

Print Date : 05-Sep-2013

DEPARTMENT FOR THE AGING - FY 2014

Asset Name : BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE
Address : 30 DELANCEY ST. IN SARA ROOSEVELT PARK
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA001.000 / 14135 **Yr Built/Renovated** : 1965 /
Area Sq Ft : 6,300 **Project Type** : AGING
Date of Survey : 30-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 420 **Lot** : 1 **BIN** : 1079081

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$38,700	
Total	\$38,700	
Priority A	\$38,700	
Total	\$38,700	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$23,000			
Interior Architecture	\$16,100	\$200	\$100	\$500
Electrical	\$4,300		\$100	\$2,500
Mechanical	\$13,800	\$600	\$1,000	\$40,700
Total	\$57,100	\$800	\$1,200	\$43,800
Priority A	\$23,000			
Priority B	\$21,600	\$800	\$1,000	\$43,300
Priority C	\$12,600		\$100	\$500
Total	\$57,100	\$800	\$1,200	\$43,800



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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$4,600	LIFE	**	5	\$7,100	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Foundation Wall Throughout</i>								
Cement-Fiber Panel	15%	Now	\$1,700	2028	**			A
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Soffit Throughout</i>								
<i>Explanation : Cracking And Vegetation Growth</i>								
Masonry: Brick	70%	Now	\$16,700	LIFE	**	5	\$10,000	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Wall Bordering The Patio</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%			2043	**	10	\$2,200	A
Windows								
Aluminum	100%	Now	\$38,700	2039	**	5	\$700	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Lounge</i>								
<i>Hardware Missing, Extent : Light, Area Affected : 40%</i>								
<i>Location : Kitchen</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$800	C
Terrazzo	45%	Now	\$5,200	LIFE	**	5	\$2,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%	Now	\$1,800	2028	**	3	\$1,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$1,000	LIFE	**			C
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%			2032	**	5	\$300	C
Concrete Masonry Unit	10%	Now	\$1,100	LIFE	**	5	\$200	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Masonry: Brick	5%			LIFE	**			C
Plaster	65%	Now	\$3,500	LIFE	**	5	\$1,200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
SGFT/Glazed Masonry	7%			LIFE	**			C
Wood	3%			LIFE	**	5	\$700	C
Ceilings								
AcousTileConcealSpLn	5%			2036	**	5	\$500	B
AcousTileSusp.Lay-In	85%	Now	\$2,200	2036	**	5	\$3,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$1,300	LIFE	**	5	\$500	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Mechanical Room</i>								

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2023	\$1,600	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$14,800	5	\$100	B
Raceway								
Conduit	100%			2023	\$5,800	1		B
Panelboards								
Fused Disc Sw	50%			2022	\$5,600	5	\$100	B
Molded Case Bkrs	50%			2022	\$5,600	5	\$100	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$4,300	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2033	**	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	99%			2023	\$30,100	10	\$4,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	1%			2018	\$300	2		B
Egress Lighting								
Emergency, Battery	50%			2023	\$1,100	10	\$600	B
Exit, Service	50%			2023	\$400	1		B
Exterior Lighting								
HID	100%			2018	\$2,100	10		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	**	5	\$1,600	B
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Boiler Room</i>								
Conversion Equipment								
Hot Water Boiler	100%			2028	**	1	\$2,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mech Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$2,900	2022	\$29,400	4	\$300	B
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	70%			2018	\$22,100	1	\$2,200	B
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 1st Floor Mech Room</i>								
<i>Explanation : 2 Units</i>								
Convactor/Radiator	30%			2021	\$16,600	1	\$500	B

Air Conditioning

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	90%			2018	\$10,800	1		B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,900	B
Exhaust Fans								
Interior	100%			2018	\$6,500	2	\$200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Electric	100%			2021	\$900	4		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%	Now	\$10,300	2033	* *	4	\$1,300	B
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Mech Room</i>						
Backflow Preventer								
Generic	100%			2023	\$600	1	\$300	B
Fixtures								
Generic	100%							B

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Print Date : 05-Sep-2013

DEPARTMENT FOR THE AGING - FY 2014

Asset Name : CITY HALL (CELLAR)
Address : 100 GOLD ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA004.000 / 14138 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 20,831 **Project Type** : AGING
Date of Survey : 08-Jan-2009 **Landmark Status** : NONE
Areas Surveyed : Basement
Block : 94 **Lot** : 25 **BIN** : 1001289

CAPITAL

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Interior Architecture	\$54,900	\$600		
Electrical	\$28,400	\$200		
Mechanical	\$4,200		\$8,200	
Total	\$87,600	\$900	\$8,200	
Priority B	\$37,100	\$200	\$8,200	
Priority C	\$50,500	\$600		
Total	\$87,600	\$900	\$8,200	



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DEPARTMENT FOR THE AGING - 125
CITY HALL (CELLAR)
Asset # : 14138

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2019	\$7,500	3	\$1,900	C
Ceramic Tile	10%	Now	\$2,800	2029	**	5	\$1,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms And Kitchen</i>								
Sheet Vinyl/Rubber	85%	0-2	\$33,500	2025	**	5	\$16,300	C
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : General Surface Staining. Needs Buff & Polish.</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$2,500	2029	**	5	\$800	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen.</i>								
Gypsum Board	95%	Now	\$11,600	LIFE	**	5	\$19,200	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 95%</i>								
<i>Location : Entrance Corridor.</i>								
Ceilings								
AcousTileSusp.Lay-In	85%	Now	\$2,900	2033	**	5	\$10,800	B
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Administrative Office.</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$400	B
Ceramic Tile	10%	Now	\$1,600	LIFE	**	5	\$1,600	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		B
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Recreation Room.</i>								
<i>Explanation : Recently Installed Panels.</i>								
Wiring								
Thermoplastic	100%			2040	**	1		B
Motor Controllers								
Locally Mounted	100%			2025	**	5	\$100	B

Lighting

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DEPARTMENT FOR THE AGING - 125
CITY HALL (CELLAR)
Asset # : 14138

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

Lighting

Interior Lighting
Fluorescent

85%
2025 * * 10 \$13,300 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout Asset Space.
Explanation : T-8 Fixtures In Use. Recently Installed With 2001 Renovation.

Incandescent

15% 2015 \$15,100 2 \$100 B

Egress Lighting
Exit, Service

100%
2025 * * 1 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout Asset Space.
Explanation : Fixtures Connected To Bldg. Main Service.

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

Heating

Energy Source
Not Accessible

100%
D
Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Utilities Supplied By Main Building

Conversion Equipment
Not Accessible

100%
D
Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Utilities Supplied By Main Building

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$9,500 B

Air Conditioning

Energy Source
Not Accessible

100%
D
Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Utilities Supplied By Main Building

Conversion Equipment
Not Accessible

100%
D
Other Observation, Extent : Light, Area Affected : 0%
Location : Throughout
Explanation : Utilities Supplied By Main Building

Distribution

Ductwork/Diffusers

100% LIFE * * 2 \$22,200 B

Terminal Devices

Not Accessible

100% D

Heat Rejection

Not Accessible

100% D

Ventilation

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DEPARTMENT FOR THE AGING - 125
CITY HALL (CELLAR)
Asset # : 14138

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,500	B
Exhaust Fans								
Not Accessible	100%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		B
Water Heater								
Not Accessible	100%							D
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Utilities Supplied By Main Building</i>					
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping								
Cast Iron	100%	Now	\$4,200	LIFE	* *	1		B
			<i>Other Observation, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Building Manager Reports Grease Trap Missing Parts / Not Working</i>					
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Generic	100%							B

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Print Date : 05-Sep-2013

DEPARTMENT FOR THE AGING - FY 2014

Asset Name : COUNCIL CTR. FOR SENIOR CITIZENS
Address : 1001 QUENTIN ROAD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DFTA014.000 / 14457 **Yr Built/Renovated** : 1931 / 2002
Area Sq Ft : 33,700 **Project Type** : AGING
Date of Survey : 01-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 6642 **Lot** : 45 **BIN** : 3176314

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$49,100	
Interior Architecture	\$109,700	\$202,000
Electrical	\$533,900	\$44,500
Total	\$692,700	\$246,400
Priority A	\$49,100	
Priority B	\$643,600	\$44,500
Priority C		\$202,000
Total	\$692,700	\$246,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$16,200	\$300	\$10,900	
Interior Architecture	\$77,100	\$2,700		\$12,400
Electrical	\$2,400	\$38,700	\$2,100	\$2,100
Mechanical	\$1,400	\$10,700	\$15,300	\$5,700
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$111,900	\$67,200	\$43,000	\$35,000
Priority A	\$16,200	\$300	\$10,900	
Priority B	\$18,600	\$65,800	\$32,100	\$22,600
Priority C	\$77,100	\$1,200		\$12,400
Total	\$111,900	\$67,200	\$43,000	\$35,000



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$12,400	A
Masonry: Marble	10%	0-2	\$16,200	LIFE	**	5	\$1,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Stucco Cement	40%			2034	**	5	\$24,900	A
Windows								
Aluminum	100%			2037	**	5	\$3,400	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$1,700	A
Masonry: Sandstone	3%			LIFE	**	5	\$100	A
Metal Panel	7%			2041	**	5	\$500	A
Roof								
Plaza Roof: Stone Panels	20%			2047	**			A
Roll Roofing	80%			2017		5	\$18,400	A
Interior								
Floors								
Carpet	50%	0-2	\$60,700	2020	\$121,300	3	\$31,000	C
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Ceramic Tile	5%			2024	\$45,500	5	\$2,100	C
Quarry Tile	2%			2034	**	5	\$1,200	C
Vinyl Tile	40%	0-2	\$15,700	2021	\$156,500	3	\$6,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : At Various Locations</i>								
Wood	3%			2036	**	5	\$2,300	C
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$1,600	C
Concrete Masonry Unit	5%			LIFE	**	5	\$600	C
Gypsum Board	90%			LIFE	**	5	\$17,400	C
Ceilings								
AcousTileConcealSpLn	6%			2026	**	5	\$3,100	B
AcousTileSusp.Lay-In	80%	0-2	\$109,700	2026	**	5	\$16,500	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Various Locations</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Various Locations</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Various Locations</i>								
Exposed Concrete	2%			LIFE	**	5	\$100	B
Gypsum Board	12%			LIFE	**	5	\$6,200	B
Site Enclosure								
Free Standing Walls								
Concrete Masonry Unit	100%			2041	**			C

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			C
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$3,000	5	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1200a Main Disconnect</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$44,500	5	\$100	B
Raceway								
Conduit	75%			2021	\$18,100	1		B
Conduit	25%			2031	**	1		B
Panelboards								
Fused Disc Sw	5%			2020	\$1,700	5		B
Fused Disc Sw	5%			2029	**	5		B
Molded Case Bkrs	90%			2020	\$30,300	5	\$700	B
Wiring								
Thermoplastic	75%			2021	\$19,500	1		B
Thermoplastic	25%			2031	**	1		B
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$100	B
Locally Mounted	50%			2019	\$10,300	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe.</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2016	\$113,900	10	\$17,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps. Switch Controlled.</i>								
Incandescent	30%			2016	\$48,800	2	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Switch Controlled.</i>								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	5%			2016	\$600	10	\$300	B
Emergency, Battery	45%			2021	\$5,100	10	\$3,000	B
Exit, Battery	20%			2016	\$4,500	10	\$400	B
Exit, Battery	30%			2021	\$6,800	10	\$600	B
Exterior Lighting								
HID	80%			2016	\$9,200	10	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Terrace</i>								
<i>Explanation : Switch Controlled.</i>								
Incandescent	20%			2016	\$3,300	2		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry And Roof</i>								
<i>Explanation : Switch Controlled</i>								
Alarm								
Security System								
No Component	50%							D
Generic	50%			2016	\$47,300	1	\$5,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : In Working Order.</i>								
Fire/Smoke Detection								
Generic	100%			2016	\$323,900	1-3	\$17,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : In Working Order.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	100%			2041	**	1		B
Conversion Equipment								
Furnace	100%			2026	**	1	\$13,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Rooftop Package Units Heat / Cool With Interior Electric Re-heat Coils</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2026	**	2	\$1,700	B

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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
COUNCIL CTR. FOR SENIOR CITIZENS
Asset # : 14457**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$35,900	B
Heat Rejection								
Air Condenser Unit	100%			2026	* *	2	\$19,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,400	B
Exhaust Fans								
Roof	100%			2026	* *	2	\$900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		B
Water Heater								
Electric	100%			2016	\$4,900	4	\$200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 120 Gallon Water Heater With An Additional 120 Gallon Storage Tank</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,300	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (2) 1 - 5, (1) B - 5</i>						
		<i>Explanation : 3 Units</i>						

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

Print Date : 05-Sep-2013

DEPARTMENT FOR THE AGING - FY 2014

Asset Name : **CPC OPEN DOOR SENIOR CENTER CONDOMINIUM**
 Address : **168 GRAND ST. AKA 240 CENTRE ST.**
 Borough : **MANHATTAN** Agency's Number : **N/A**
 Program / Asset # : **DFTA005.000 / 14139** Yr Built/Renovated : **1909 / 2005**
 Area Sq Ft : **45,442** Project Type : **AGING**
 Date of Survey : **06-Jul-2010** Landmark Status : **NONE**
 Areas Surveyed : **Basement, Sub Basement, Floors 1**
 Block : **472** Lot : **7501** BIN : **1075959**

CAPITAL

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Interior Architecture	\$6,600	\$8,300	\$1,400	\$4,100
Electrical	\$4,600	\$57,100	\$5,800	\$4,600
Mechanical	\$17,500	\$15,800	\$20,000	\$16,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$32,700	\$85,200	\$31,100	\$29,100
Priority B	\$26,000	\$76,900	\$29,700	\$27,800
Priority C	\$6,600	\$8,300	\$1,400	\$1,300
Total	\$32,700	\$85,200	\$31,100	\$29,100



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	30%			2022	\$98,200	3	\$25,000	C
Terrazzo	20%	Now	\$6,600	LIFE	**	5	\$8,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Near Multipurpose Room</i>								
Traffic Topping	30%			2029	**	5	\$20,900	C
Vinyl Tile	20%			2029	**	3	\$4,200	C
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$1,000	C
Folding Partition	5%			2043	**	5	\$2,600	C
Glass: Single Pane	25%			LIFE	**	5	\$3,900	C
Gypsum Board	55%			LIFE	**	5	\$6,800	C
Wood	10%			LIFE	**	5	\$8,200	C
Ceilings								
AcousTileSusp.Lay-In	10%			2038	**	5	\$5,600	B
Exposed Concrete	20%			LIFE	**	5	\$1,700	B
Glass: Susp Panels	30%			LIFE	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Actually Fiber Glass Suspended Panels</i>								
Gypsum Board	15%			LIFE	**	5	\$10,400	B
Plaster	25%			LIFE	**	5	\$8,700	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2041	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 3000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$200	B
Raceway								
Conduit	100%			2041	**	1		B
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	B
Molded Case Bkrs	90%			2037	**	5	\$900	B
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$300	B
Ground								
Grounding Devices								
Not Accessible	100%							D

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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 Code
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$10,800	1	\$11,500	B
Lighting								
Interior Lighting								
Fluorescent	50%			2026	**	10	\$17,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor, Basement</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	50%			2026	**	10	\$17,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Cfl Lamps</i>						
Egress Lighting								
Emergency, Battery	30%			2026	**	10	\$2,700	B
Exit, LED	30%			2049	**	1		B
Exit, Service	40%			2026	**	1		B
Exterior Lighting								
HID	100%			2016	\$15,400	10	\$100	B
Alarm								
Security System								
Generic	100%			2026	**	1	\$13,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement, 1st Floor</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
Generic	100%			2026	**	1-3	\$23,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Addressable Main Control Panel</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$18,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Terminal Devices								
Fan Coil Unit/Heat	25%			2026	**	1	\$3,000	B
Induction Unit	75%			2030	**	1	\$9,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2030	**	1	\$40,300	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2041	**	4	\$1,800	B
Terminal Devices								
Fan Coil - Cool/Heat	25%			2026	**	1	\$3,000	B
Induction Unit	75%			2026	**	1	\$9,000	B
Heat Rejection								
Air Condenser Unit	100%			2026	**	2	\$25,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,700	B
Exhaust Fans								
Interior	100%			2026	**	2	\$1,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	**	1		B
Water Heater								
Gas Fired	100%			2020	\$9,800	2	\$600	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2015	\$6,200	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2026	**	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	**	1	\$2,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, G, 1-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$18,800	B
Sprinkler								
No Component	50%							D
Generic	50%			2047	**	1-2	\$5,200	B
Fire Pump								
Generic	100%			2030	**	1	\$7,000	B

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Print Date : 05-Sep-2013

DEPARTMENT FOR THE AGING - FY 2014

Asset Name : CYPRESS HILLS SENIOR CENTER
Address : 3194 FULTON STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DFTA013.000 / 14456 **Yr Built/Renovated** : 1971 / 2005
Area Sq Ft : 19,914 **Project Type** : AGING
Date of Survey : 26-Jan-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4140 **Lot** : 13 **BIN** : 3092631

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$56,600	
Mechanical	\$78,400	\$368,100
Total	\$135,000	\$368,100
Priority A	\$56,600	
Priority B	\$78,400	\$368,100
Total	\$135,000	\$368,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$43,200			\$1,000
Interior Architecture			\$2,500	\$1,800
Electrical	\$1,500	\$18,300	\$2,000	\$1,500
Mechanical	\$1,100	\$3,700	\$8,900	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$49,800	\$26,000	\$17,400	\$11,900
Priority A	\$43,200			\$1,000
Priority B	\$6,600	\$26,000	\$14,900	\$9,100
Priority C			\$2,500	\$1,800
Total	\$49,800	\$26,000	\$17,400	\$11,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	\$6,200	LIFE	**	5	\$9,300	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Several Corners</i>								
<i>Spalling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Parapet</i>								
<hr/>								
Windows								
Aluminum	100%			2043	**	5	\$2,000	A
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Slate Window Sills</i>								
<hr/>								
Parapets								
Masonry: Brick	5%			LIFE	**	5	\$400	A
Masonry: Limestone	5%	0-2	\$2,600	LIFE	**	5	\$500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Metal: Cage/Fence	90%	2-4	\$56,600	2026	**	5	\$24,900	A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Modified Bitumen	100%	Now	\$34,400	2026	**			A
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Various Locations</i>								
<i>Ponding, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	**	5	\$1,100	C
Ceramic Tile	5%			2034	**	5	\$1,200	C
Quarry Tile	10%			2038	**	5	\$3,700	C
Vinyl Tile	83%			2026	**	3	\$7,600	C
<hr/>								
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$2,500	C
Concrete Masonry Unit	5%			LIFE	**	5	\$500	C
Gypsum Board	85%			LIFE	**	5	\$12,700	C
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	95%			2034	**	5	\$23,200	B
Exposed Concrete	5%			LIFE	**	5	\$200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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
CYPRESS HILLS SENIOR CENTER
Asset # : 14456

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$1,600	5	\$100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 600a Main Disconnect. 1500a Bus.</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$29,600	5	\$100	B
Raceway								
Conduit	90%			2041	**	1		B
Conduit	10%			2021	\$1,000	1		B
Panelboards								
Fused Disc Sw	10%			2037	**	5		B
Molded Case Bkrs	90%			2037	**	5	\$400	B
Wiring								
Thermoplastic	90%			2041	**	1		B
Thermoplastic	10%			2021	\$900	1		B
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	95%			2026	**	10	\$14,200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps. Switch Controlled.</i>						
Incandescent	5%			2021	\$4,800	2		B
Egress Lighting								
Emergency, Battery	50%			2026	**	10	\$2,000	B
Exit, Battery	50%			2026	**	10	\$600	B
Exterior Lighting								
HID	60%			2026	**	10		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exterior Walls</i>						
		<i>Explanation : Photocell Controlled.</i>						
Incandescent	40%			2021	\$3,800	2		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Terrace, Roof</i>						
		<i>Explanation : Timer Controlled.</i>						
Alarm								
Security System								
Generic	100%			2026	**	1	\$6,100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : In Working Order.</i>						

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

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

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

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

Alarm

Fire/Smoke Detection
Generic

100%	2026	**	1-3	\$10,100	B
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Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : In Working Order.

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

Heating

Energy Source
Electricity

100%	2047	**	1		B
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Distribution

Ductwork/Diffusers

100%	LIFE	**	2-5	\$9,100	B
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Terminal Devices

Air Handler

95%	2026	**	1	\$9,600	B
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Other Observation, Extent : Light, Area Affected : 100%
Location : Mechanical Spaces
Explanation : (3) Air Handling Units Replaced Recently; (1) Additional Not Replaced.

Convactor/Radiator

5%	2034	**	1	\$300	B
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Air Conditioning

Energy Source
Electricity

100%	2037	**	1		B
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Conversion Equipment

Int Pkg Unit -
Heating/Cooling

100%	2022	\$368,100	2	\$1,000	B
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Distribution

Ductwork/Diffusers

100%	0-2	\$78,400	LIFE	**	2	\$21,200	B
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Not Insulated, Extent : Moderate, Area Affected : 100%
Location : Ductwork Throughout The Building, All Systems

Heat Rejection

Air Condenser Unit

100%	2026	**	2	\$11,400	B
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Other Observation, Extent : Light, Area Affected : 100%
Location : Mechanical Spaces
Explanation : Air Handling Units Are Packaged Heating, Cooling With Condenser.

Ventilation

Distribution

Ductwork/Diffusers

100%	LIFE	**	2-5	\$9,100	B
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Exhaust Fans

Roof

100%	2026	**	2	\$500	B
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Other Observation, Extent : Light, Area Affected : 100%
Location : Roof
Explanation : (4) Fans

Plumbing

H/C Water Piping
Brass/Copper

100%	2041	**	1		B
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Electric	100%			2019	\$2,900	4	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen Closet</i>								
<i>Explanation : (2) Heaters, 120 Gallons Each.</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : (1) Grease Trap Below Floor</i>								
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer Generic	100%			2029	* *	1	\$1,000	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
Fire Suppression								
Sprinkler No Component	98%							D
Generic	2%			2047	* *	1-2	\$100	B

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

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

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

Print Date : 05-Sep-2013

DEPARTMENT FOR THE AGING - FY 2014

Asset Name : LEONARD COVELLO SENIOR CENTER
Address : 312 E. 109TH ST. BTWN 1ST AVE. - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA002.000 / 14136 **Yr Built/Renovated** : 1920 / 2007
Area Sq Ft : 27,621 **Project Type** : AGING
Date of Survey : 30-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1680 **Lot** : 45 **BIN** : 1074278

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$233,800	
Interior Architecture		\$192,400
Electrical		\$44,500
Mechanical		\$253,800
Total	\$233,800	\$490,700
Priority A	\$233,800	
Priority B		\$298,300
Priority C		\$192,400
Total	\$233,800	\$490,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$12,800			\$12,400
Interior Architecture	\$38,500		\$800	\$9,700
Electrical	\$15,900	\$700	\$600	\$31,600
Mechanical	\$35,200	\$9,100	\$3,300	\$29,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$106,400	\$13,700	\$8,800	\$87,100
Priority A	\$12,800			\$12,400
Priority B	\$80,100	\$13,700	\$7,900	\$65,000
Priority C	\$13,500		\$800	\$9,700
Total	\$106,400	\$13,700	\$8,800	\$87,100



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	0-2	\$5,900	LIFE	**	5	\$5,800	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	Now	\$233,800	LIFE	**	5	\$35,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney, East And West Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney, East And West Facades</i>								
Masonry: Limestone	3%	0-2	\$6,900	LIFE	**	5	\$800	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2039	**	5	\$9,300	A
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,300	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$3,300	A
Masonry: Brick	80%			LIFE	**	5	\$4,800	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Security Bars	5%			2038	**			A
Pre-Cast Concrete	3%			LIFE	**	5	\$1,100	A
Roof								
Modified Bitumen	100%			2028	**	10	\$12,400	A
Interior								
Floors								
Carpet	5%	4+	\$500	2022	\$9,900	3	\$2,500	C
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$7,400	C
Ceramic Tile	5%			2032	**	5	\$1,700	C
Vinyl Tile	60%	0-2	\$9,600	2023	\$192,400	3	\$7,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	20%			2058	**	5	\$12,700	C
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : This Component Is Actually Laminate Flooring</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$1,400	C
Gypsum Board	20%			LIFE	**	5	\$4,400	C
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
Masonry: Brick	10%			LIFE	**			C
Plaster	50%			LIFE	**	5	\$5,500	C
Plaster	10%	Now	\$3,400	LIFE	**	5	\$1,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair</i>								
Wood	5%			LIFE	**	5	\$7,400	C
Ceilings								
AcousTileSusp.Lay-In	25%			2040	**	5	\$8,500	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
AcousTileSusp.Lay-In	60%	Now	\$13,500	2028	**	5	\$10,100	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Infill Arch	5%	Now	\$7,400	LIFE	**			B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5	\$2,100	B
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2023	\$1,500	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2023	\$1,500	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$44,500	5	\$600	B
Raceway								
Conduit	20%			2043	**	1		B
Conduit	80%			2023	\$19,300	1		B

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Knife Sw	30%	2-4	\$6,700	2048	**	5	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1,2 Floors And Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	20%			2039	**	5	\$100	B
Molded Case Bkrs	50%			2022	\$11,200	5	\$300	B
Wiring								
Braided Cloth	30%	0-2	\$7,800	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1st And 2nd Floors</i>								
Thermoplastic	50%			2033	**	1		B
Thermoplastic	20%			2043	**	1		B
Motor Controllers								
Locally Mounted	50%			2036	**	5	\$100	B
Locally Mounted	50%			2021	\$7,700	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	15%			2028	**	10	\$3,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	85%			2028	**	10	\$17,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	20%			2028	**	1		B
Emergency, Service	30%			2018	\$1,100	1		B
Exit, Service	20%			2028	**	1		B
Exit, Service	30%			2018	\$1,100	1		B
Exterior Lighting								
HID	100%			2028	**	10	\$100	B
Alarm								
Security System								
No Component	90%							D
Generic	10%			2018	\$7,800	1	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Only</i>								
<i>Explanation : C C T V Camera</i>								

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2028

* *

1-3

\$4,200

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Smoke Detector, Strobe Lights And Manual Pull Stations, Horns*

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

Heating

Energy Source

Natural Gas

100%

2033

* *

1

B

Conversion Equipment

Steam Boiler

40%

2036

* *

1

\$9,000

B

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

Steam Boiler

60%

Now

\$15,000

2021

\$74,900

1

\$12,100

B

*Not in Service, Extent : Severe, Area Affected : 20%**Location : 1 Unit In Mech Room**Other Observation, Extent : Light, Area Affected : 60%**Location : Mech Room**Explanation : 3 Old Units*

Distribution

Steam Piping/Pump

100%

Now

\$17,900

2023

\$179,000

4

\$1,100

B

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

Terminal Devices

Convactor/Radiator

100%

2028

* *

1

\$7,300

B

Air Conditioning

Energy Source

Electricity

100%

2031

* *

1

B

Conversion Equipment

Int Pkg Unit - Cooling

20%

2028

* *

2

\$300

B

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : 4th Floor**Recent Installation, Extent : Light, Area Affected : 20%**Location : 4th Floor*

Window/Wall Unit

50%

2018

\$26,300

1

B

No Component

30%

D

Ventilation

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,500	B
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 4th Floor Only</i>							
	<i>Explanation : New Air Ductwork</i>							
No Component	80%							D
Exhaust Fans								
Interior	20%			2033	**	2	\$100	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
Water Heater								
Gas Fired	100%			2016	\$6,000	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,300	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-4</i>							
	<i>Explanation : One Unit</i>							

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

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

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

Print Date : 05-Sep-2013

DEPARTMENT FOR THE AGING - FY 2014

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

CAPITAL		FY 2015 - 2018	FY 2019 - 2024
Electrical			\$32,100
Total			\$32,100
Priority B			\$32,100
Total			\$32,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$1,400			
Interior Architecture	\$41,700		\$1,100	\$1,500
Electrical	\$5,200	\$700	\$900	\$800
Mechanical	\$18,600	\$4,600	\$9,500	\$8,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$70,900	\$9,200	\$15,500	\$14,700
Priority A	\$1,400			
Priority B	\$46,300	\$9,200	\$14,300	\$13,200
Priority C	\$23,200		\$1,100	\$1,500
Total	\$70,900	\$9,200	\$15,500	\$14,700



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
MOTT ST. (CELLAR, 1, 2, PART OF 3)
Asset # : 14141

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	4+	\$1,300	LIFE	**	5	\$1,900	A
<i>Graffiti, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$200	A
Window Wall	10%			2044	**	5	\$800	A
Windows								
Aluminum	100%			2040	**	5		A
Parapets								
Metal: Cage/Fence	100%			2037	**	5-10		A
Roof								
Roll Roofing	100%			2023		5		A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Covered With Rubber Pads For Children's Play Area</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,900	C
Ceramic Tile	5%			2033	**	5	\$700	C
Quarry Tile	5%			2037	**	5	\$1,000	C
Sheet Vinyl/Rubber	5%			2029	**	5	\$1,000	C
Vinyl Tile	70%	Now	\$9,000	2029	**	3	\$3,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2052	**	5	\$1,300	C
Interior Walls								
Ceramic Tile	5%	Now	\$800	2033	**	5	\$300	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$800	C
Gypsum Board	35%			LIFE	**	5-10	\$6,300	C
Masonry: Brick	5%	4+	\$3,600	LIFE	**			C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Marble Panels	15%			LIFE	**	10	\$600	C
Plaster	30%			LIFE	**	5-10	\$2,700	C
Ceilings								
AcousTileSusp.Lay-In	95%	4+	\$17,100	2037	**	5	\$6,400	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$1,400	B

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,600	5		B
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$29,600	5		B
Raceway								
Conduit	95%			2024	\$9,000	1		B
Conduit	5%			2044	**	1		B
Panelboards								
Fused Disc Sw	5%			2023	\$1,100	5		B
Molded Case Bkrs	85%			2023	\$19,100	5	\$200	B
Molded Case Bkrs	10%			2040	**	5		B
Wiring								
Braided Cloth	40%	0-2	\$3,500	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2024	\$4,400	1		B
Thermoplastic	10%			2044	**	1		B
Motor Controllers								
Locally Mounted	90%			2022	\$9,300	5	\$100	B
Locally Mounted	10%			2037	**	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$32,100	10	\$5,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Fixtures In Use</i>								
Fluorescent	10%			2029	**	10	\$800	B
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	30%			2029	**	10	\$2,500	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	40%			2019	\$1,500	10	\$900	B
Emergency, Battery	10%			2032	**	10	\$200	B
Exit, Service	40%			2019	\$600	1		B
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout Bldg</i>								
Exit, Service	10%			2032	**	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bldg</i>								
<i>Explanation : Fixtures Connected To Main Bldg. Service</i>								

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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**

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	50%			2032	**	10		B
Incandescent	50%			2019	\$2,700	2		B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2032	**	1	\$1,700	B
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$5,600	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 2	100%			2044	**	5	\$2,800	B
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$9,000	B
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$400	B
Terminal Devices								
Air Handler	50%	0-2	\$2,800	2029	**	1	\$2,500	B
			<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Second Floor Mechanical Room, Defective Unit</i>					
Convactor/Radiator	50%			2037	**	1	\$1,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2025	**	2	\$600	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Floor Fan Room</i>					
			<i>Explanation : Water Sourced Air Conditioner</i>					
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$14,700	B
Heat Rejection								
Air Condenser Unit	100%	0-2	\$2,100	2024	\$20,500	2	\$5,100	B
			<i>Damaged, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof, Defective Dry Cooler Fan</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Dry Cooler Serves All Floors Air Conditioning Equipment</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,000	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	100%			2024	\$8,200	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		B
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Coroded Main Valve Train</i>								
Water Heater								
Gas Fired	100%			2022	\$2,400	2	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Direct Fired Unit With 120 Gallon Storage Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Grease Trap Undersized</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%			2029	**	1	\$600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building</i>								
<i>Explanation : 1 Unit Serving Basement And All Floors</i>								
Fire Suppression								
Sprinkler								
No Component	75%							D
Generic	25%			2034	**	1-2	\$600	B
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Chemical System								
Generic	100%			2019	\$24,300	1-3	\$45,000	B

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Print Date : 05-Sep-2013

DEPARTMENT FOR THE AGING - FY 2014

Asset Name : SIROVICH (1, MEZ, 2, PART OF 3)
Address : 331 E. 12TH ST. BTWN 1ST AVE. - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA012.000 / 14146 **Yr Built/Renovated** : 1927 / 2010
Area Sq Ft : 20,096 **Project Type** : AGING
Date of Survey : 11-Jan-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,Mez,2,3
Block : 454 **Lot** : 52 **BIN** : 1006502

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture	\$93,300	
Electrical		\$38,800
Mechanical		\$146,100
Total	\$93,300	\$184,900
Priority B		\$184,900
Priority C	\$93,300	
Total	\$93,300	\$184,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Interior Architecture	\$62,000		\$1,000	\$2,600
Electrical	\$31,500	\$1,100	\$1,500	\$1,300
Mechanical	\$19,700	\$10,100	\$14,100	\$12,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$125,100	\$23,000	\$28,400	\$28,500
Priority B	\$96,200	\$23,000	\$28,000	\$25,900
Priority C	\$28,800		\$400	\$2,600
Total	\$125,100	\$23,000	\$28,400	\$28,500



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	3%			2023	\$4,300	3	\$1,100	C
Cast in Place Concrete	15%	Now	\$5,600	LIFE	**	5	\$8,100	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement And Sub Basement</i>								
Granite Panels	5%			LIFE	**	5	\$1,800	C
Terrazzo	10%			LIFE	**	5	\$3,800	C
Vinyl Tile	62%	4+	\$14,500	2029	**	3	\$5,700	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine Level</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Wood	5%			2039	**	5	\$2,300	C
Interior Walls								
Cast in Place Concrete	15%	Now	\$56,300	LIFE	**			C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub Basement - Abandoned Pool Area</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2033	**	5	\$1,400	C
Concrete Masonry Unit	5%	0-2	\$5,400	LIFE	**	5	\$600	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Masonry: Brick	3%			LIFE	**	10	\$300	C
Masonry: Limestone	2%			LIFE	**	10	\$200	C
Plaster	70%	Now	\$37,000	LIFE	**	5	\$6,100	C
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	4+	\$1,600	2037	**	5	\$600	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2037	**	5	\$1,200	B
Plaster	75%	Now	\$31,600	LIFE	**	5	\$11,500	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub Basement - Abandoned Pool Area</i>								
Not Accessible	10%							D
Not Accessible	5%							D

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2044	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2044	**	5		B
Fused Knife Sw	50%	2-4	\$22,200	2054	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2024	\$23,000	1		B
Conduit	5%			2044	**	1		B
Panelboards								
Fused Disc Sw	15%			2023	\$3,400	5	\$100	B
Molded Case Bkrs	5%			2040	**	5		B
Molded Case Bkrs	80%			2023	\$18,000	5	\$400	B
Wiring								
Braided Cloth	70%			2023	\$18,200	1		B
Thermoplastic	10%			2044	**	1		B
Thermoplastic	20%			2024	\$5,200	1		B
Motor Controllers								
Locally Mounted	90%			2022	\$13,900	5	\$100	B
Locally Mounted	10%			2037	**	5		B
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$200	B
Generic	50%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	25%			2029	**	10	\$3,800	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd & 3rd Floors & Kitchen</i>								
Fluorescent	40%			2019	\$38,800	10	\$6,000	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2029	**	10	\$800	B
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	30%			2019	\$29,100	2	\$100	B
Egress Lighting								
Emergency, Battery	45%			2019	\$3,100	10	\$1,800	B
Emergency, Battery	5%			2029	**	10	\$200	B
Exit, Service	40%			2019	\$1,100	1		B
Exit, Service	10%			2029	**	1		B
Exterior Lighting								
HID	100%			2019	\$6,800	10	\$100	B

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

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

Alarm

Security System								
No Component	70%							D
Generic	30%			2032	* *	1	\$1,900	B
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$10,200	B

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

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : 1 - 3,000 Gallon Tank #2 Fuel</i>						
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$16,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Dual Fuel Steam Boilers</i>						
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$800	B
Terminal Devices								
Air Handler	35%			2024	\$35,200	1	\$3,600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Second And Third Floor Air Handlers</i>						
		<i>Explanation : Dual Temperature Coil In Unit</i>						
Convactor/Radiator	65%			2029	* *	1	\$3,500	B

Air Conditioning

Energy Source								
Electricity	100%			2040	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2024	\$31,700	1	\$3,800	B
Reciprocating Compr/Chiller	50%			2032	* *	1	\$3,800	B
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	50%			2034	**	4	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Summer / Winter Piping For Air Handlers Not In Use - Left In Cooling</i>								
<i>Position At All Times</i>								
Ductwork/Diffusers	50%			LIFE	**	2	\$13,400	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$79,200	1	\$10,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,500	B
Exhaust Fans								
Roof	100%			2024	\$14,800	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		B
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$4,300	2	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 - Direct Fired Units Using 1 - 400 Gallon Storage Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,300	4	\$2,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Dual Pumps / Serves Area Of Abandoned Pool</i>								
Pool Filter/Treatment								
Sand	100%			2029	**	4	\$4,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Pool And All Components Are Abandoned And Will Not Be Repaired For Use</i>								
Sewage Ejector(s)								
Electric	100%			2024	\$10,300	4	\$2,000	B
Backflow Preventer								
Generic	100%			2029	**	1	\$1,000	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout Building</i>							
	<i>Explanation : 2 Units - (1) Passenger 1st To 7th And (1) Freight 1st To 6th</i>							
Hydraulic	30%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building</i>							
	<i>Explanation : 1 Unit, Street To 1</i>							
Fire Suppression								
Standpipe								
No Component	35%							D
Generic	65%			2034	**	1-5	\$5,400	B
Sprinkler								
Generic	100%			2034	**	1-2	\$4,600	B
Fire Pump								
Generic	100%			2027	**	1	\$3,100	B
Chemical System								
Generic	100%			2019	\$24,300	1-3	\$45,000	B

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DEPARTMENT FOR THE AGING - 125

Project : AGING

CAPITAL	FY 2015 - 2018		FY 2019 - 2024	
Miscellaneous Buildings	298,900		233,300	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Miscellaneous Buildings	19,200	24,100	20,300	22,700

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14137	BAYSIDE	5,200	113,300	18,400
14140	EAST CONCOURSE	4,233	92,200	15,000
14142	NEW DORP	5,000	108,900	17,700
14144	PELHAM/FITZ	5,000	108,900	17,700
14145	REGO PARK	5,000	108,900	17,700

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