

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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$4,800	LIFE	* *	5	\$8,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Foundation Wall Throughout							
Cement-Fiber Panel	15%	Now	\$1,800	2028	* *			
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Soffit Throughout							
	Explanation : Cracking And Vegetation Growth							
Masonry: Brick	70%	Now	\$18,000	LIFE	* *	5	\$12,200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Rear Wall Bordering The Patio							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Mosaic Tile	5%			2043	* *	10	\$2,700	
Windows								
Aluminum	100%	Now	\$40,400	2039	* *	5	\$800	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : Kitchen And Lounge							
	Hardware Missing, Extent : Light, Area Affected : 40%							
	Location : Kitchen							
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,000	
Terrazzo	45%	Now	\$9,600	LIFE	* *	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile	50%	Now	\$2,000	2028	* *	3	\$1,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$1,100	LIFE	**			
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%			2032	**	5	\$400	
Concrete Masonry Unit	10%	Now	\$800	LIFE	**	5	\$300	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	65%	Now	\$1,800	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$1,200	LIFE	**	5	\$600	
<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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$2,500	5		
<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	\$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	

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$14,500	2048	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2033	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	99%			2023	\$67,700	10	\$5,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
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		

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	* *	5	\$2,000	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Boiler Room</i>								
Conversion Equipment								
Hot Water Boiler	100%			2028	* *	1	\$3,100	
<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	\$3,100	2022	\$30,900	4	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	70%			2018	\$23,200	1	\$2,700	
<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	\$17,400	1	\$600	

Air Conditioning

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		
	Conversion Equipment								
	Window/Wall Unit	90%			2018	\$11,400	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	
	Exhaust Fans								
	Interior	100%			2018	\$6,800	2	\$200	
Plumbing									
	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 Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Mech Room								
	Backflow Preventer								
	Generic	100%			2023	\$600	1	\$400	
	Fixtures								
	Generic	100%							

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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 / 14138 **Yr Built/Renovated** : 1970 / 2001
Area Sq Ft : 20,831 **Project Type** : AGING
Date of Survey : 04-Jun-2014 **Landmark 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2024	\$19,400	3	\$2,300	
	Ceramic Tile	10%	0-2	\$3,000	2034	* *	5	\$1,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Toilet Rooms And Kitchen								
	Sheet Vinyl/Rubber	85%	4+	\$38,400	2030	* *	5	\$19,900	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Explanation : General Surface Staining								
Interior Walls									
	Ceramic Tile	5%	0-2	\$2,800	2034	* *	5	\$1,000	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Kitchen								
	Gypsum Board	95%	0-2	\$3,200	LIFE	* *	5	\$23,500	
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Entrance Corridor								
Ceilings									
	AcousTileSusp.Lay-In	85%	4+	\$10,500	2038	* *	5	\$13,300	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Administrative Office								
	Cast in Place Concrete	5%			LIFE	* *	5	\$500	
	Ceramic Tile	10%	0-2	\$3,000	LIFE	* *	5	\$1,900	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Kitchen								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			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, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	2%			2030	* *	10	\$400	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Lobby							
	Egress Lighting								
	Exit, LED	100%			2053	* *	1		

Alarm

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DEPARTMENT FOR THE AGING - 125
CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset # : 14138

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

Alarm

Security System

No Component

50%

Generic

50%

2030

* *

1

\$3,900

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

Location : Caffeteria, Hallways

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

Generic, Digital

100%

2030

* *

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

Location : Throughout

Explanation : Strobe Lights, Horns And Manual Pull Stations

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

Heating

Energy Source

Not Accessible

100%

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

Location : Throughout

Explanation : Utilities Supplied From Building

Conversion Equipment

Not Accessible

100%

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

Location : Throughout

Explanation : Utilities Supplied From Building

Air Conditioning

Energy Source

Not Accessible

100%

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

Location : Throughout

Explanation : Utilities Supplied From Building

Conversion Equipment

Not Accessible

100%

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

Location : Throughout

Explanation : Utilities Supplied From Building

Terminal Devices

Not Accessible

100%

Heat Rejection

Not Accessible

100%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$11,600

Exhaust Fans

Not Accessible

100%

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2045	* *	1		
	Water Heater Not Accessible	100%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Throughout						
			Explanation : Utilities Supplied From Building						
	HW Heat Exchanger Not Accessible	100%							
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer Not Accessible	100%							
	Fixtures Generic	100%							
Fire Suppression									
	Sprinkler Generic	100%			2045	* *	1-2	\$5,800	
	Fire Pump Not Accessible	100%							
	Chemical System Generic	100%			2023	\$25,500	1-3	\$55,000	

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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 / 14457 **Yr Built/Renovated** : 1931 / 2002
Area Sq Ft : 33,700 **Project Type** : AGING
Date of Survey : 28-Jul-2015 **Landmark 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$42,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Loading Docks							
	Spalling, Extent : Severe, Area Affected : 10%							
	Location : 4th Floor Facade @ Terrace							
Masonry: Marble	10%			LIFE	* *	5	\$4,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : South And West Facades							
Stucco Cement	15%	Now	\$16,100	2039	* *	5	\$5,700	
	Spalling, Extent : Severe, Area Affected : 15%							
	Location : 4th Fl Facade @ Terrace							
Stucco Cement	5%			2039	* *	5	\$3,800	
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations, East Facade							
Windows								
Aluminum	100%	Now	\$8,400	2025	\$168,400	5	\$2,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Varous Locations							
Parapets								
Masonry: Brick	75%	Now	\$30,100	LIFE	* *	5	\$1,800	
	Spalling, Extent : Severe, Area Affected : 20%							
	Location : 5th & 4th Floors, South And West Facades							
	Vertical Cracks, Extent : Severe, Area Affected : 15%							
	Location : 5th & 4th Floors, South And West Facades							
Metal Panel	7%			2046	* *	5	\$600	
Pre-Cast Concrete	3%	Now	\$100	LIFE	* *	5	\$400	
	Miss/Damaged Copings, Extent : Moderate, Area Affected : 10%							
	Location : East Facade							
Stucco Cement	10%	Now	\$1,500	2039	* *	5	\$300	
	Loose/Delam Surface, Extent : Severe, Area Affected : 15%							
	Location : 5th & 4th Floors, South And West Facades, Beams At Terrace							
Stucco Cement	5%			2039	* *	5	\$300	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
	Location : East Facade							

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COUNCIL CTR. FOR SENIOR CITIZENS
Asset # : 14457

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$300	LIFE	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Perimeter Edges Of Entrance And Rear Canopies								
Plaza Roof: Stone Panels	20%	Now	\$7,200	2046	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : At Roof Drain Into 4th Floor Offices								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : 4th Floor Terrace								
Explanation : Staining, Discoloring								
Roll Roofing	75%			2022	\$50,900	5	\$21,000	
Patching Evident, Extent : Moderate, Area Affected : 35%								
Location : Roof Penetrations								
Interior								
Floors								
Carpet	60%	0-2	\$377,300	2028	* *	3	\$45,400	
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : Various Locations								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Various Locations								
Ceramic Tile	5%			2029	* *	5	\$2,500	
Quarry Tile	5%			2031	* *	5	\$3,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Kitchen Sink								
Vinyl Tile	27%	0-2	\$11,300	2026	\$113,100	3	\$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : At Various 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 Peeling, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Mosaic Tile	3%			LIFE	* *	10	\$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
COUNCIL CTR. FOR SENIOR CITIZENS
Asset # : 14457

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2031	**	5	\$3,200	
AcousTileSusp.Lay-In	80%	0-2	\$191,300	2031	**	5	\$20,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Stairwell, Karaoke Room, Basement								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : At Various Locations								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : At Various Locations								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : At Various Locations								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : 3rd Floor Kitchen								
Exposed Concrete	2%			LIFE	**	5-10	\$1,300	
Exposed Struc: Steel	3%			LIFE	**	10	\$3,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Metal Decking								
Gypsum Board	10%			LIFE	**	5-10	\$17,300	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$8,100	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	* *	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2021	\$310,700	10	\$26,300	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2026	\$54,800	10	\$4,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2026	\$22,200	10	\$4,100	
Exit, Battery	50%			2026	\$15,100	10	\$1,100	
Exterior Lighting								
Fluorescent	10%			2026	\$10,500	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
HID	10%			2021	\$12,400	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2021	\$29,900	1	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Activity Rooms</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2021	\$340,900			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Furnace	100%			2031	* *	1	\$16,700	
<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>								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$29,800	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2031	* *	2	\$2,100	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$54,800	
Heat Rejection								
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								
Brass/Copper	100%			2046	* *	1		
Water Heater								
Electric	100%			2021	\$5,100	4	\$300	
<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		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) 1 - 5, (1) B - 5</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Chemical System								
Generic	100%			2024	\$25,500	1-3	\$50,600	

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*** 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 / 14139 **Yr Built/Renovated** : 1909 / 2015
Area Sq Ft : 45,442 **Project Type** : AGING
Date of Survey : 01-Jul-2015 **Landmark 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Metal Clad	100%			2051	**	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Level								
Explanation : Windows Were Repaired After Sandy.								
Interior								
Floors								
Carpet	20%	Now	\$84,800	2022	\$169,600	3	\$20,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%								
Location : Offices And Library								
Cast in Place Concrete	10%	0-2	\$13,800	LIFE	**	5	\$14,900	
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Bathrooms								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Bathrooms								
Terrazzo	50%			LIFE	**	5	\$53,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridor, Near Multipurpose Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Hall								
Explanation : This Component Is Actually Poured Rubber Flooring With 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 Affected : 100%								
Location : Throughout								
Explanation : This Component Is Actually Fiber Glass Suspended Panels								
Gypsum Board	15%			LIFE	**	5-10	\$35,100	
Plaster	25%			LIFE	**	5-10	\$29,200	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 3000 Amperes								

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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
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	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor, Basement</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	50%			2031	* *	10	\$20,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Cfl Lamps</i>							
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	
	<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								
No Component	80%							
Generic, Digital	20%			2031	* *			

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	50%			2046	* *	1		
Natural Gas	50%			2046	* *	1		
Conversion Equipment								
Heat Exchanger	25%			2035	* *	1	\$5,600	
Heat Pump	20%			2027	* *	2	\$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Basement								
Explanation : Water Sourced Heat Pumps Observed								
Heat Pump	5%	0-2	\$7,000	2031	* *	2	\$600	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement, 1 Of 5 Defective Units								
Heat Pump	25%			2027	* *	2	\$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout First Floor								
Explanation : Water Sourced Heat Pumps (terminal Type Observed)								
Hot Water Boiler	25%			2039	* *	1	\$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$3,400	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Heat Rejection								
Air Condenser Unit	100%			2031	* *	2	\$31,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dry Coolers Observed								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,100	
Exhaust Fans								
Interior	10%			2031	* *	2	\$100	
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Equipment Accounted For Under The Heating Section Of This 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	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated 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 Facility							

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

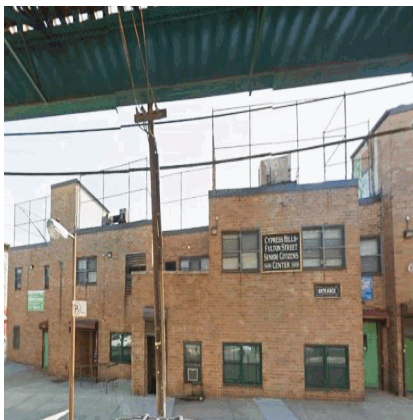
Print Date : 23-Oct-2015

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 / 14456 **Yr Built/Renovated** : 1971 / 2005
Area Sq Ft : 19,914 **Project Type** : AGING
Date of Survey : 28-Jul-2015 **Landmark 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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	\$112,200	LIFE	* *	5	\$10,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : At Various Locations								
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : Building Edges								
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Under 2nd Fl Terrace								
Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Above Terrace Doors								
Vegetation Growth, Extent : Severe, Area Affected : 10%								
Location : Entry Facade, Rear Facade @ Abutting Building								
Weepholes Not Funct, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Sect. OHD	5%	0-2	\$1,700	2031	* *	5	\$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : All Doors								
Explanation : Corrosion/rusting								
Slate Panels	5%	Now	\$8,700	LIFE	* *	5	\$400	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Window Sills								
Windows								
Aluminum	90%	0-2	\$8,800	2034	* *	5	\$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Protective Metal Grilles								
Metal Louvers	10%	0-2	\$1,400	2029	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : All Louvers								
Parapets								
Masonry: Brick Cavity	15%			LIFE	* *	5-10	\$10,800	
Masonry: Limestone	10%	0-2	\$5,400	LIFE	* *	5	\$1,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Panel	5%			2046	* *	5	\$2,000	
Metal: Cage/Fence	70%	0-2	\$71,200	2031	* *	5	\$23,700	1
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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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
CYPRESS HILLS SENIOR CENTER
Asset # : 14456

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$166,400	2036		* *		1
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								
Drains Inad/Misposn, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 50%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : At Roof Penetrations								
Interior								
Floors								
Cast in Place Concrete	2%			LIFE		* *	5	\$2,600
Ceramic Tile	5%			2035		* *	5	\$1,500
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	\$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								
Exposed Concrete	5%			LIFE		* *	5-10	\$1,900
Electrical								
		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$4,700	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Disconnect Switch Rated @ 600 Amperes							
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$79,200	5	\$100	
Raceway								
Conduit	90%			2046	* *	1		
Conduit	10%			2026	\$2,200	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5		
Molded Case Bkrs	95%			2042	* *	5	\$500	
Wiring								
Thermoplastic	90%			2046	* *	1		
Thermoplastic	10%			2026	\$2,400	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	68%			2026	\$146,900	10	\$12,400	
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	30%			2031	* *	10	\$5,500	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	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 Affected : 100%							
	Location : Activity Rooms And Outside							
	Explanation : Cctv Surveillance Cameras							

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

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

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

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

Heating

Energy Source
Electricity

100% 2052 * * 1

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$17,600

Terminal Devices

Air Handler

95% 2031 * * 1 \$11,700

Other Observation, Extent : Light, Area Affected : 100%
Location : Mechanical Spaces
Explanation : (3) Air Handling Units Replaced Recently, (1) Additional Not Replaced

Convactor/Radiator

5% 2039 * * 1 \$300

Air Conditioning

Energy Source
Electricity

100% 2042 * * 1

Conversion Equipment

Int Pkg Unit -
Heating/Cooling

100% 2027 * * 2 \$1,200

Distribution

Ductwork/Diffusers

100% 0-2 \$82,500 LIFE * * 2 \$25,900

Not Insulated, Extent : Moderate, Area Affected : 100%
Location : Ductwork Throughout The Building, All Systems

Heat Rejection

Air Condenser Unit

100% 2031 * * 2 \$13,900

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 \$17,600

Exhaust Fans

Roof

100% 2031 * * 2 \$600

Other Observation, Extent : Light, Area Affected : 100%
Location : Roof
Explanation : (4) Fans

Plumbing

H/C Water Piping
Brass/Copper

100% 2046 * * 1

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2024	\$3,000	4	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen Closet							
		Explanation : (2) Heaters, 120 Gallons Each							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Light, 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 : Moderate, Area Affected : 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	

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

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

Print Date : 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
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 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	0-2	\$6,200	LIFE	* *	5	\$7,000	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	95%	Now	\$251,900	LIFE	* *	5	\$42,700	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Chimney, East And West Facades							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Chimney, East And West Facades							
Masonry: Limestone	3%	0-2	\$7,200	LIFE	* *	5	\$1,000	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Windows								
Aluminum	100%			2039	* *	5	\$11,400	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$2,900	
	Recent Repair Evident, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Cast Stone/Terra Cotta	7%			LIFE	* *	5	\$4,000	
Masonry: Brick	80%			LIFE	* *	5	\$5,900	
	Recent Repair Evident, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Metal Security Bars	5%			2038	* *			
Pre-Cast Concrete	3%			LIFE	* *	5	\$1,400	
Roof								
Modified Bitumen	100%			2028	* *	10	\$15,100	
Interior								
Floors								
Carpet	5%	4+	\$1,300	2022	\$25,800	3	\$3,100	
	Staining/Discoloring, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Worn/Eroded, Extent : Light, Area Affected : 10%							
	Location : Throughout							
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	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	20%			2058	* *	5	\$15,500	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : 4th Floor							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 4th Floor							
	Explanation : This Compnent Is Actually Laminate Flooring							

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

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

Interior

Interior Walls

Glass: Single Pane	5%			LIFE	* *	5	\$1,700	
Gypsum Board	20%			LIFE	* *	5	\$5,400	

Recent Installation, Extent : Light, Area Affected : 100%

Location : 4th Floor

Masonry: Brick	10%			LIFE	* *			
Plaster	50%			LIFE	* *	5	\$6,700	
Plaster	10%	Now	\$1,800	LIFE	* *	5	\$1,300	

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Stair

Paint Peeling, Extent : Moderate, Area Affected : 20%

Location : Stair

Wood	5%			LIFE	* *	5	\$9,000	
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Ceilings

AcousTileSusp.Lay-In	25%			2040	* *	5	\$10,300	
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : 4th Floor

AcousTileSusp.Lay-In	60%	Now	\$19,600	2028	* *	5	\$12,400	
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Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout

Masonry: Infill Arch	5%	Now	\$3,700	LIFE	* *			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Plaster	10%			LIFE	* *	5	\$2,600	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2023	\$2,400	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 600 Amps Main Disconnect Switch

Fused Disc Sw	50%			2023	\$2,400	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$95,500	5	\$700	
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Raceway

Conduit	20%			2043	* *	1		
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Conduit	80%			2023	\$41,100	1		
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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
LEONARD COVELLO SENIOR CENTER
Asset # : 14136

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Knife Sw	30%	2-4	\$21,900	2048	* *	5	\$100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : 1,2 Floors And Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Molded Case Bkrs	20%			2039	* *	5	\$100	
Molded Case Bkrs	50%			2022	\$36,500	5	\$400	
Wiring								
Braided Cloth	30%	0-2	\$19,500	2048	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement, 1st And 2nd Floors								
Thermoplastic	50%			2033	* *	1		
Thermoplastic	20%			2043	* *	1		
Motor Controllers								
Locally Mounted	50%			2036	* *	5	\$100	
Locally Mounted	50%			2021	\$22,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	* *	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	15%			2028	* *	10	\$3,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 4th Floor								
Explanation : Compact Fluorescent Lamps								
Fluorescent	85%			2028	* *	10	\$21,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Service	20%			2028	* *	1		
Emergency, Service	30%			2018	\$4,000	1		
Exit, Service	20%			2028	* *	1		
Exit, Service	30%			2018	\$2,200	1		
Exterior Lighting								
HID	100%			2028	* *	10	\$100	
Alarm								
Security System								
No Component	90%							
Generic	10%			2018	\$8,200	1	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Front Only								
Explanation : C C T V Camera								

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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
LEONARD COVELLO SENIOR CENTER
Asset # : 14136**

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2028

* *

1-3

\$5,100

*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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2033

* *

1

Conversion Equipment

Steam Boiler

40%

2036

* *

1

\$10,900

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

Steam Boiler

60%

Now

\$15,800

2021

\$78,800

1

\$14,800

*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

\$18,800

2023

\$188,300

4

\$1,400

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

Terminal Devices

Convactor/Radiator

100%

2028

* *

1

\$8,900

Air Conditioning

Energy Source

Electricity

100%

2031

* *

1

Conversion Equipment

Int Pkg Unit - Cooling

20%

2028

* *

2

\$300

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

Window/Wall Unit

50%

2018

\$27,700

1

No Component

30%

Ventilation

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,100	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : 4th Floor Only							
		Explanation : New Air Ductwork							
	No Component	80%							
Exhaust Fans									
	Interior	20%			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, Extent : Light, Area Affected : 100%							
		Location : B-4							
		Explanation : One Unit							

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 : 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
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 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



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	85%	4+	\$1,400	LIFE	* *	5	\$2,300		
	Graffiti, Extent : Moderate, Area Affected : 2%								
	Location : Front Facade								
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Front Facade								
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%			2023		5			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Main Roof								
	Explanation : Covered With Rubber Pads For Children's Play Area								
Interior									
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%	Now	\$9,600	2029	* *	3	\$4,400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Wood	5%			2052	* *	5	\$1,600		
Interior Walls									
Ceramic Tile	5%	Now	\$900	2033	* *	5	\$300		
	Horizontal Cracks, Extent : Light, Area Affected : 5%								
	Location : Toilet Rooms								
Concrete Masonry Unit	10%			LIFE	* *	5	\$500		
Gypsum Board	35%			LIFE	* *	5	\$2,700		
Masonry: Brick	5%	4+	\$2,500	LIFE	* *				
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
Marble Panels	15%			LIFE	* *				
Plaster	30%			LIFE	* *	5	\$1,200		
Ceilings									
AcousTileSusp.Lay-In	95%	4+	\$24,900	2037	* *	5	\$7,900		
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *				

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			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	40%	0-2	\$9,500	2049	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
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		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$72,100	10	\$6,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8 Fixtures In Use							
Fluorescent	10%			2029	* *	10	\$1,000	
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Fluorescent	30%			2029	* *	10	\$3,000	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Egress Lighting								
Emergency, Battery	40%			2019	\$5,800	10	\$1,100	
Emergency, Battery	10%			2032	* *	10	\$300	
Exit, Service	40%			2019	\$1,200	1		
	Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Various Locations Throughout Bldg							
Exit, Service	10%			2032	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Bldg							
	Explanation : Fixtures Connected To Main Bldg. Service							

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

Heating

Energy Source

Fuel Oil No 2	100%			2044		* *	5	\$3,400	
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Conversion Equipment

Steam Boiler	100%			2037		* *	1	\$11,000	
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Distribution

Steam Piping/Pump	100%			2034		* *	4	\$800	
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Terminal Devices

Air Handler	50%	0-2	\$2,900	2029		* *	1	\$3,100	
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Malfunctioning, Extent : Moderate, Area Affected : 25%
Location : Second Floor Mechanical Room, Defective Unit

Convactor/Radiator	50%			2037		* *	1	\$1,800	
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Air Conditioning

Energy Source

Electricity	100%			2040		* *	1		
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Conversion Equipment

Int Pkg Unit - Heating/Cooling	100%			2025		\$215,400	2	\$700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Floor Fan Room

Explanation : Water Sourced Air Conditioner

Distribution

Ductwork/Diffusers	100%			LIFE		* *	2	\$14,400	
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Heat Rejection

Air Condenser Unit	100%	0-2	\$2,200	2024		\$21,600	2	\$6,200	
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Damaged, Extent : Severe, Area Affected : 100%

Location : Roof, Defective Dry Cooler Fan

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

Location : Roof

Explanation : Dry Cooler Serves All Floors Air Conditioning Equipment

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE		* *	2-5	\$6,200	
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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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	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 Affected : 100%								
	Location : Basement, Coroded Main Valve Train								
	Water Heater								
	Gas Fired	100%			2022	\$2,500	2	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Direct Fired Unit With 120 Gallon Storage Tank								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Kitchen								
	Explanation : Grease Trap Undersized								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building								
	Explanation : 1 Unit Serving Basement And All Floors								
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2034	* *	1-2	\$800	
	No Backflow Preventer, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Chemical System								
	Generic	100%			2019	\$25,500	1-3	\$50,600	

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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 / 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 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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	3%			2023	\$11,200	3	\$1,800		
Cast in Place Concrete	15%	Now	\$4,600	LIFE	**	5	\$9,900		
Horizontal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Throughout Basement And Sub Basement									
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 Evident, Extent : Light, Area Affected : 100%									
Location : Mezzanine Level									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Wood	5%			2039	**	5	\$2,800		
Interior Walls									
Cast in Place Concrete	15%	Now	\$65,600	LIFE	**				
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Sub Basement - Abandoned Pool Area									
Spalling, Extent : Light, Area Affected : 5%									
Location : Basement									
Ceramic Tile	5%			2033	**	5	\$1,800		
Concrete Masonry Unit	5%	0-2	\$3,800	LIFE	**	5	\$700		
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Vertical Cracks, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Masonry: Brick	3%			LIFE	**				
Masonry: Limestone	2%			LIFE	**				
Plaster	70%	Now	\$19,400	LIFE	**	5	\$7,400		
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Ceilings									
AcousTileSusp.Lay-In	5%	4+	\$2,400	2037	**	5	\$800		
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
AcousTileSusp.Lay-In	5%			2037	**	5	\$1,500		
Plaster	75%	Now	\$28,900	LIFE	**	5	\$14,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Sub Basement - Abandoned Pool Area									
Not Accessible	10%								
Not Accessible	5%								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 2500 Amps Main Disconnect Switch							
Switchgear / Switchboard								
Fused Disc Sw	50%			2044	* *	5		
Fused Knife Sw	50%	2-4	\$47,700	2054	* *	5		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
Raceway								
Conduit	95%			2024	\$48,800	1		
Conduit	5%			2044	* *	1		
Panelboards								
Fused Disc Sw	15%			2023	\$10,900	5	\$100	
Molded Case Bkrs	5%			2040	* *	5		
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	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : 2nd & 3rd Floors & Kitchen							
Fluorescent	40%			2019	\$87,200	10	\$7,400	
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Fluorescent	5%			2029	* *	10	\$900	
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Incandescent	30%			2019	\$65,400	2	\$100	
Egress Lighting								
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								
HID	100%			2019	\$74,100	10	\$100	

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

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

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2044

* *

1

*Other Observation, Extent : Light, 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 : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Dual Fuel Steam Boilers*

Distribution

Steam Piping/Pump

100%

2034

* *

4

\$1,500

Terminal Devices

Air Handler

35%

2024

\$37,000

1

\$4,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Second And Third Floor Air Handlers**Explanation : Dual Temperature Coil In Unit*

Convactor/Radiator

65%

2029

* *

1

\$4,200

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Reciprocating

50%

2024

\$33,300

1

\$4,700

Compr/Chiller

Reciprocating

50%

2032

* *

1

\$4,700

Compr/Chiller

*R-134a Refrigerant, Extent : Light, Area Affected : 50%**Location : Roof**Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Roof*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT FOR THE AGING - 125
SIROVICH FLOOR (1, MEZ, 2, PART OF 3)
Asset # : 14146

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	50%			2034	* *	4	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Summer / Winter Piping For Air Handlers Not In Use - Left In Cooling								
Position At All Times								
Ductwork/Diffusers	50%			LIFE	* *	2	\$13,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$83,400	1	\$12,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,200	
Exhaust Fans								
Roof	100%			2024	\$15,600	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement								
Water Heater								
Gas Fired	100%			2022	\$4,600	2	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 - Direct Fired Units Using 1 - 400 Gallon Storage Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,800	4	\$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Dual Pumps / Serves Area Of Abandoned Pool								
Pool Filter/Treatment								
Sand	100%			2029	* *	4	\$7,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Pool And All Components Are Abandoned And Will Not Be Repaired For Use								
Sewage Ejector(s)								
Electric	100%			2024	\$10,800	4	\$1,600	
Backflow Preventer								
Generic	100%			2029	* *	1	\$1,200	
Fixtures								
Generic	100%							

Vertical Transport

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	70%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : 2 Units - (1) Passenger 1st To 7th And (1) Freight 1st To 6th							
	Hydraulic	30%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building							
		Explanation : 1 Unit, Street To 1							
Fire Suppression									
Standpipe									
	No Component	35%							
	Generic	65%			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

*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.*

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Project : AGING

CAPITAL	FY 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

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.