Print Date: 23-Oct-2015 **DEPARTMENT FOR THE AGING - FY 2016**

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$40,400	
Electrical		\$115,400
Total	\$40,400	\$115,400
Importance Code A	\$40,400	
Importance Code B		\$115,400
Total	\$40,400	\$115,400

Total	\$73,600	\$67,100	\$1,200	\$1,300
Importance Code C	\$3,900			
Importance Code B	\$44,800	\$66,800	\$900	\$1,000
Importance Code A	\$24,900	\$300	\$300	\$300
Total	\$73,600	\$67,100	\$1,200	\$1,300
Mechanical	\$14,600	\$43,100	\$1,200	\$700
Electrical	\$14,500	\$24,000		
Interior Architecture	\$19,900			\$600
Exterior Architecture	\$24,600			
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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

^{**} 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

Architecture	Current F	Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Cast in Place Concrete	10% Now Broken/Missing Elem Location: Foundati			* * d : 5%	5	\$8,700	
Cement-Fiber Panel	15% Now Other Observation, E Location: Soffit The Explanation: Crack	roughout		**			
Masonry: Brick	70% Now Diagonal Cracks, Ext Location: Rear Wa Jnt Mortar Miss/Eroc Location: Through	ll Bordering The P l, Extent : Light, Ai	atio		5	\$12,200	
Mosaic Tile	5%		2043	* *	10	\$2,700	
Windows Aluminum	100% Now Glazing Broken/Crac Location: Kitchen A Hardware Missing, E Location: Kitchen	And Lounge			5	\$800	
Parapets							
Not Accessible	100%						
Roof Not Accessible	100%						
nterior							
Floors Cast in Place Concrete	5%		LIFE	* *	5	\$1,000	
Terrazzo	45% Now Cracking/Crumbling, Location: Through		LIFE	* * l : 5%	5	\$3,300	
Vinyl Tile	50% Now Cracking/Crumbling, Location: Through	_	2028 ea Affected : 59	**	3	\$1,800	

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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 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
nterior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$1,100	LIFE	* *			
		ım Surface : Mechani	e, Extent : Light, Ar ical Room	ea Affeci	ted : 5%			
Ceramic Tile	5%			2032	* *	5	\$400	
Concrete Masonry Unit	10%	Now	\$800	LIFE	* *	5	\$300	
·	_	Cracks, Ex : Mechani	tent : Light, Area A ical Room	ffected :	5%			
Masonry: Brick	5%			LIFE	* *			
Plaster	65%	Now	\$1,800	LIFE	* *	5	\$1,400	
		Crumbling, : Mechani	Extent : Light, Are ical Room	ea Affecte	ed : 5%			
SGFT/Glazed Masonry	7%			LIFE	* *			
Wood	3%			LIFE	* *	5	\$900	
Ceilings								
AcousTileConcealSpLn	5%			2036	* *	5	\$600	
AcousTileSusp.Lay-In	85%	Now	\$3,200	2036	* *	5	\$4,000	
	_	Trumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 5%			
Plaster	10%	Now	\$1,200	LIFE	* *	5	\$600	
	Loose/Dela	ım Surface	e, Extent : Moderate	e, Area A	ffected : 5%			
	Location	: Mechani	ical Room					
	Staining/D	iscoloring,	Extent : Moderate	, Area Aj	ffected : 95%			
	Location	: Mechani	ical Room					

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			•	
Service Equipment				
Fused Disc Sw	100%	2023 \$2,500	5	
	Other Observation, Extent : Moderate,	Area Affected : 100%		
	Location: Electrical Room			
	Explanation : Main Service Switch Re	ated @ 400 Amperes		
Switchgear / Switchboard				
Molded Case Bkrs	100%	2023 \$47,700	5 \$200	
Raceway				
Conduit	100%	2023 \$13,600	1	
Panelboards				
Fused Disc Sw	50%	2022 \$10,900	5 \$100	
Molded Case Bkrs	50%	2022 \$10,900	5 \$100	

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

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

DEPARTMENT FOR THE AGING - 125 BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset #: 14135

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost es)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Braided Cloth	80% 2-4	\$14,500	2048	* *	1		
	Insulation Aged, I	Extent : Moderate, Are	ea Affecte	d : 100%			
	Location: Thro	ughout The Building					
Thermoplastic	20%		2033	* *	1		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	99%		2023	\$67,700	10	\$5,700	
	Other Observation	n, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Thro	ughout The Building					
	Explanation: T-	-12 Lamps					
Incandescent	1%		2018	\$700	2		
Egress Lighting							
Emergency, Battery	50%		2023	\$4,100	10	\$800	
Exit, Service	50%		2023	\$800	1		
Exterior Lighting							
HID	100%		2018	\$23,200	10		

Current Repair	Future	Replacement	М		
% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2033	* *	5	\$2,000	
Buried Tank(s), Extent: Light, Are	a Affected : 100	0%			
Location : Outside Boiler Room					
100%	2028	* *	1	\$3,100	
Other Observation, Extent : Light,	Area Affected :	100%			
Location: 1st Floor Mech Room					
Explanation: 1 Unit					
100% Now \$3.1	100 2022	\$30.900	4	\$300	
				,	
Location: Throughout	33				
70%	2018	\$23,200	1	\$2,700	
Other Observation, Extent : Light,	Area Affected :	70%			
Location: 1st Floor Mech Room					
Explanation: 2 Units					
30%	2021	\$17,400	1	\$600	
	% of Fail Date Estimated (Total (Years) 100% Buried Tank(s), Extent: Light, Are Location: Outside Boiler Room 100% Other Observation, Extent: Light, Location: 1st Floor Mech Room Explanation: 1 Unit 100% Now \$3,1 Corroded, Extent: Moderate, Area Location: Throughout 70% Other Observation, Extent: Light, Location: 1st Floor Mech Room Explanation: 2 Units	% of Fail Date Estimated Cost Total (Years) 100% 2033 Buried Tank(s), Extent: Light, Area Affected: 100 Location: Outside Boiler Room 100% 2028 Other Observation, Extent: Light, Area Affected: Location: 1 Unit 100% Now \$3,100 2022 Corroded, Extent: Moderate, Area Affected: 25% Location: Throughout 70% 2018 Other Observation, Extent: Light, Area Affected: Location: 1st Floor Mech Room Explanation: 2 Units	% of Fail Date Estimated Cost Total (Years) 100% 2033 8uried Tank(s), Extent: Light, Area Affected: 100% Location: Outside Boiler Room 100% 2028 8** Other Observation, Extent: Light, Area Affected: 100% Location: 1 Unit 100% Now \$3,100 2022 \$30,900 Corroded, Extent: Moderate, Area Affected: 25% Location: Throughout 70% 2018 \$23,200 Other Observation, Extent: Light, Area Affected: 70% Location: 1st Floor Mech Room Explanation: 2 Units	% of TotalFail Date (Years)Estimated Cost (Years)Year FYEstimated Cost (Yrs)100%2033** 5Buried Tank(s), Extent: Light, Area Affected: 100% Location: Outside Boiler Room2028** 10ther Observation, Extent: Light, Area Affected: 100% Location: 1 St Floor Mech Room Explanation: 1 Unit\$3,1002022\$30,9004Corroded, Extent: Moderate, Area Affected: 25% Location: Throughout2018\$23,2001Other Observation, Extent: Light, Area Affected: 70% Location: 1st Floor Mech Room Explanation: 2 Units	Year Estimated Cost Year Estimated Cost Cycle (Yrs)

Air Conditioning

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

Mechanical		Current F	Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
air Conditioning									
Energy Source									
Electricity	100%			2031	* *	1			
Conversion Equipment									
Window/Wall Unit	90%			2018	\$11,400	1			
No Component	10%								
entilation entile									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500		
Exhaust Fans									
Interior	100%			2018	\$6,800	2	\$200		
lumbing									
H/C Water Piping									
Brass/Copper	100%			2033	* *	1			
Water Heater									
Electric	100%			2021	\$1,000	4	\$100		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Rigid Piping	100%	Now	\$10,800	2033	* *	4	\$1,600		
	On Extend	led Life, Ext	tent : Severe, Area	Affected	: 100%				
	Location	: Mech Ro	om						
Backflow Preventer									
Generic	100%			2023	\$600	1	\$400		
Fixtures									
Generic	100%								

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

Print Date: 23-Oct-2015 **DEPARTMENT FOR THE AGING - FY 2016**

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: 04-Jun-2014Landmark Status: NONE

Areas Surveyed : Floors 1

Block : 94 Lot : 25 BIN : 1001289

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture	\$38,400	
Total	\$38,400	
Importance Code B	\$38,400	
Total	\$38,400	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Interior Architecture	\$22,300	\$800		
Electrical	\$400	\$400	\$400	\$19,500
Mechanical	\$8,900	\$4,100	\$6,100	\$8,500
Total	\$31,600	\$5,300	\$6,500	\$28,000
Importance Code B	\$25,700	\$5,300	\$6,500	\$28,000
Importance Code C	\$5,900	, ,	, ,	. ,
Total	\$31,600	\$5,300	\$6,500	\$28,000



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

^{**} 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%			2024	\$19,400	3	\$2,300	
Ceramic Tile	10%	0-2	\$3,000	2034	* *	5	\$1,600	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	ı : Toilet Ro	ooms And Kitchen					
Sheet Vinyl/Rubber	85%	4+	\$38,400	2030	* *	5	\$19,900	
, , , , , , , , , , , , , , , , , , ,	Other Obs	servation, E	Extent : Light, Area	Affected	: 5%	-	, , ,,	
		ı : Through		55				
			ral Surface Stainin	Q				
Interior Walls				<u>, </u>				
Ceramic Tile	5%	0-2	\$2,800	2034	* *	5	\$1,000	
	Broken/M	issing Elen	nents, Extent : Light	t. Area A	ffected : 5%	-	+-,	
		ı : Kitchen	, 0		,,,			
Gypsum Board	95%	0-2	\$3,200	LIFE	* *	5	\$23,500	
Sypouni Zoura		~ -	tent : Light, Area A		5%	Ü	420,0 00	
		: Entrance),)				
Ceilings								
AcousTileSusp.Lay-In	85%	4+	\$10.500	2038	* *	5	\$13,300	
riedus Friesdusp. Day iri			, Extent : Light, Are		ed : 5%	3	Ψ13,300	
	_	_	trative Office	2011299001				
Cast in Place Concrete	5%		00	LIFE	* *	5	\$500	
Ceramic Tile	10%	0-2	\$3,000	LIFE	* *	5	\$1,900	
Ceranic The	Broken/M		#3,000 nents, Extent : Light		ffected : 5%	3	ψ1,700	

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2045	* *	1		
Panelboards						
Molded Case Bkrs	100%	2041	* *	5	\$500	
Wiring						
Thermoplastic	100%	2045	* *	1		
Lighting						
Interior Lighting						
Fluorescent	98%	2030	* *	10	\$18,700	
	T-8 Lamps, Extent : Moderate Location : Throughout	e, Area Affected : 100%				
Fluorescent	2%	2030	* *	10	\$400	
	Compact Fluorescent Light, E Location : Lobby	Extent : Moderate, Area Aff	fected : 100)%		
Egress Lighting						
Exit, LED	100%	2053	* *	1		
Alarm						

Alarm

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

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

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

DEPARTMENT FOR THE AGING - 125 CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset #: 14138

Electrical	Current Rep	air Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Marm						
Security System						
No Component	50%					
Generic	50%	2030	* *	1	\$3,900	
	Other Observation, Exten	nt : Moderate, Area Affe	ected : 100%			
	Location : Caffeteria, I	Hallways				
	Explanation: CCTV	Surveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2030	* *			
	Other Observation, Exten	nt : Moderate, Area Affe	ected : 100%			
	Location: Throughout					
	Explanation : Strobe L	ights, Horns And Manuc	al Pull Stations			

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Not Accessible	100%					
	Other Observation, Extent : Lig	ht, Area Affected :	0%			
	Location: Throughout					
	Explanation : Utilities Supplie	ed From Building				
Conversion Equipment						
Not Accessible	100%					
	Other Observation, Extent : Lig	ht, Area Affected :	0%			
	Location: Throughout					
	Explanation : Utilities Supplie	ed From Building				
Air Conditioning						
Energy Source						
Not Accessible	100%	1 1 1 1 1 1 1 1 1	00/			
	Other Observation, Extent : Lig	ht, Area Affected :	0%			
	Location: Throughout					
-	Explanation: Utilities Supplie	ed From Building				
Conversion Equipment	1000/					
Not Accessible	100%	1 . 4 . 4.00 . 1	00/			
	Other Observation, Extent : Lig Location : Throughout	nt, Area Affectea :	0%			
	5	1 E D:11:				
Terminal Devices	Explanation: Utilities Supplie	ea From Builaing				
	1000/					
Not Accessible	100%					
Heat Rejection	1000/					
Not Accessible Ventilation	100%					
Ventilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,600	
Exhaust Fans	100%	LIFE		2-3	\$11,000	
Exhaust Fans Not Accessible	100%					
Plumbing	100%					

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

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

^{**} 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	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2045	* *	1		
Water Heater							
Not Accessible	100%						
	Other Observation	on, Extent : Light, Area	Affected	: 0%			
	Location: Thre	oughout					
	Explanation: U	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%		2045	* *	1-2	\$5,800	
Fire Pump							
Not Accessible	100%						
Chemical System							
Generic	100%		2023	\$25,500	1-3	\$55,000	

Print Date: 23-Oct-2015 **DEPARTMENT FOR THE AGING - FY 2016**

Asset Name : COUNCIL CTR. FOR SENIOR CITIZENS

Address : 1001 QUENTIN ROAD @ E.10 ST

Borough : BROOKLYN Agency's Number : N/A

Program / Asset #: DFTA014.000 / 14457Yr Built/Renovated: 1931 / 2002Area Sq Ft: 33,700Project Type: AGINGDate of Survey: 28-Jul-2015Landmark Status: NONE

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

Block : 6642 Lot : 45 BIN : 3176314

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$219,300
Interior Architecture	\$191,300	\$113,100
Electrical		\$1,016,500
Total	\$191,300	\$1,349,000
Importance Code A		\$219,300
Importance Code B	\$191,300	\$1,129,600
Total	\$191,300	\$1,349,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$97,900		\$2,100	
Interior Architecture	\$419,100		\$2,200	\$16,800
Electrical	\$36,000	\$400	\$500	\$800
Mechanical	\$43,700	\$10,600	\$26,900	\$5,400
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$611,500	\$25,800	\$46,500	\$37,800
Importance Code A	\$99,500	\$1,700	\$3,700	\$1,700
Importance Code B	\$496,500	\$24,100	\$41,800	\$36,200
Importance Code C	\$15,400		\$1,000	
Total	\$611,500	\$25,800	\$46,500	\$37,800



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

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

Architecture	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•						
Exterior Walls							
Masonry: Brick	Location : Load Spalling, Extent :	, Extent : Moderate, Ar ling Docks Severe, Area Affected Floor Facade @ Terrac	: 10%	** ted : 10%	5	\$42,600	
Masonry: Marble	-	Evident, Extent : Light, h And West Facades	LIFE Area Affa	* * ected : 100%	5	\$4,600	
Stucco Cement		y \$16,100 Severe, Area Affected Fl Facade @ Terrace	2039 : 15%	* *	5	\$5,700	
Stucco Cement		Moderate, Area Affect ous Locations, East Fa		**	5	\$3,800	
Windows Aluminum	100% Now Broken/Missing H Location : Vard	Elements, Extent : Seve	2025 re, Area	\$168,400 Affected : 10%	5	\$2,100	
Parapets							
Masonry: Brick	Location : 5th & Vertical Cracks, I	y \$30,100 Severe, Area Affected & 4th Floors, South An Extent : Severe, Area A & 4th Floors, South An	d West F ffected :	15%	5	\$1,800	
Metal Panel	7%		2046	* *	5	\$600	
Pre-Cast Concrete	3% Now Miss/Damaged C Location : East	opings, Extent : Mode	LIFE cate, Area	* * a Affected : 10%	5	\$400	
Stucco Cement	,	\$1,500 face, Extent : Severe, A & 4th Floors, South An			5 Terrace	\$300	
Stucco Cement	5% Loose/Delam Sur Location : East	face, Extent : Moderat Facade	2039 e, Area A	** Affected : 5%	5	\$300	

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
xterior								
Roof								
Cast in Place Concrete	5%	Now	\$300	LIFE	* *			
		_	ings, Extent : Mod					
	Location	: Perimete	r Edges Of Entran	ce And R	ear Canopies!			
Plaza Roof: Stone Panel	s 20%	Now	\$7,200	2046	* *			
	Water Pene	etration, E.	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	: At Roof I	Drain Into 4th Floo	or Office:	S			
	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	cted : 25%			
	Location	: 4th Floo	r Terrace					
	Explanati	ion : Staini	ing, Discoloring					
Roll Roofing	75%			2022	\$50,900	5	\$21,000	
	Patching E	vident, Ex	tent : Moderate, Ai	ea Affec	ted : 35%			
	Location	: Roof Per	netrations					
nterior								
Floors								
Carpet	60%	0-2	\$377,300	2028	* *	3	\$45,400	
	_	_	Extent: Severe, A	rea Affec	eted : 75%			
		: Various						
			: Severe, Area Affe	ected: 25	5%			
		: Various	Locations					
Ceramic Tile	5%			2029	* *	5	\$2,500	
Quarry Tile	5%			2031	* *	5	\$3,800	
			xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: 2nd Floo	r Kitchen Sink					
Vinyl Tile	27%	0-2	\$11,300	2026	\$113,100	3	\$5,100	
	Cracking/C	Crumbling,	Extent: Moderate	, Area Aj	ffected : 75%			
	Location	: At Vario	us Locations					
Wood	3%			2041	* *	5	\$2,800	
Interior Walls								
Ceramic Tile	5%			2029	* *	5	\$2,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,600	
Gypsum Board	87%	0-2	\$13,900	LIFE	* *	5	\$20,500	
	Paint Peeli	ng, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Various	Locations					

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								
Ceilings								
AcousTileConcealSpLn	5%			2031	* *	5	\$3,200	
AcousTileSusp.Lay-In	80%	0-2	\$191,300	2031	* *	5	\$20,200	
	Location Cracking/C Location Misaligned Location Staining/D Location Worn/Erod	: Stairweld Crumbling, : At Vario l/Bulging, : At Vario iscoloring, : At Vario	ents, Extent: Mode , Karaoke Room, E Extent: Severe, A us Locations Extent: Moderate, us Locations Extent: Moderate us Locations : Moderate, Area A r Kitchen	Basement rea Affec Area Aff r, Area A	rted : 25% Fected : 25% ffected : 50%			
Exposed Concrete	2%			LIFE	* *	5-10	\$1,300	
Exposed Struc: Steel	3%			LIFE	* *	10	\$3,000	
Exposed Strue. Steel	Other Observation, Extent: Light, Area Affected: 100%							
		: Through	=	33 : 0000				
		ion : Metai						
Gypsum Board	10%			LIFE	* *	5-10	\$17,300	

ectrical	Current Repair	Future	e Replacement	Maintenance		
stem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$8,100	5	\$100	
	Other Observation, Extent : Me	oderate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: No Nameplate	Available Ratings				
Switchgear / Switchboard						
Fused Disc Sw	100%	2026	\$95,500	5	\$100	
Raceway						
Conduit	90%	2026	\$46,200	1		
Conduit	10%	2036	* *	1		
Panelboards						
Fused Disc Sw	5%	2034	* *	5		
Molded Case Bkrs	5%	2034	* *	5		
Molded Case Bkrs	90%	2025	\$65,700	5	\$800	
Wiring						
Thermoplastic	90%	2026	\$58,500	1		
Thermoplastic	10%	2036	* *	1		
Motor Controllers						
Locally Mounted	100%	2024	\$44,300	5	\$200	

Ground

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 Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Generic	100% 2-4	\$9,300	LIFE	* *	5	\$500	
	Other Observation, I		Area Affec	ted : 100%			
	Location : Basemer						
	Explanation: Corre	oded					
ighting Interior Lighting							
Fluorescent	85%		2021	\$310,700	10	\$26,300	
Tractoscone	T-12 Lamps, Extent :	Moderate, Area A			10	Ψ20,200	
	Location : Through	-	,				
Fluorescent	15%		2026	\$54,800	10	\$4,600	
	Compact Fluorescen	t Light, Extent : Mo				, ,	
	Location : Hallway	rs -					
Egress Lighting							
Emergency, Battery	50%		2026	\$22,200	10	\$4,100	
Exit, Battery	50%		2026	\$15,100	10	\$1,100	
Exterior Lighting	100/		2026	440. 700	4.0	#200	
Fluorescent	10%	. 7. 1. 5	2026	\$10,500	10	\$300	
	Compact Fluorescen Location : Outside	t Light, Extent : Mo	oderate, Ai	rea Affectea : 100	%		
ШЪ			2021	¢12.400	10		
HID No Component	10% 80%		2021	\$12,400	10		
Alarm	00%						
Security System							
No Component	70%						
Generic	30%		2021	\$29,900	1	\$3,800	
	Other Observation, I	Extent : Moderate, A	Area Affec	ted : 100%			
	Location: Hallway	s And Activity Room	ns				
	Explanation: Cctv	Surveillance Came	ras				
Fire/Smoke Detection	100-						
Generic, Analog	100%		2021	\$340,900			
	Other Observation, E		Area Affec	ted : 100%			
	Location: Through	_	lama Dall-	And Smala Da	atous		
	Explanation: Man	uai Puii Stations, A	iarm Bells	Ana Smoke Dete	ciors		

Mechanical	Current Repair	nt Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Es (Yrs)	timated Cost	Priority	
Heating						
Energy Source						
Electricity	100%	2046 **	1			
Conversion Equipment						
Furnace	100%	2031 **	1	\$16,700		
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Roof					
	Explanation: 6 Rooftop Package Unit	s Heat / Cool With Interior	· Electric Re-l	neat Coils		

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

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

Asset #: 14457

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priorit
Heating			
Distribution			
Ductwork/Diffusers	100%	LIFE **	\$ 2-5 \$29,800
Air Conditioning			
Energy Source	1000/	2042 **	k 1
Electricity	100%	2042 **	* 1
Conversion Equipment Ext Pkg Unit -	100%	2031 **	* 2 \$2,100
Heating/Cooling	10070	2031	2 \$2,100
Distribution			
Ductwork/Diffusers	100%	LIFE **	* 2 \$54,800
Heat Rejection	100,0		2 40.,000
Air Condenser Unit	100%	2031 **	\$ 2 \$23,500
Ventilation			
Distribution			
Ductwork/Diffusers	100%	LIFE **	* 2-5 \$29,800
Exhaust Fans			
Roof	100%	2031 **	\$ 2 \$1,000
Plumbing			
H/C Water Piping	1000/	2046 **	k 1
Brass/Copper	100%	2046 **	* 1
Water Heater Electric	100%	2021 \$5,100	300
Electric	Other Observation, Extent : 1	. ,	<i>y</i> 4 \$300
	Location: Basement	ngm, mea nyeciea . 10070	
		ater Heater With An Additional 120	Gallon Storage Tank
Sanitary Piping			
Cast Iron	100%	LIFE **	^k 1
Storm Drain Piping			
Cast Iron	100%	LIFE **	* 1
Sump Pump(s)			
Rigid Piping	100%	2026 \$10,800	9 4 \$2,500
Fixtures			
Generic	100%		
Vertical Transport			
Elevators	4000		
Hydraulic	100%	LIFE **	k
	Other Observation, Extent: 1	=	
	Location: (2) 1 - 5, (1) B -)	
Eine Communication	Explanation: 3 Units		
Fire Suppression			
Chemical System Generic	100%	2024 \$25,500) 1-3 \$50,600
Gelietic	10070	2024 \$25,300	J 1-3 \$30,000

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

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

Print Date: 23-Oct-2015 **DEPARTMENT FOR THE AGING - FY 2016**

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: 01-Jul-2015Landmark Status: NONE

Areas Surveyed : Basement, Floors 1

Block : 472 Lot : 7501 BIN : 1075959

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$41,700
Total		\$41,700
Importance Code B		\$41,700
Total		\$41,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Interior Architecture	\$216,700	\$5,000	\$3,000	\$6,800
Electrical	\$2,400	\$1,700	\$1,900	\$1,700
Mechanical	\$39,300	\$6,100	\$17,700	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$262,300	\$16,700	\$26,500	\$17,400
Importance Code A	\$9,400	\$1,100	\$2,500	\$1,100
Importance Code B	\$232,500	\$14,000	\$22,700	\$16,300
Importance Code C	\$20,400	\$1,600	\$1,300	
Total	\$262,300	\$16,700	\$26,500	\$17,400



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

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

Asset #: 14139

Architecture	Current Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Windows				_		
Metal Clad	100%	2051	* *	5		
	Other Observation, Extent	0	100%			
	Location: Basement Lev		,			
, .	Explanation: Windows	Were Repaired After San	dy.			
nterior Floors						
Carpet	20% Now	\$84,800 2022	\$169,600	3	\$20,400	
Carpet	Punct/Tear/Impact Damas	' '		-	\$20,400	
	Location : Offices And L	, .	carijjeerea i 100	., .		
Cast in Place Concrete	10% 0-2	\$13,800 LIFE	* *	5	\$14,900	
Cast III I face Concrete	Paint Peeling, Extent: Mo	' '	30%	3	Ψ14,700	
	Location: Bathrooms	acraic, meany ceica . e	,0,0			
	Worn/Eroded, Extent : Mo	oderate. Area Affected : 3	80%			
	Location : Bathrooms	,				
Terrazzo	50%	LIFE	* *	5	\$53,100	
TOTTALLO	Cracking/Crumbling, Exte		: 5%	5	Ψ22,100	
	Location : Corridor, Nec	0 . 55				
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Main Hall					
	Explanation: This Comp	oonent Is Actually Poure	d Rubber Floorin	ıg With T	Terrazzo Border	
Vinyl Tile	20%	2034	* *	3	\$5,100	
Interior Walls						
Ceramic Tile	10%	2039	* *	5	\$2,500	
Folding Partition	5%	2048	* *	5	\$3,100	
Glass: Single Pane	35%	LIFE	* *	5	\$13,200	
Gypsum Board	50%	LIFE	* *	5-10	\$21,400	
Ceilings						
AcousTileSusp.Lay-In	10%	2043	* *	5	\$6,800	
Exposed Concrete	20%	LIFE	* *	5-10	\$17,000	
Glass: Susp Panels	30%	LIFE	**	10	\$15,300	
	Other Observation, Extent	: Moderate, Area Affect	ed : 100%			
	Location: Throughout					
	Explanation: This Comp					
	1.50/	LIFE	* *	5-10	\$35,100	
Gypsum Board Plaster	15% 25%	LIFE	* *	5-10	\$29,200	

Electrical	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$200	
	Other Observation, Extent: Mod	lerate, Area Affected : 1009	%			
	Location : Electrical Room					
	Explanation : Main Service Sw	itch Rated @ 3000 Ampere	es.			

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	Future	Replacement	Ma		
System Component Type	% of Fail Date Estin	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•	•			
Switchgear / Switchboard						
Fused Disc Sw	100%	2046	* *	5	\$200	
Raceway						
Conduit	100%	2046	* *	1		
Panelboards						
Fused Disc Sw	10%	2042	* *	5	\$100	
Molded Case Bkrs	90%	2042	* *	5	\$1,100	
Wiring						
Thermoplastic	100%	2046	* *	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$300	
Ground						
Grounding Devices						
Not Accessible	100%					
Stand-by Power						
Transfer Switches						
Automatic	100%	2024	\$21,500	1	\$14,000	
Lighting						
Interior Lighting						
Fluorescent	50%	2031	* *	10	\$20,800	
	Other Observation, Extent:		ed : 100%			
	Location: 1st Floor, Base	rment				
	Explanation: T-8 Lamps					
Fluorescent	50%	2031	* *	10	\$20,800	
	Other Observation, Extent:	Moderate, Area Affect	ed : 100%			
	Location: 1st Floor					
	Explanation: Cfl Lamps					
Egress Lighting						
Emergency, Battery	30%	2031	* *	10	\$3,300	
Exit, LED	30%	2054	* *	1		
Exit, Service	40%	2031	* *	1		
Exterior Lighting						
HID	20%	2021	\$33,500	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2031	* *	1	\$3,400	
	Other Observation, Extent:		ed : 100%			
	Location: Basement, 1st 1					
	Explanation: CCTV Surv	eillance Camera Systen	ı			
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2031	* *			

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

Asset #: 14139

Mechanical	Current I	Current Repair		e Replacement	М		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	50%		2046	* *	1		
Natural Gas	50%		2046	* *	1		
Conversion Equipment	250/		2025	* *		Φ	
Heat Exchanger	25%		2035	* *	1	\$5,600	
Heat Pump	20%	Entant Light Anga	2027		2	\$2,800	
	Other Observation, E Location : Through	_	Ајјестеа	: 100%			
	Explanation : Wate		nna Oba	amiad			
II . D				**	2	Φ.CO.O.	
Heat Pump	5% 0-2	\$7,000	2031		2	\$600	
	Malfunctioning, Exte			a: 10%			
	Location: Basemer	ıı, 1 Oj 3 Dejeciive					
Heat Pump	25%		2027	* *	2	\$3,500	
	Other Observation, E	_	Affected	: 100%			
	Location: Through		2.		*1		
	Explanation : Wate	r Sourced Heat Pui					
Hot Water Boiler	25%		2039	* *	1	\$5,600	
	Other Observation, E	_	Affected	: 100%			
	Location : Basemen						
	Explanation: 2 Uni	its					
Distribution	1000/		20.42	* *	4	¢2.400	
Hot Wtr Piping/Pump	100%		2042		4	\$3,400	
Air Conditioning							
Energy Source Electricity	100%		2042	* *	1		
Heat Rejection	100%		2042		1		
Air Condenser Unit	100%		2031	* *	2	\$31,700	
All Colldeliser Ollit	Other Observation, E	Extent · Light Area			2	Φ31,700	
	Location : Basemen		Пуссиси	. 10070			
	Explanation: 2 Dry		,				
Ventilation	Explanation: 2 D1)	- Coolers Coservea					
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$40,100	
Exhaust Fans							
Interior	10%		2031	* *	2	\$100	
No Component	90%						
•	Other Observation, E	Extent : Light, Area	Affected	: 0%			
	Location : Through	out					
	Explanation : Equip	oment Accounted F	or Under	r The Heating Secti	ion Of Th	nis Report	
Plumbing	· ·						
H/C Water Piping							
Brass/Copper	100%		2046	* *	1		
Water Heater							
Gas Fired	100%		2024	\$10,300	2	\$700	
Sanitary Piping							
Cast Iron	100%		LIFE	* *			

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

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

Mechanical	Current Repa	ir Futur	e Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Not Accessible	100%					
Sump Pump(s)						
Rigid Piping	100%	2031	* *	4	\$1,600	
Sewage Ejector(s)						
Electric	100%	2031	* *	4	\$1,600	
Backflow Preventer						
Generic	100%	2031	* *	1	\$2,800	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: B, G, 1-2					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$22,900	
Sprinkler						
Generic	100%	2052	* *	1-2	\$12,700	
Fire Pump						
Generic	100%	2035	* *	1	\$8,500	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Basement					
	Explanation : Fire Pump	Serves The Entire Fac	cility			

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: 23-Oct-2015 **DEPARTMENT FOR THE AGING - FY 2016**

Asset Name : CYPRESS HILLS SENIOR CENTER
Address : 3194 FULTON STREET @ LOGAN ST

Borough : BROOKLYN Agency's Number : N/A

Program / Asset #: DFTA013.000 / 14456Yr Built/Renovated: 1971 / 2005Area Sq Ft: 19,914Project Type: AGINGDate of Survey: 28-Jul-2015Landmark Status: NONE

Areas Surveyed : Roof, Floors 1,2

Block : 4140 Lot : 13 BIN : 3092631

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$349,800	
Electrical		\$226,100
Mechanical	\$82,500	
Total	\$432,400	\$226,100
Importance Code A	\$349,800	
Importance Code B	\$82,500	\$226,100
Total	\$432,400	\$226,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$35,200			
Interior Architecture	\$46,900		\$5,100	\$2,300
Electrical	\$900	\$300	\$400	\$300
Mechanical	\$21,200	\$9,500	\$17,800	\$5,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$108,100	\$13,700	\$27,200	\$11,700
Importance Code A	\$35,200			
Importance Code B	\$51,300	\$13,700	\$27,200	\$10,100
Importance Code C	\$21,600			\$1,500
Total	\$108,100	\$13,700	\$27,200	\$11,700



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

chitecture		Current Repair F			e Replacement	M		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Masonry: Brick Cavity	90%		\$112,200	LIFE	* *	5	\$10,200	
	_	_	Extent: Moderate	, Area A	ffected : 15%			
			us Locations					
	Diagonal	Cracks, Ex	tent : Severe, Area	Affected	: 15%			
	Location	ı : Building	Edges					
	Effloresce	ence, Extent	: Moderate, Area	Affected	: 15%			
	Location	ı : Under 2	nd Fl Terrace					
	Expansion	n Jnt Failur	e, Extent : Modera	te, Area	Affected : 20%			
	Location	ı : Through	out					
	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	fected : 20%			
	Location	ı : Above T	errace Doors					
	Vegetatio	n Growth, E	Extent : Severe, Are	a Affecte	ed : 10%			
	Location	n : Entry Fa	ıcade, Rear Facade	e @ Abut	ting Building			
	Weephole	s Not Funci	t, Extent : Moderat	e, Area A	ffected : 100%			
	Location	ı : Through	out					
Metal Sect. OHD	5%	0-2	\$1,700	2031	* *	5	\$900	
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : All Door	·s					
	Explana	tion : Corre	osion/rusting					
Slate Panels	5%	Now	\$8,700	LIFE	* *	5	\$400	
	Broken/M	issing Elem	ients, Extent : Seve	re, Area	Affected : 40%			
		ı : Window						
Windows								
Aluminum	90%	0-2	\$8,800	2034	* *	5	\$1,100	
	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	ı : Protectiv	ve Metal Grilles					
Metal Louvers	10%	0-2	\$1,400	2029	* *			
			xtent : Moderate, A		cted : 50%			
		ı : All Louv		55				
Parapets								
Masonry: Brick Cavity	15%			LIFE	* *	5-10	\$10,800	
Masonry: Limestone	10%		\$5,400	LIFE	* *	5	\$1,300	
J. —			d, Extent : Moderat		Affected : 50%	-	7-,0	
		ı : Through						
Metal Panel	5%			2046	* *	5	\$2,000	
Metal: Cage/Fence	70%		\$71,200	2040	* *	5	\$2,000	1
Miciai. Cage/Fence			\$71,200 Extent : Severe, Area			3	ΨΔ3,700	1
	SOULD COMOR	u rusility, E	niciii . Devere, Alei	uzijjecie	u . 100/0			

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 #: 14456

Sesting	Architecture	Current Repair		Future Rep	Future Replacement		aintenance		
Modified Bitumen	Component		e Estimated Cost		mated Cost		Estimated Cost	Priority	
Alligatoring, Extent: Moderate, Area Affected: 35% Location: Various Locations Blisters, Extent: Moderate, Area Affected: 50% Location: At Various Locations Debris Present, Extent: Moderate, Area Affected: 20% Location: Throughout									
Ponding, Extent : Severe, Area Affected : 50% Location : Various Locations		Alligatoring, Extent Location: Various Blisters, Extent: Mac Location: At Various Debris Present, Exte Location: Througo Drains Inad/Mispos	: Moderate, Area A s Locations oderate, Area Affecto ous Locations ent : Moderate, Area hout n, Extent : Severe, A	ffected : 35% ed : 50% 1 Affected : 20	%			1	
Cast in Place Concrete		Ponding, Extent: Se Location: Various Water Penetration, A	evere, Area Affected : Locations Extent : Moderate, A		25%				
Cast in Place Concrete	terior								
Ceramic Tile									
Quarry Tile 10% 2039 ** 5 \$4,500 Sheet Vinyl/Rubber 5% 2031 ** 5 \$2,200 Vinyl Tile 78% 2031 ** 3 \$8,700 Interior Walls Ceramic Tile 10% 2035 ** 5 \$3,100 Concrete Masonry Unit 5% LIFE ** 5 \$1,200 Gypsum Board 85% 4+ \$21,000 LIFE ** 5 \$1,600 Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Various Locations Paint Peeling, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Elev Lobby, Dance Studio, Billiards Room Ceilings AcousTileSusp.Lay-In Broken/Missing Elements, Extent: Light, Area Affected: 15% Location: 2nd Floor Misaligned/Bulging, Extent: Light, Area Affected: 15% Location: 2nd Floor Water Penetration, Extent: Moderate, Area Affected: 15% Location: 2nd Floor Water Penetration, Extent: Moderate, Area Affected: 15%	Cast in Place Concrete	2%		LIFE	* *	5	\$2,600		
Sheet Vinyl/Rubber 5% 2031 ** 5 \$2,200 Vinyl Tile 78% 2031 ** 3 \$8,700 Interior Walls	Ceramic Tile	5%		2035	* *	5	\$1,500		
Sheet Vinyl/Rubber 5% 2031 ** 5 \$2,200 Vinyl Tile 78% 2031 ** 3 \$8,700 Interior Walls	Quarry Tile	10%		2039	* *	5	\$4,500		
Vinyl Tile	- •	5%		2031	* *	5	\$2,200		
Interior Walls Ceramic Tile 10% 2035 ** 5 \$3,100 Concrete Masonry Unit 5% LIFE ** 5 \$1,200 Gypsum Board 85% 4+ \$21,000 LIFE ** 5 \$15,600 Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Various Locations Paint Peeling, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Elev Lobby, Dance Studio, Billiards Room Ceilings Acous TileSusp.Lay-In 95% Now \$22,400 2039 ** 5 \$14,200 Broken/Missing Elements, Extent: Light, Area Affected: 15% Location: 2nd Floor Misaligned/Bulging, Extent: Light, Area Affected: 15% Location: 2nd Floor Water Penetration, Extent: Moderate, Area Affected: 15% Location: Elev Lobby, Dance Studio, Billiards Room		78%		2031	* *	3	\$8,700		
Ceramic Tile 10% 2035 ** 5 \$3,100 Concrete Masonry Unit 5% LIFE ** 5 \$1,200 Gypsum Board 85% 4+ \$21,000 LIFE ** 5 \$15,600 Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Various Locations Paint Peeling, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Elev Lobby, Dance Studio, Billiards Room Ceilings Acous TileSusp.Lay-In P5% Now \$22,400 2039 ** 5 \$14,200 Broken/Missing Elements, Extent: Light, Area Affected: 15% Location: 2nd Floor Misaligned/Bulging, Extent: Light, Area Affected: 15% Location: 2nd Floor Water Penetration, Extent: Moderate, Area Affected: 15% Location: Elev Lobby, Dance Studio, Billiards Room							•		
Concrete Masonry Unit Gypsum Board 85% 4+ \$21,000 LIFE ** 5 \$1,200 Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Various Locations Paint Peeling, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Elev Lobby, Dance Studio, Billiards Room Ceilings AcousTileSusp.Lay-In 95% Now \$22,400 2039 ** 5 \$14,200 Broken/Missing Elements, Extent: Light, Area Affected: 15% Location: 2nd Floor Misaligned/Bulging, Extent: Light, Area Affected: 15% Location: 2nd Floor Water Penetration, Extent: Moderate, Area Affected: 15% Location: Elev Lobby, Dance Studio, Billiards Room		10%		2035	* *	5	\$3,100		
Gypsum Board 85% 4+ \$21,000 LIFE ** 5 \$15,600 Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Various Locations Paint Peeling, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Elev Lobby, Dance Studio, Billiards Room Ceilings AcousTileSusp.Lay-In 95% Now \$22,400 2039 ** 5 \$14,200 Broken/Missing Elements, Extent: Light, Area Affected: 15% Location: 2nd Floor Misaligned/Bulging, Extent: Light, Area Affected: 15% Location: 2nd Floor Water Penetration, Extent: Moderate, Area Affected: 15% Location: Elev Lobby, Dance Studio, Billiards Room					* *				
Paint Peeling, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Elev Lobby, Dance Studio, Billiards Room Ceilings AcousTileSusp.Lay-In 95% Now \$22,400 2039 *** 5 \$14,200 Broken/Missing Elements, Extent: Light, Area Affected: 15% Location: 2nd Floor Misaligned/Bulging, Extent: Light, Area Affected: 15% Location: 2nd Floor Water Penetration, Extent: Moderate, Area Affected: 15% Location: Elev Lobby, Dance Studio, Billiards Room		85% 4+		LIFE					
AcousTileSusp.Lay-In 95% Now \$22,400 2039 ** 5 Broken/Missing Elements, Extent: Light, Area Affected: 15% Location: 2nd Floor Misaligned/Bulging, Extent: Light, Area Affected: 15% Location: 2nd Floor Water Penetration, Extent: Moderate, Area Affected: 15% Location: Elev Lobby, Dance Studio, Billiards Room		Paint Peeling, Exter Location: Throug Water Penetration, 1	nt : Moderate, Area hout Extent : Moderate, A	Area Affected :	25%				
AcousTileSusp.Lay-In 95% Now \$22,400 2039 ** 5 Broken/Missing Elements, Extent: Light, Area Affected: 15% Location: 2nd Floor Misaligned/Bulging, Extent: Light, Area Affected: 15% Location: 2nd Floor Water Penetration, Extent: Moderate, Area Affected: 15% Location: Elev Lobby, Dance Studio, Billiards Room	Ceilings								
Location : Elev Lobby, Dance Studio, Billiards Room	•	Broken/Missing Elea Location : 2nd Flo Misaligned/Bulging, Location : 2nd Flo	ments, Extent : Ligh or Extent : Light, Ared or	t, Area Affecte a Affected : 15	d : 15% %	5	\$14,200		
<u>-</u>									
	Exposed Concrete					5-10	\$1,900		

Electrical		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

Under 600 Volts

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

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

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

Asset #: 14456

Electrical	Current Repair	Futur	Future Replacement		aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•				
Service Equipment						
Fused Disc Sw	100%	2026	\$4,700	5	\$100	
	Other Observation, Extent		cted : 100%			
	Location : Electrical Roo					
	Explanation : Main Servi	ce Disconnect Switch	Rated @ 600 Amp	eres		
Switchgear / Switchboard	1000/	2026	450.00	_	0100	
Fused Disc Sw	100%	2026	\$79,200	5	\$100	
Raceway	000/	2046	ماد ماد			
Conduit	90%	2046	**	1		
Conduit	10%	2026	\$2,200	1		
Panelboards	F6'	20.15	-1- 1	-		
Fused Disc Sw	5%	2042	* *	5	\$ 500	
Molded Case Bkrs	95%	2042	* *	5	\$500	
Wiring	0.0-1					
Thermoplastic	90%	2046	**	1		
Thermoplastic	10%	2026	\$2,400	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$100	
Ground						
Grounding Devices	4000			_		
Generic	100%	LIFE	* *	5	\$600	
Lighting						
Interior Lighting	500/	2026	41.45.000	4.0	#12.100	
Fluorescent	68%	2026	\$146,900	10	\$12,400	
	T-12 Lamps, Extent: Mode		100%			
	Location : Throughout Th	e Building				
Fluorescent	30%	2031	* *	10	\$5,500	
	T-8 Lamps, Extent: Moder		00%			
	Location : Activity Rooms	And Lobby				
Incandescent	2%	2026	\$4,300	2		
Egress Lighting						
Emergency, Battery	50%	2031	* *	10	\$2,400	
Exit, Service	50%	2031	* *	1		
Exterior Lighting						
HID	25%	2031	* *	10		
Incandescent	5%	2026	\$3,100	2		
No Component	70%					
Alarm						
Security System						
No Component	60%					
Generic	40%	2031	* *	1	\$3,000	
	Other Observation, Extent	: Moderate, Area Affe	ected : 100%			
	Location : Activity Rooms	And Outside				
	Explanation : Cctv Survey	illance Cameras				

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

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

Asset #: 14456

Electrical		Current 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

Alarm

Fire/Smoke Detection

Generic, Digital 100% 2031 **

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

Location: Throughout The Building

Explanation: Smoke Detectors, Strobe Lights, Manual Pull Stations And Bells

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2052	* *	1		
Distribution	4.00-1					
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$17,600	
Terminal Devices	0.507	2021	ale ale		Φ11 7 00	
Air Handler	95%	2031	* *	1	\$11,700	
	Other Observation, Extent: Light, Location: Mechanical Spaces	Area Affectea : 100%				
	Explanation: (3) Air Handling U	Inite Danlaged Decemb	. (1) A 44;	tional No	ot Panlagad	
Comments of Destination		<u> </u>	* *			
Convector/Radiator	5%	2039	* *	1	\$300	
Air Conditioning						
Energy Source Electricity	100%	2042	* *	1		
Conversion Equipment	10070	2042		1		
Int Pkg Unit -	100%	2027	* *	2	\$1,200	
Heating/Cooling	100/0	2027		2	Ψ1,200	
Distribution						
Ductwork/Diffusers	100% 0-2 \$82,	500 LIFE	* *	2	\$25,900	
	Not Insulated, Extent : Moderate,	Area Affected : 100%			,	
	Location: Ductwork Throughou	t The Building, All Syst	ems			
Heat Rejection						
Air Condenser Unit	100%	2031	* *	2	\$13,900	
	Other Observation, Extent : Light,	Area Affected : 100%				
	Location: Mechanical Spaces					
	Explanation: Air Handling Unit	s Are Packaged Heatin	g, Cooling	g With Co	ondenser	
Ventilation						
Distribution	1000/	LIE	* *	2.5	Φ1 7 (00	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$17,600	
Exhaust Fans	1000/	2021	* *	2	\$600	
Roof	100% Other Observation, Extent: Light,	2031 Area Affected : 100%	•	2	\$600	
	Location: Roof	Area Ajjeciea . 100/0				
	Explanation : (4) Fans					
Plumbing	Zip contention (1) I will					
H/C Water Piping						
Brass/Copper	100%	2046	* *	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	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Electric	100%	2024	\$3,000	4	\$100	
	Other Observation, Extent : Ligh	t, Area Affected	: 100%			
	Location : Kitchen Closet					
	Explanation: (2) Heaters, 120	Gallons Each				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Ligh	t, Area Affected	: 100%			
	Location : Kitchen					
	Explanation : (1) Grease Trap	Below Floor				
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2034	* *	1	\$1,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Mod	lerate, Area Affe	cted : 100%			
	Location: B-1					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	98%					
Generic	2%	2052	* *	1-2	\$100	
Chemical System						_
Generic	100%	2024	\$25,500	1-3	\$50,600	

Page: 27

Print Date: 23-Oct-2015 **DEPARTMENT FOR THE AGING - FY 2016**

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$251,900	\$42,700
Interior Architecture		\$206,000
Electrical		\$195,100
Mechanical		\$267,100
Total	\$251,900	\$711,000
Importance Code A	\$251,900	\$121,500
Importance Code B		\$589,500
Total	\$251,900	\$711,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$13,400	\$15,100	\$5,700	
Interior Architecture	\$37,700	\$7,800		\$9,300
Electrical	\$51,400	\$40,700	\$800	\$600
Mechanical	\$43,000	\$31,400	\$5,000	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$149,400	\$99,000	\$15,400	\$17,500
Importance Code A	\$30,300	\$17,900	\$8,400	\$2,700
Importance Code B	\$117,400	\$81,100	\$7,000	\$14,800
Importance Code C	\$1,800			
Total	\$149,400	\$99,000	\$15,400	\$17.500



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

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

Asset #: 14136

Architecture		Current I	Repair	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	0-2	\$6,200	LIFE	* *	5	\$7,000	
		r Miss/Eroo i : Through	d, Extent : Light, A out	rea Affec	ted : 10%			
Masonry: Brick	95%	Now	\$251,900	LIFE	* *	5	\$42,700	
•	Jnt Morta	r Miss/Eroc	d, Extent : Modera	te, Area A	Affected : 25%			
			, East And West Fo					
	Spalling, I	Extent : Mo	derate, Area Affec	ted : 20%	ó			
	-		, East And West Fo					
Masonry: Limestone	3%	0-2	\$7,200	LIFE	* *	5	\$1,000	
wasoniy. Emiestone			d, Extent : Light, A		ted : 10%	3	Ψ1,000	
		: Through	_					
Windows								
Aluminum	100%			2039	* *	5	\$11,400	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$2,900	
	Recent Re	pair Evider	nt, Extent : Light, A	rea Affe	cted : 66%		. ,	
		i : Through	_					
Cast Stone/Terra Cotta	7%			LIFE	* *	5	\$4,000	
Masonry: Brick	80%			LIFE	* *	5	\$5,900	
masomy. Blick		pair Evider	nt, Extent : Light, A		cted : 66%	J	ψ3,700	
		i : Through	_	33				
Metal Security Bars	5%			2038	* *			
Pre-Cast Concrete	3%			LIFE	* *	5	\$1,400	
Roof	370						Ψ1,100	
Modified Bitumen	100%			2028	* *	10	\$15,100	
nterior								
Floors								
Carpet	5%	4+	\$1,300	2022	\$25,800	3	\$3,100	
	_		Extent : Light, Ar	ea Affect	ed : 20%			
		: Through						
			: Light, Area Affed	cted : 10%	%			
	Location	: Through	out					
Cast in Place Concrete	10%			LIFE	* *	5	\$9,000	
Ceramic Tile	5%			2032	* *	5	\$2,100	
Vinyl Tile	60%	0-2	\$10,300	2023	\$206,000	3	\$9,300	
			Extent: Light, Are	ea Affecto	ed : 10%			
	Location	i : Through	out					
Wood	20%			2058	* *	5	\$15,500	
			Extent : Light, Area	Affected	! : 100%			
	Location	ı : 4th Floo	r					
	Other Observation, Extent: Moderate, Area Affected: 100%							
		ı : 4th Floo						
	Explana	tion : This	Compnent Is Actua	lly Lamir	nate Flooring			

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

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								
Glass: Single Pane	5%			LIFE	* *	5	\$1,700	
Gypsum Board	20%			LIFE	* *	5	\$5,400	
		stallation, E 1 : 4th Floo	Extent : Light, Area r	Affected	l : 100%			
Masonry: Brick	10%			LIFE	* *			
Plaster	50%			LIFE	* *	5	\$6,700	
Plaster	10%	Now	\$1,800	LIFE	* *	5	\$1,300	
	Location Paint Pee Location	ling, Extent	: Moderate, Area	Affected	: 20%			
Wood	5%			LIFE	* *	5	\$9,000	
Ceilings								
AcousTileSusp.Lay-In	25%			2040	* *	5	\$10,300	
		place Evide 1 : 4th Floo	ent, Extent : Light, . r	Area Aff	ected : 100%			
AcousTileSusp.Lay-In	60%	Now	\$19,600	2028	* *	5	\$12,400	
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecto	ed : 20%			
Masonry: Infill Arch	5%	Now	\$3,700	LIFE	* *			
•	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecto	ed : 10%			
Plaster	10%			LIFE	* *	5	\$2,600	

Electrical	Current Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	50%	2023	\$2,400	5	\$100				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 600 Amps Main Di	sconnect	Switch						
Fused Disc Sw	50%	2023	\$2,400	5	\$100				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 400 Amps Main Di	sconnect	Switch						
Switchgear / Switchboard									
Molded Case Bkrs	100%	2023	\$95,500	5	\$700				
Raceway									
Conduit	20%	2043	* *	1					
Conduit	80%	2023	\$41,100	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

Electrical		Current	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
Under 600 Volts Panelboards Fused Knife Sw	Location On Extend	: 1,2 Floo	\$21,900 Extent : Moderate, rrs And Basement ctent : Moderate, An			5	\$100	
Molded Case Bkrs	20%			2039	* *	5	\$100	
Molded Case Bkrs	50%			2022	\$36,500	5	\$400	
Wiring Braided Cloth		_	\$19,500 ent : Moderate, Are nt, 1st And 2nd Floo		* * ed : 100%	1		
Thermoplastic	50%			2033	* *	1		
Thermoplastic	20%			2043	* *	1		
Motor Controllers	50 0/			2026	* *	_	¢100	
Locally Mounted Locally Mounted	50% 50%			2036 2021	\$22,100	5 5	\$100 \$100	
Ground	3070			2021	\$22,100		φ100	
Grounding Devices Generic	Location	2-4 ervation, E : Basemention : Corre		LIFE Area Affe	* * ected : 100%	5	\$400	
Lighting Interior Lighting Fluorescent	Location	: 4th Floo			* * ected : 100%	10	\$3,800	
TI .		tion : Com	pact Fluorescent La		* *	10	Ф21 700	
Fluorescent	Location		Extent : Moderate, A nout The Building Lamps	2028 Area Affe		10	\$21,500	
Egress Lighting								
Emergency, Service	20%			2028	**	1		
Emergency, Service Exit, Service	30% 20%			2018 2028	\$4,000 * *	1 1		
Exit, Service Exit, Service	30%			2028	\$2,200	1		
Exterior Lighting	3070			2010	Ψ2,200			
HID	100%			2028	* *	10	\$100	
Alarm								
Security System								
No Component	90%				<u>.</u>		.	
Generic	Location	: Front O	-	2018 Area Affe	\$8,200 ected : 100%	1	\$1,000	
	Explana	tion : C C	TV Camera					

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	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	70%			
Generic	30%	2028 **	1-3 \$5,100	
	Other Observation, Extent : Moderate, A	Area Affected : 100%		
	Location : Hallways			
	Explanation : Smoke Detector, Strobe	Lights And Manual Pull St	ations, Horns	

Mechanical	Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Natural Gas	100%		2033	* *	1		
Conversion Equipment							
Steam Boiler	40%		2036	* *	1	\$10,900	
		on, Extent : Light, Area ement Boiler Room 2 Newer Units	Affected	: 40%			
Steam Boiler	60% Now Not in Service, E Location: 1 Un	x \$15,800 Extent : Severe, Area Aff nit In Mech Room on, Extent : Light, Area ch Room			1	\$14,800	
Distribution Steam Piping/Pump	100% Nov Corroded, Exten Location : Thre	t : Moderate, Area Affe	2023 cted : 20	\$188,300	4	\$1,400	
Terminal Devices							
Convector/Radiator	100%		2028	* *	1	\$8,900	
ir Conditioning Energy Source							
Electricity	100%		2031	* *	1		
Conversion Equipment							
Int Pkg Unit - Cooling	20%		2028	* *	2	\$300	
c c	Location : 4th . Recent Installation	on, Extent : Light, Area					
	Location: 4th	r 100r					
Window/Wall Unit	50%		2018	\$27,700	1		
No Component	30%						

Ventilation

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 Re	epair Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	20%	LIFE		2-5	\$3,100	
		tent : Light, Area Affecte	d: 20%			
	Location: 4th Floor	•				
	Explanation : New Ai	ir Ductwork				
No Component	80%					
Exhaust Fans						
Interior	20%	2033	* *	2	\$200	
No Component	80%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	* *	1		
Water Heater						
Gas Fired	100%	2017	\$6,300	2	\$400	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2023	\$10,800	4	\$1,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Ext	tent : Light, Area Affecte	d: 100%			
	Location: B-4					
	Explanation : One Ur	nit				

Page: 33

Print Date: 23-Oct-2015 **DEPARTMENT FOR THE AGING - FY 2016**

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

Address : 180 MOTT ST. @ KENMARE ST.

Borough : MANHATTAN Agency's Number : N/A

Areas Surveyed : Basement, Floors 1,2,3

Block : 479 Lot : 1 BIN : 1007156

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$191,100
Mechanical		\$215,400
Total		\$406,600
Importance Code B		\$406,600
Total		\$406,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,400		\$500	
Interior Architecture	\$39,200	\$400	\$600	\$1,500
Electrical	\$10,600	\$1,000	\$30,300	\$1,000
Mechanical	\$10,400	\$5,900	\$43,300	\$5,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$65,500	\$11,200	\$78,700	\$12,100
Importance Code A	\$2,500	\$1,100	\$1,600	\$1,100
Importance Code B	\$59,700	\$10,100	\$77,100	\$11,000
Importance Code C	\$3,300			
Total	\$65,500	\$11,200	\$78,700	\$12,100



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 #: 14141

Architecture	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost nrs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls					_		
Masonry: Brick	Location : Fro	Moderate, Area Affectont Facade Pring, Extent : Light, Are		* * ed : 10%	5	\$2,300	
Masonry: Granite	5%		LIFE	* *	5	\$100	
Window Wall	10%		2044	* *	5	\$1,000	
Windows							
Aluminum	100%		2040	* *	5		
Parapets							
Metal: Cage/Fence	100%		2037	* *	5-10		
Roof Roll Roofing	100% Other Observati	on, Extent : Moderate, 1	2023 Area Affe	ected : 100%	5		
	Location : Mai		170471990	.c.c. 10070			
		Covered With Rubber P	ads For	Children's Play A	·ea		
Interior	Explanation .		aus I or	Cittai Cit S I tay 11			
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$3,600	
Ceramic Tile	5%		2033	* *	5	\$800	
Quarry Tile	5%		2037	* *	5	\$1,200	
Sheet Vinyl/Rubber	5%		2029	* *	5	\$1,200	
Vinyl Tile	70% No	' /	2029	* *	3	\$4,400	
	Cracking/Crumb Location: Thr	oling, Extent : Moderate oughout	, Area Aj	ffected : 10%			
Wood	5%		2052	* *	5	\$1,600	
Interior Walls							
Ceramic Tile	5% No Horizontal Crac Location : Toil	ks, Extent : Light, Area	2033 Affected	: 5%	5	\$300	
Concrete Masonry Unit	10%		LIFE	* *	5	\$500	
Gypsum Board	35%		LIFE	* *	5	\$2,700	
Masonry: Brick	5% 4+	\$2,500	LIFE	* *	5	Ψ2,700	
		xtent : Moderate, Area		: 10%			
Marble Panels	15%		LIFE	* *			
Plaster	30%		LIFE	* *	5	\$1,200	
Ceilings							
AcousTileSusp.Lay-In	95% 4+ Staining/Discold Location: Three	oring, Extent : Moderate	2037 e, Area Ą	* * ffected : 15%	5	\$7,900	
Exposed Struc: Steel	5%		LIFE	* *			
Exposed Struc: Steel	3%		LIFE	Ar de			

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 l	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
nder 600 Volts	•							•
Service Equipment								
Fused Disc Sw	100%			2024	\$4,700	5		
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$79,200	5		
Raceway								
Conduit	95%			2024	\$20,600	1		
Conduit	5%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2023	\$1,500	5		
Molded Case Bkrs	85%			2023	\$24,800	5	\$200	
Molded Case Bkrs	10%			2040	* *	5		
Wiring								
Braided Cloth		0-2 Aged, Exte a : Through	\$9,500 ent : Moderate, Are out	2049 a Affecte	* * ed : 100%	1		
Thermoplastic	50%			2024	\$11,900	1		
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	90%			2022	\$39,800	5	\$100	
Locally Mounted	10%			2037	* *	5		
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
ighting								
Interior Lighting								
Fluorescent	Location	: Through	Extent : Moderate, A out Fixtures In Use	2024 Area Affe	\$72,100 ected : 100%	10	\$6,100	
Fluorescent	10%			2029	* *	10	\$1,000	
1.00.00000	T-5 Lamp	s, Extent : 1 n : Hallway	Moderate, Area Affe s		00%	10	\$1,000	
Fluorescent	30%			2029	* *	10	\$3,000	
	-	s, Extent : 1 a : Through	Moderate, Area Affo out	ected : 10	00%			
Egress Lighting								
Emergency, Battery	40%			2019	\$5,800	10	\$1,100	
Emergency, Battery	10%			2032	**	10	\$300	
Exit, Service	40%			2019	\$1,200	1		
			Extent : Moderate, A Locations Through					
Exit, Service	10%			2032	* *	1		_
	Location	: Through						
	Explana	tion : Fixtu	res Connected To I	1ain Bld	lg. Service			

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 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
Lighting								
Exterior Lighting								
HID	50%			2032	* *	10		
Incandescent	50%			2019	\$17,300	2		
Alarm								
Security System								
No Component	50%							
Generic	50%			2032	* *	1	\$2,100	
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$7,000	

Mechanical	Current Re	epair F	uture	Replacement	Ma	aintenance		
System Component Type	% of Fail Date 1 Total (Years)		'ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Fuel Oil No 2	100%	20	044	* *	5	\$3,400		
Conversion Equipment								
Steam Boiler	100%	20	037	* *	1	\$11,000		
Distribution								
Steam Piping/Pump	100%	20	034	* *	4	\$800		
Terminal Devices								
Air Handler	50% 0-2	' /	029	* *	1	\$3,100		
	Malfunctioning, Exten							
	Location : Second Fl	oor Mechanical Roor	n, Dej	fective Unit				
Convector/Radiator	50%	20	037	* *	1	\$1,800		
Air Conditioning								
Energy Source								
Electricity	100%	20	040	* *	1			
Conversion Equipment								
Int Pkg Unit -	100%	20	025	\$215,400	2	\$700		
Heating/Cooling								
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Floor Fan	Room						
	Explanation: Water	Sourced Air Conditio	ner					
Distribution								
Ductwork/Diffusers	100%	L	IFE	* *	2	\$14,400		
Heat Rejection								
Air Condenser Unit	100% 0-2	' /	024	\$21,600	2	\$6,200		
	Damaged, Extent : Sev	ere, Area Affected : I	100%					
	Location : Roof, Defe	ective Dry Cooler Fai	n					
	Other Observation, Ex	tent : Light, Area Affe	ected	: 100%				
	Location: Roof							
	Explanation : Dry Co	ooler Serves All Floor	rs Air	Conditioning Equ	ipment			
Ventilation	·							
Distribution								
Ductwork/Diffusers	100%	L	IFE	* *	2-5	\$6,200		

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.

Mechanical	Current Repair	Futur	e Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Ventilation									
Exhaust Fans									
Roof	100%	2024	\$8,600	2	\$300				
Plumbing									
H/C Water Piping									
Brass/Copper	100%	2034	* *	1					
	Booster Pump w/Tank, Extent: Light, Area Affected: 100%								
	Location : Basement								
	Corroded, Extent : Moderate, Area A								
	Location : Basement, Coroded Mai	n Valve Tra	ın						
Water Heater	1000/	2022	Φ2. 700	•	Φ200				
Gas Fired	100%	2022	\$2,500	2	\$200				
	Other Observation, Extent : Light, Ar	rea Affected	: 100%						
	Location : Basement								
	Explanation: 1 Direct Fired Unit V	Vith 120 Gai	llon Storage Tank						
Sanitary Piping	1000/	TIPE	* *	1					
Cast Iron	100%	LIFE		1					
	Other Observation, Extent : Moderat Location : Kitchen	e, Area Ajje	ciea : 100%						
		d							
Storm Drain Dining	Explanation : Grease Trap Undersi	zea							
Storm Drain Piping Cast Iron	100%	LIFE	* *	1					
Backflow Preventer	10070	LIFE		1					
Generic	100%	2029	* *	1	\$700				
Fixtures	10070	2029		1	\$700				
Generic	100%								
Vertical Transport	100/0								
Elevators									
Geared Traction	100%	LIFE	* *						
Source Truction	Other Observation, Extent : Light, Ar		: 100%						
	Location : Building	33							
	Explanation: 1 Unit Serving Basen	nent And All	Floors						
Fire Suppression	1								
Sprinkler									
No Component	75%								
Generic	25%	2034	* *	1-2	\$800				
	No Backflow Preventer, Extent : Mod		Affected : 100%						
	Location: Basement								
Chemical System									
Generic	100%	2019	\$25,500	1-3	\$50,600				

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.

Page: 38

Print Date: 23-Oct-2015 **DEPARTMENT FOR THE AGING - FY 2016**

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 / 14146Yr Built/Renovated: 1927 / 2010Area Sq Ft: 20,096Project Type: AGINGDate of Survey: 11-Jan-2013Landmark Status: NONE

Areas Surveyed : Basement, Floors 1, Mez, 2, 3

Block : 454 Lot : 52 BIN : 1006502

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture	\$65,600	
Electrical	\$274,400	\$192,500
Mechanical		\$153,700
Total	\$340,000	\$346,200
Importance Code B	\$274,400	\$346,200
Importance Code C	\$65,600	
Total	\$340,000	\$346,200

Total	\$101,800	\$25,500	\$90,700	\$28,400
Importance Code C	\$23,200	\$900		
Importance Code B	\$76,600	\$22,600	\$88,700	\$26,400
Importance Code A	\$2,000	\$2,000	\$2,000	\$2,000
Total	\$101,800	\$25,500	\$90,700	\$28,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$12,400	\$11,200	\$46,600	\$12,100
Electrical	\$1,800	\$1,600	\$30,900	\$1,700
Interior Architecture	\$75,800	\$900	\$1,400	\$2,800
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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	Curre	nt Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Da Total (Year	ate Estimated Cost es)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors					_		
Carpet	3%		2023	\$11,200	3	\$1,800	
Cast in Place Concrete	15% Now	, ,	LIFE	**	5	\$9,900	
		s, Extent : Moderate, ughout Basement And					
Granite Panels	5%		LIFE	* *	5	\$1,100	
Terrazzo	10%		LIFE	* *	5	\$2,400	
Vinyl Tile	62% 4+	\$15,500	2029	* *	3	\$7,000	
	Recent Replace E Location : Mezz	vident, Extent : Light, anine Level	Area Aff	ected : 100%			
	Worn/Eroded, Ext Location : Baser	tent : Moderate, Area nent	Affected	: 15%			
Wood	5%		2039	* *	5	\$2,800	
Interior Walls						•	
Cast in Place Concrete	15% Now	\$65,600	LIFE	* *			
		ing, Extent : Severe, A Basement - Abandone					
	-	Light, Area Affected .	: 5%				
	Location: Bases	nent					
Ceramic Tile	5%		2033	* *	5	\$1,800	
Concrete Masonry Unit	5% 0-2	\$3,800	LIFE	* *	5	\$700	
	Horizontal Crack Location : Bases	s, Extent : Moderate, nent	Area Affe	cted : 15%			
	Vertical Cracks, I Location : Baser	Extent : Moderate, Ard ment	ea Affecte	ed : 15%			
Masonry: Brick	3%		LIFE	* *			
Masonry: Limestone	2%		LIFE	* *			
Plaster	70% Now	\$19,400	LIFE	* *	5	\$7,400	
	Vertical Cracks, I Location : Thro	Extent : Moderate, Ard ughout	ea Affecte	ed : 10%			
Ceilings							
AcousTileSusp.Lay-In	5% 4+	\$2,400	2037	* *	5	\$800	
	Broken/Missing E Location : Thro	lements, Extent : Ligh ughout	ht, Area A	ffected : 5%			
	Staining/Discolor Location : Thro	ing, Extent : Moderat ughout	e, Area A	ffected : 10%			
AcousTileSusp.Lay-In	5%		2037	* *	5	\$1,500	
Plaster	75% Now	\$28,900	LIFE	* *	5	\$14,100	
		lements, Extent : Mod		rea Affected : 10%		. , , , ,	
	Cracking/Crumbl	ing, Extent : Severe, A Basement - Abandone					
NI -4 A		разетет - Адинидне	u 1 001 A1	cu			
Not Accessible	10%						
Not Accessible	5%						

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 l	Repair	Futur	re Replacement	M	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	1000/			2044	* *	_	¢100	
Fused Disc Sw	100%		Entant Madanata	2044		5	\$100	
		servanon, E 1 : Electrica	Extent : Moderate, F	<i>rea А</i> јје	eciea : 100%			
			a Room 2500 Amps Main D	isaannaa	et Switch			
Switchgear / Switchboard	Елрини	iion . One .	2300 Amps Main D	isconnec	.i Swiich			
Fused Disc Sw	50%			2044	* *	5		
Fused Knife Sw	50%		\$47,700	2054	* *	5		
r used Killie Sw			tent : Moderate, Ai		rted · 100%	3		
		ı : Electrica		cu rijjec				
Raceway								
Conduit	95%			2024	\$48,800	1		
Conduit	5%			2044	**	1		
Panelboards	5 70			2011				
Fused Disc Sw	15%			2023	\$10,900	5	\$100	
Molded Case Bkrs	5%			2040	**	5	7	
Molded Case Bkrs	80%			2023	\$58,400	5	\$400	
Wiring					, ,			
Braided Cloth	70%			2023	\$45,500	1		
Thermoplastic	10%			2044	* *	1		
Thermoplastic	20%			2024	\$13,000	1		
Motor Controllers					· · · · · · · · · · · · · · · · · · ·			
Locally Mounted	90%			2022	\$39,800	5	\$100	
Locally Mounted	10%			2037	* *	5		
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$100	
Generic	50%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	25%			2029	* *	10	\$4,600	
			Moderate, Area Affe		00%			
	Location	ı : 2nd & 3	rd Floors & Kitche	n				
Fluorescent	40%			2019	\$87,200	10	\$7,400	
	-		Moderate, Area Af	fected :	100%			
	Location	ı : Through	out					
Fluorescent	5%			2029	* *	10	\$900	
	T-5 Lamp	s, Extent : 1	Moderate, Area Affe	ected : 1	00%			
	Location	ı : Hallway	S					
Incandescent	30%			2019	\$65,400	2	\$100	
Egress Lighting	70				,,		7	
Emergency, Battery	45%			2019	\$11,900	10	\$2,200	
Emergency, Battery	5%			2029	**	10	\$200	
Exit, Service	40%			2019	\$2,100	1		
Exit, Service	10%			2029	**	1		
Exterior Lighting	- 7 -			-				
HID	100%			2019	\$74,100	10	\$100	
N-4 \$11\$. , .	. 1 11	1 , 1 ,	1.0	tontial future inflatio			

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.

lectrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm									
Security System									
No Component	70%								
Generic	30%			2032	* *	1	\$2,300		
Fire/Smoke Detection									
Generic	100%			2029	* *	1-3	\$12,800		

Mechanical	Current Repair		e Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating								
Energy Source Interruptible Gas/Dual Fuel	100%	2044	* *	1				
	Other Observation, Extent : Ligh	t, Area Affected	: 100%					
	Location: Basement Vault							
	Explanation: 1 - 3,000 Gallon	Tank #2 Fuel						
Conversion Equipment								
Steam Boiler	100%	2037	* *	1	\$19,900			
	Other Observation, Extent : Ligh	t, Area Affected	: 100%					
	Location : Basement							
	Explanation: 2 Dual Fuel Stee	am Boilers						
Distribution	1000/	2024	* *	4	¢1.500			
Steam Piping/Pump	100%	2034	* *	4	\$1,500			
Terminal Devices Air Handler	35%	2024	\$27,000	1	\$4,400			
All Halluler	Other Observation, Extent : Ligh		\$37,000	1	\$4,400			
	Location: Basement Second A							
	Explanation: Dual Temperatur		iii Hanaici's					
Convector/Radiator	65%	2029	* *	1	\$4,200			
ir Conditioning	0370	2029		1	Ψ4,200			
Energy Source								
Electricity	100%	2040	* *	1				
Conversion Equipment	13073	20.0						
Reciprocating	50%	2024	\$33,300	1	\$4,700			
Compr/Chiller			, ,		, ,,,,,,			
Reciprocating Compr/Chiller	50%	2032	* *	1	\$4,700			
r	R-134a Refrigerant, Extent : Light, Area Affected : 50% Location : Roof							
	Recent Replace Evident, Extent:	Light, Area Aff	ected : 100%					
	Location : Roof	<i>G 1.7</i> 1 3 <i>J</i> 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 #: 14146

echanical	Current Repair		Futur	e Replacement	М	aintenance		
stem Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	50%		2034	* *	4	\$700		
		n, Extent : Moderate, A	Area Affe	ected : 100%				
	Location : Basen		Eon Ain	Handlong Not In I	laa Iaf	In Caalina		
	Position At All T	mmer / Winter Piping ïmes	For Air	Hanaiers Not in U	se - Lejt	in Cooling		
Ductwork/Diffusers	50%	ines	LIFE	* *	2	\$13,100		
Terminal Devices	3070		- LII L			Ψ13,100		
Air Handler/Cool/Ht	100%		2024	\$83,400	1	\$12,400		
ntilation				+ + + + + + + + + + + + + + + + + + + +		+,		
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,200		
Exhaust Fans								
Roof	100%		2024	\$15,600	2	\$600		
mbing								
H/C Water Piping	4.0.0		• • • • •					
Brass/Copper	100%		2044	**	1			
	Location: Basen	Cank, Extent : Light, A	rea Affec	rted : 100%				
W. II	Location : basen	rieni						
Water Heater Gas Fired	100%		2022	\$4,600	2	\$300		
Gas Fired		ı, Extent : Light, Area		\$4,600	2	\$300		
	Location : Basen	_	Пусстей	. 10070				
		· Direct Fired Units U	Ising 1 - 2	400 Gallon Storage	e Tank			
Sanitary Piping	2.191	2	56 1	res cumen sterage	2 20000			
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Rigid Piping	100%		2024	\$10,800	4	\$1,600		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Basen							
	Explanation : Di	ual Pumps / Serves Ar	ea Of Ab	andoned Pool				
Pool Filter/Treatment	1000/		2020	ale -1-		AT 500		
Sand	100%	Extent Liels A	2029	**	4	\$7,500		
	Location: 1st Fl	n, Extent : Light, Area	Ајјестеа	. 100%				
		oor ool And All Componer	its Are A	handoned And Will	Not Ro	Renaired For Use		
Sewage Ejector(s)	ълрининон. 1 с	oi mu mi Componer	111 E AI	ошионеи Ани WIII	1101 DE	acpuired For Ose		
Electric	100%		2024	\$10,800	4	\$1,600		
Backflow Preventer	- 50,0			420,000	•	¥1,000		
	100%		2029	* *	1	\$1,200		
Generic	100/0		202)					
Generic Fixtures	10070		202)			7-,		

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	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Vertical Transport								
Elevators								
Geared Traction	70%	LIFE	* *					
	Other Observation, Extent : L	ight, Area Affected : 10	00%					
	Location: Throughout Build	ding						
	Explanation: 2 Units - (1) I	Passenger 1st To 7th Ar	nd (1) Freight 1	st To 6th	h			
Hydraulic	30%	LIFE	* *					
•	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Building							
	Explanation: 1 Unit, Street	To 1						
Fire Suppression								
Standpipe								
No Component	35%							
Generic	65%	2034	* *	1-5	\$6,600			
Sprinkler								
Generic	100%	2034	* *	1-2	\$5,600			
Fire Pump								
Generic	100%	2027	* *	1	\$3,800			
Chemical System		_		•				
Generic	100%	2019	\$25,500	1-3	\$50,600			

DEPARTMENT FOR THE AGING - 125

Project: AGING

CAPITAL	F	Y 2017 - 2020		FY 2021 - 2026
Miscellaneous Buildings		502,200		341,800
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Miscellaneous Buildings	51,300	20,700	26,900	20,400

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14137	BAYSIDE	5,200	179,600	25,400
14140	EAST CONCOURSE	4,233	146,200	20,700
14142	NEW DORP	5,000	172,700	24,400
14144	PELHAM/FITZ	5,000	172,700	24,400
14145	REGO PARK	5,000	172,700	24,400

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.