Project: AGING

CAPITAL	F	Y 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

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.