

Print Date : 13-Aug-2025

**DEPARTMENT FOR THE AGING - FY 2026**

**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** : 09-Jan-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 420 **Lot** : 1 **BIN** : 1079081

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>
Exterior Architecture	\$114,700	\$235,000
Electrical		\$163,700
Mechanical		\$316,100
<b>Total</b>	<b>\$114,700</b>	<b>\$714,800</b>
Importance Code A	\$114,700	\$235,000
Importance Code B		\$479,800
<b>Total</b>	<b>\$114,700</b>	<b>\$714,800</b>
<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$52,000	\$800
Interior Architecture	\$53,600	
Electrical	\$1,500	\$300
Mechanical	\$6,700	\$3,200
Site Enclosure	\$2,200	
Site Pavements	\$30,400	
<b>Total</b>	<b>\$146,300</b>	<b>\$4,300</b>
Importance Code A	\$52,300	\$1,100
Importance Code B	\$61,600	\$3,200
Importance Code C	\$32,400	
<b>Total</b>	<b>\$146,300</b>	<b>\$4,300</b>
		<b>\$3,900</b>
		<b>\$5,700</b>



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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>										
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>								
<b>Exterior</b>																	
Exterior Walls																	
	Cast in Place Concrete	5%	Now	\$5,200	LIFE	**	5	\$4,400									
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>															
		<i>Location : Throughout</i>															
	Masonry: Brick	80%	Now	\$114,700	LIFE	**	5	\$13,900									
		<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>															
		<i>Location : Rear Wall Bordering The Patio</i>															
		<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>															
		<i>Location : Throughout</i>															
	Metal Panel	10%		2056		**	5-10	\$12,000									
	Mosaic Tile	5%		2046		**	10	\$2,700									
<b>Windows</b>																	
	Aluminum	100%		2058		**	5	\$1,600									
<b>Parapets</b>																	
	Not Accessible	100%															
<b>Roof</b>																	
	Modified Bitumen	100%	Now	\$23,500	2036	\$235,000											
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>															
		<i>Location : Throughout</i>															
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>															
		<i>Location : Roof Hatch</i>															
		<i>Explanation : Roof Inaccessible, Hatch Wired Shut</i>															
<b>Soffits</b>																	
	Stucco Cement	100%	4+	\$23,300	2041	**	5	\$6,700									
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>															
		<i>Location : Off Courtyard</i>															
<b>Interior</b>																	
Floors																	
	Cast in Place Concrete	5%	Now	\$800	LIFE	**	5	\$1,000									
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>															
		<i>Location : Throughout</i>															
	Terrazzo	45%	Now	\$19,800	LIFE	**	5	\$3,300									
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>															
		<i>Location : Lobby Hall</i>															
	Vinyl Tile	50%	4+	\$2,600	2041	**	3	\$1,800									
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>															
		<i>Location : Kitchen, Office, Computer Room, Gymnasium</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**  
**BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE**  
**Asset # : 14135**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Interior</b>									
Interior Walls									
	Cast in Place Concrete	5%	Now	\$2,800	LIFE		**		
		<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Mechanical Room</i>							
	Ceramic Tile	5%	Now	\$1,000	2045		**	5	\$200
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Bathroom</i>							
	Concrete Masonry Unit	10%	Now	\$1,400	LIFE		**	5	\$300
		<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Mechanical Room</i>							
	Masonry: Brick	5%	Now	\$1,400	LIFE		**		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
	Plaster	65%	Now	\$5,700	LIFE		**	5	\$1,400
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Mechanical Room, Throughout</i>							
	SGFT/Glazed Masonry	7%	0-2	\$4,600	LIFE		**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
	Wood	3%			LIFE		**	5	\$1,700
<b>Ceilings</b>									
	AcousTileConcealSpLn	5%	Now	\$4,600	2056		**	5	\$300
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	AcousTileSusp.Lay-In	85%	Now	\$6,700	2049		**	5	\$4,000
		<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
	Plaster	10%	Now	\$1,400	LIFE		**	5	\$600
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Mechanical Room, Throughout</i>							
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 95%</i>							
		<i>Location : Mechanical Room, Throughout</i>							
<b>Site Enclosure</b>									
	Fence/Gates								
	Iron Picket	100%	4+	\$2,200	2056		**		
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>							
		<i>Location : Throughout</i>							
<b>Site Pavements</b>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Site Pavements</b>									
On-Site Walkways	Asphalt	40%	Now	\$12,500	2051		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 70%</i>									
<i>Location : Throughout</i>									
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various Locations</i>									
Cast in Place Concrete		10%			2049		**		
Paver: Asphalt		50%			2045		**	5	\$3,500
<b>Activity Yard</b>									
Pavers/Stone		100%	4+	\$17,900	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Rear Of Building</i>									
<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
Service Equipment	Fused Disc Sw	100%			2062		**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical And Mechanical Room</i>									
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>									
Switchgear / Switchboard	Molded Case Bkrs	100%			2062		**	5	\$200
Raceway	Conduit	100%			2046		**	1	
<b>Panelboards</b>									
Fused Disc Sw		5%			2058		**	5	
Molded Case Bkrs		95%			2058		**	5	\$200
<b>Wiring</b>									
Thermoplastic		100%			2062		**	1	
Motor Controllers	Locally Mounted	100%			2034	\$71,700	5		
<b>Ground</b>									
Grounding Devices	Generic	100%			LIFE		**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Boiler Room</i>									
<i>Explanation : Water Main Pipe Grounded</i>									
<b>Lighting</b>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	18%			2031	\$16,900	10	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	80%			2036	\$75,100	10	\$4,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2044		**		
Egress Lighting								
Exit/Emergency Light	100%				2044		**	
Combo								
Exterior Lighting								
HID	20%			2031	\$5,900	10		
No Component	80%							
<b>Alarm</b>								
Security System								
Generic	100%			2041		**	1	\$2,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2046		**	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%			2049		**	1	\$3,100
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	Now	\$1,400	2035	\$13,800	4		\$300
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Air Handler	65%			2031	\$77,100	1		\$2,500
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Convector/Radiator	30%			2034	\$15,500	1		\$600
Unit Heater - Hot Water	5%			2031	\$1,900			
<b>Air Conditioning</b>								
Controls								
Digital	100%			2034	\$180,900			

**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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Air Conditioning	Energy Source								
	Electricity	100%			2052		**	1	
Conversion Equipment	Split Unit	100%			2041		**		
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Throughout</i>							
Ventilation	Distribution								
	Ductwork/Diffusers	100%		LIFE		**	2-5	\$5,600	
		<i>Needs Cleaning, Extent : Light, Area Affected : 30% Location : 1st Floor</i>							
Exhaust Fans	Interior	50%		2031		\$14,000	2	\$100	
	Not Accessible	50%							
Plumbing	H/C Water Piping								
	Brass/Copper	100%		2046		**	1		
Water Heater With Tanks	Electric	100%		2034		\$47,300	4		
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : One Unit, 4 Kilowatts 100 Gallons</i>							
Sanitary Piping	Cast Iron	100%		LIFE		**	1		
Storm Drain Piping	Cast Iron	100%		LIFE		**	1		
Sump Pump(s)	Non-Submersible	100%		2031		\$1,300	4	\$200	
Backflow Preventer	Generic	100%		2036		\$2,800	1	\$400	
Fixtures	Generic	100%							
Fire Suppression	Chemical System								
	Generic	100%		2034		\$58,100	1-10	\$29,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Kitchen Explanation : One 20 Square Feet Hood</i>							

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

Print Date : 13-Aug-2025

**DEPARTMENT FOR THE AGING - FY 2026**

**Asset Name** : CITY HALL NEIGHBORHOOD SENIOR CENTER  
**Address** : 100 GOLD ST. FIRST FLOOR ONLY @ 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** : 10-Dec-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 94 **Lot** : 25 **BIN** : 1001289

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>
Electrical	\$304,300	\$298,200
Mechanical		\$58,100
<b>Total</b>	<b>\$304,300</b>	<b>\$356,300</b>
Importance Code B	\$304,300	\$356,300
<b>Total</b>	<b>\$304,300</b>	<b>\$356,300</b>

<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
Interior Architecture	\$54,700		\$3,300	
Electrical	\$2,600	\$51,600	\$1,900	\$2,300
Mechanical	\$3,300	\$2,900	\$11,700	\$2,900
<b>Total</b>	<b>\$60,600</b>	<b>\$54,500</b>	<b>\$16,900</b>	<b>\$5,200</b>
Importance Code B	\$59,500	\$54,500	\$16,900	\$5,200
Importance Code C	\$1,000			
<b>Total</b>	<b>\$60,600</b>	<b>\$54,500</b>	<b>\$16,900</b>	<b>\$5,200</b>



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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Interior</b>									
Floors									
Cast in Place Concrete		5%			LIFE		**	5	\$3,400
Ceramic Tile		5%	0-2	\$4,400	2042		**	5	\$800
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Toilet Rooms And Kitchen</i>									
Quarry Tile		5%			2046		**	5	\$2,300
Vinyl Tile		85%			2038		**	3	\$9,900
<b>Interior Walls</b>									
Ceramic Tile		5%			2042		**	5	\$2,100
Glass: Single Pane		5%			LIFE		**	5	\$1,500
Gypsum Board		90%			LIFE		**	5	\$22,300
<b>Ceilings</b>									
AcousTile	Susp.Lay-In	95%	2-4	\$49,200	2046		**	5	\$14,800
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>									
<i>Location : Administrative Office And Kitchen</i>									
Exposed Struc: Concrete		5%			LIFE		**	5	\$200
<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
Raceway									
Conduit		100%			2033	\$61,200	1		
Panelboards									
Molded Case Bkrs		100%			2032	\$99,800	5		\$500
<b>Wiring</b>									
Thermoplastic		100%			2033	\$77,200	1		
<b>Lighting</b>									
Interior Lighting									
Fluorescent		98%			2028	\$304,300	10		\$18,700
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Fluorescent		2%			2033	\$6,200	10		\$400
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lobby</i>									
<b>Egress Lighting</b>									
Exit, Battery		100%			2028	\$29,500	10		\$1,400
<b>Alarm</b>									
Security System									
Generic		100%			2033	\$39,100	1		\$7,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Cafeteria, Hallways</i>									
<i>Explanation : CCTV Surveillance Cameras</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**  
**CITY HALL NEIGHBORHOOD SENIOR CENTER**  
**Asset # : 14138**

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

## Alarm

Fire/Smoke Detection Generic, Digital	100%	2033	\$53,700	1-3	\$13,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
<i>Location : Throughout</i>					
<i>Explanation : Strobe Lights, Horns And Manual Pull Stations. Connected To The Main Fire Alarm Panel Of The Building</i>					

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

## Heating

Energy Source Not Accessible	100%	<i>Other Observation, Extent : Light, Area Affected : 0%</i>
<i>Location : Throughout</i>		
<i>Explanation : Utilities Supplied From Building</i>		
<hr/>		

Conversion Equipment Not Accessible	100%	<i>Other Observation, Extent : Light, Area Affected : 0%</i>
<i>Location : Throughout</i>		
<i>Explanation : Utilities Supplied From Building</i>		

## Air Conditioning

Energy Source Not Accessible	100%	<i>Other Observation, Extent : Light, Area Affected : 0%</i>
<i>Location : Throughout</i>		
<i>Explanation : Utilities Supplied From Building</i>		

Conversion Equipment Not Accessible	100%	<i>Other Observation, Extent : Light, Area Affected : 0%</i>
<i>Location : Throughout</i>		
<i>Explanation : Utilities Supplied From Building</i>		

Distribution Ductwork/Diffusers	100%	LIFE	**	2	\$27,100
------------------------------------	------	------	----	---	----------

Terminal Devices Not Accessible	100%
------------------------------------	------

Heat Rejection Not Accessible	100%
----------------------------------	------

## Ventilation

Distribution Ductwork/Diffusers	100%	LIFE	**	2-5	\$11,600
------------------------------------	------	------	----	-----	----------

Exhaust Fans Not Accessible	100%
--------------------------------	------

## Plumbing

H/C Water Piping Brass/Copper	100%	2053	**	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**  
**CITY HALL NEIGHBORHOOD SENIOR CENTER**  
**Asset # : 14138**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>									
Water Heater With Tanks	Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Utilities Supplied From Building</i>									
HW Heat Exchanger	Not Accessible	100%							
Sanitary Piping	Cast Iron	100%			LIFE		**	1	
Backflow Preventer	Not Accessible	100%							
Fixtures	Generic	100%							
<b>Fire Suppression</b>									
Sprinkler	Generic	100%		2053			**	1-2	\$5,800
Fire Pump	Not Accessible	100%							
Chemical System	Generic	100%		2031		\$58,100	1-10		\$29,000

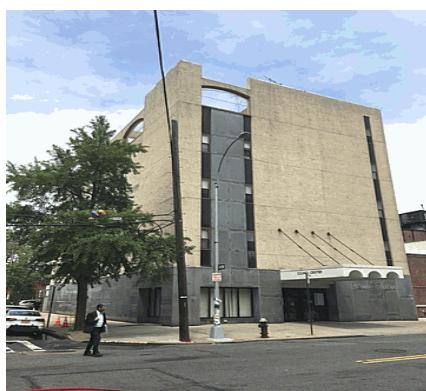
*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*  
*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*  
*\*\* Replacement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

Print Date : 13-Aug-2025

**DEPARTMENT FOR THE AGING - FY 2026**

**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** : 09-Nov-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 6642 **Lot** : 45 **BIN** : 3176314

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>		
Exterior Architecture		\$278,200		
Interior Architecture		\$1,184,400		
Electrical		\$416,100		
Mechanical	\$245,500	\$736,400		
<b>Total</b>	<b>\$245,500</b>	<b>\$2,615,100</b>		
Importance Code A		\$383,000		
Importance Code B	\$245,500	\$2,232,100		
<b>Total</b>	<b>\$245,500</b>	<b>\$2,615,100</b>		
<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
Exterior Architecture	\$46,900	\$2,100	\$300	
Interior Architecture	\$41,500	\$4,100	\$3,500	\$1,300
Electrical	\$3,900	\$3,500	\$19,000	\$3,800
Mechanical	\$6,000	\$5,300	\$11,200	\$5,300
Elevators/Escalators	\$22,300	\$22,300	\$22,300	\$22,300
<b>Total</b>	<b>\$120,700</b>	<b>\$37,300</b>	<b>\$56,400</b>	<b>\$32,600</b>
Importance Code A	\$48,600	\$3,700	\$2,100	\$1,700
Importance Code B	\$61,600	\$33,600	\$54,300	\$30,900
Importance Code C	\$10,600			
<b>Total</b>	<b>\$120,700</b>	<b>\$37,300</b>	<b>\$56,400</b>	<b>\$32,600</b>



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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**DEPARTMENT FOR THE AGING - 125**  
**COUNCIL CTR. FOR SENIOR CITIZENS**

**Asset # : 14457**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls	Masonry: Marble	10%	0-2	\$5,700	LIFE	**	5	\$2,300	
		<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
	Stucco Cement	90%			2047	**	5	\$68,400	
Windows	Aluminum	100%			2033	\$196,200	5	\$4,100	
Parapets									
	Metal Panel	7%			2054	**	5	\$600	
	Pre-Cast Concrete	3%			LIFE	**	5	\$400	
	Stucco Cement	90%			2047	**	5	\$5,500	
Roof									
	Cast in Place Concrete	5%	Now	\$200	LIFE	**			
		<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Perimeter Edges Of Entrance And Rear Canopies</i>							
	Plaza Roof: Stone Panels	20%			2054	**			
	Roll Roofing	75%	2-4	\$4,100	2033	\$82,000	5	\$10,500	
		<i>Blisters, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Upper Roof</i>							
		<i>Debris Present, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Upper Roof</i>							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
<b>Interior</b>									
Floors	Cast in Place Concrete	5%	Now	\$10,700	LIFE	**	5	\$5,500	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Basement</i>							
	Ceramic Tile	5%			2037	**	5	\$2,500	
	Quarry Tile	5%			2039	**	5	\$3,800	
	Vinyl Tile	65%			2034	\$905,700	3	\$12,300	
	Vinyl Tile	20%	0-2	\$5,600	2034	\$278,700	3	\$3,800	
		<i>Blisters, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Lobby</i>							
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$2,000	
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Gypsum Board	87%	0-2	\$9,600	LIFE	**	5	\$20,500	
		<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Various Locations</i>							
	Mosaic Tile	3%			LIFE	**			

**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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>									
Ceilings									
AcousTileConcealSpLn		5%			2039		**	5	\$3,200
AcousTileSusp.Lay-In		80%	4+	\$13,400	2039		**	5	\$20,200
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Exposed Struc: Concrete		2%			LIFE		**	5	\$200
Exposed Struc: Steel		3%			LIFE		**		
Gypsum Board		10%			LIFE		**	5	\$6,300
<b>Site Enclosure</b>									
Fence/Gates									
Chain Link		50%			2044		**		
Concrete Masonry Unit		50%			2054		**		
<b>Site Pavements</b>									
Public Sidewalk									
Cast in Place Concrete		100%			2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
On-Site Walkways									
Cast in Place Concrete		100%			2039		**		
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
Service Equipment									
Fused Disc Sw		100%			2034	\$22,600	5		\$100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Rating Capacity</i>									
Switchgear / Switchboard									
Fused Disc Sw		100%			2034	\$130,000	5		\$100
<b>Raceway</b>									
Conduit		90%			2034	\$55,100	1		
Conduit		10%			2044		**	1	
<b>Panelboards</b>									
Fused Disc Sw		5%			2042		**	5	
Molded Case Bkrs		5%			2042		**	5	
Molded Case Bkrs		90%			2033	\$89,800	5		\$800
<b>Wiring</b>									
Thermoplastic		90%			2034	\$69,500	1		
Thermoplastic		10%			2044		**	1	
<b>Motor Controllers</b>									
Locally Mounted		100%			2032	\$71,700	5		\$200
<b>Ground</b>									
Grounding Devices									
Generic		100%			LIFE		**	5	\$500

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
LED	100%			2042		**		
Emergency, Battery	50%			2042		**	10	\$4,100
Exit, Battery	50%			2042		**	10	\$1,100
Exterior Lighting								
Fluorescent	10%			2034	\$13,400	10		\$300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Compact Fluorescent Lights.</i>								
HID	10%			2029	\$15,700	10		
No Component	80%							
<b>Alarm</b>								
Security System								
Generic	100%			2042		**	1	\$12,600
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Activity Rooms, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2042		**	1-3	\$21,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detector And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Electricity	100%			2044		**	1	
Conversion Equipment								
Furnace	100%			2034	\$104,800	1		\$16,700
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Rooftop Package Units Heat, Cool With Interior Electric Reheat Coils</i>								
Controls								
Electrical	100%			2029	\$187,300			
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042		**	1	
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2034	\$566,200	2		\$2,100
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6 Package Units On Roof</i>								
<b>Ventilation</b>								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ventilation									
Distribution									
Ductwork/Diffusers		100%			LIFE		**	2-5	\$18,800
Exhaust Fans									
Roof		100%			2034	\$65,400	2		\$1,000
Plumbing									
H/C Water Piping									
Brass/Copper		100%			2044		**	1	
Water Heater With Tanks									
Electric		100%			2032	\$47,300	4		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : 120 Gallon Water Heater With Two Additional 120 Gallon Storage Tanks</i>							
Sanitary Piping									
Cast Iron		100%			LIFE		**	1	
Storm Drain Piping									
Cast Iron		100%			LIFE		**	1	
Sump Pump(s)									
Submersible		100%			2027	\$1,000	4		\$1,100
Backflow Preventer									
Generic		100%			2044		**	1	\$2,100
Fixtures									
Generic		100%							
Hot Water Storage Tank									
Generic		100%			2034	\$15,400	1		\$2,600
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : Two 120 Gallon Units</i>							
Vertical Transport									
Elevators									
Hydraulic		100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Two Units From 1st To 5th Floor, One Unit From Basement To 5th Floor</i>							
		<i>Explanation : 3 Units</i>							
Fire Suppression									
Chemical System									
Generic		100%			2029	\$58,100	1-10		\$29,000
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Kitchen</i>							
		<i>Explanation : Covers 25 Square Feet</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 13-Aug-2025

**DEPARTMENT FOR THE AGING - FY 2026**

**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** : 25-Aug-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Floors 1  
**Block** : 472 **Lot** : 7501 **BIN** : 1075959

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>
Electrical	\$85,300	\$677,400
Mechanical		\$120,700
<b>Total</b>	<b>\$85,300</b>	<b>\$798,100</b>
Importance Code A		\$120,700
Importance Code B	\$85,300	\$677,400
<b>Total</b>	<b>\$85,300</b>	<b>\$798,100</b>

<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
Interior Architecture	\$15,400	\$1,300	\$2,100	\$10,100
Electrical	\$3,600	\$4,200	\$52,400	\$5,600
Mechanical	\$5,200	\$6,600	\$24,900	\$15,900
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$31,400</b>	<b>\$19,300</b>	<b>\$86,600</b>	<b>\$38,800</b>
Importance Code A	\$1,100	\$2,500	\$1,200	\$2,500
Importance Code B	\$26,700	\$15,500	\$85,400	\$34,700
Importance Code C	\$3,500	\$1,300		\$1,600
<b>Total</b>	<b>\$31,400</b>	<b>\$19,300</b>	<b>\$86,600</b>	<b>\$38,800</b>



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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Exterior									
Windows	Wood	100%			2050		**	5	
Interior									
Floors									
Carpet		20%			2033	\$240,600	3	\$27,200	
Cast in Place Concrete		20%			LIFE		**	5	\$29,800
Terrazzo		35%			LIFE		**	5	\$18,600
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Corridor, Near Multipurpose Room</i>							
Traffic Topping		5%			2039		**	5	\$4,300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Kitchen</i>							
		<i>Explanation : Fluid Applied Epoxy Resin Floor Finish</i>							
Vinyl Tile		20%			2039		**	3	\$6,800
Interior Walls									
Ceramic Tile		10%			2043		**	5	\$2,500
Folding Partition		5%			2050		**	5	\$3,100
Glass: Single Pane		35%			LIFE		**	5	\$6,600
Gypsum Board		50%	Now	\$3,500	LIFE		**	5	\$7,500
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Basement</i>							
		<i>Worn/Erode, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Basement</i>							
Ceilings									
AcousTile	Susp.Lay-In	10%			2047		**	5	\$6,800
Exposed Struc:	Concrete	20%			LIFE		**	5	\$2,100
Glass: Susp	Panels	30%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : This Component Is Actually Fiber Glass Suspended Panels</i>							
Gypsum Board		15%			LIFE		**	5	\$12,800
Plaster		25%			LIFE		**	5	\$10,600
Site Enclosure									
Retaining Walls									
Masonry: Fieldstone		100%			2044		**		
Site Pavements									
Public Sidewalk									
Cast in Place Concrete		100%			2039		**		
On-Site Walkways									
Cast in Place Concrete		100%			2039		**		

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

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**  
**CPC OPEN DOOR SENIOR CENTER CONDOMINIUM**  
**Asset # : 14139**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%		2054		**	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%		2054		**	5	\$200	
Raceway								
Conduit	100%		2054		**	1		
Panelboards								
Fused Disc Sw	10%		2042		**	5	\$100	
Molded Case Bkrs	90%		2050		**	5	\$1,100	
Wiring								
Thermoplastic	100%		2054		**	1		
Motor Controllers								
Locally Mounted	95%		2047		**	5	\$300	
Variable Frequency Drive	5%		2047		**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Dry Coolers</i>								
Ground								
Grounding Devices								
Generic	100%		LIFE		**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Ground Connected To The Main Building Grounding</i>								
Lighting								
Interior Lighting								
Fluorescent	100%		2034	\$677,400	10		\$41,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
Egress Lighting								
Emergency, Battery	50%		2039		**	10	\$5,500	
Exit, LED	50%		2062		**	1		
Exterior Lighting								
HID	20%		2029	\$42,400	10			
No Component	80%							
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**  
**CPC OPEN DOOR SENIOR CENTER CONDOMINIUM**  
**Asset # : 14139**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Alarm								
Security System								
Generic	100%	Now	\$85,300	2044	**	1	\$15,300	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1st Floor</i>								
<i>Explanation : Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$28,900	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	25%			2037	**	1	\$5,600	
Heat Pump Air Sourced	50%			2028		2	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
<i>Explanation : Water Sourced Heat Pumps Observed</i>								
Hot Water Boiler	25%		2032	\$120,700	1		\$5,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$2,200	
Terminal Devices								
Fan Coil Unit/Heat	25%			2039	**	1	\$3,700	
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,300	
Exhaust Fans								
Interior	10%			2034	\$20,200	2	\$100	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	**	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**  
**CPC OPEN DOOR SENIOR CENTER CONDOMINIUM**  
**Asset # : 14139**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>									
Water Heater With Tanks	Gas Fired	100%			2029	\$17,100	2		
Sanitary Piping	Cast Iron	100%			LIFE		**	1	
Storm Drain Piping	Not Accessible	100%							
Sump Pump(s)	Non-Submersible	100%			2034	\$9,100	4	\$1,000	
Sewage Ejector(s)	Electric	100%			2042		**	4	\$1,800
Backflow Preventer	Generic	100%			2039		**	1	\$2,800
Fixtures	Generic	100%							
<b>Vertical Transport</b>									
Elevators	Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement To 2nd Floor</i>									
<i>Explanation : 1 Unit</i>									
<b>Fire Suppression</b>									
Standpipe	Generic	100%			2060		**	1-5	\$23,800
Sprinkler	Generic	100%			2060		**	1-2	\$12,700
Fire Pump	Generic	100%			2043		**	1	\$8,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Fire Pump Serves The Entire Facility</i>									

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

Print Date : 13-Aug-2025

**DEPARTMENT FOR THE AGING - FY 2026**

**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** : 26-Oct-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4140 **Lot** : 13 **BIN** : 3092631

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>
Electrical	\$201,900	\$197,400
Mechanical	\$168,800	\$890,200
<b>Total</b>	<b>\$370,700</b>	<b>\$1,087,600</b>

Importance Code A	\$77,700
Importance Code B	\$370,700
<b>Total</b>	<b>\$370,700</b>

<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
Exterior Architecture	\$86,700		\$1,000	
Interior Architecture	\$19,300	\$2,300	\$1,100	\$2,900
Electrical	\$2,300	\$1,900	\$14,400	\$2,500
Mechanical	\$13,300	\$4,300	\$8,200	\$4,300
Site Enclosure	\$2,800			
Site Pavements	\$5,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$137,400</b>	<b>\$15,700</b>	<b>\$31,900</b>	<b>\$16,900</b>
Importance Code A	\$86,700	\$1,300	\$1,100	\$1,300
Importance Code B	\$42,100	\$12,800	\$30,800	\$15,600
Importance Code C	\$8,700	\$1,500		
<b>Total</b>	<b>\$137,400</b>	<b>\$15,700</b>	<b>\$31,900</b>	<b>\$16,900</b>



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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>									
Exterior Walls									
Masonry: Brick Cavity		90%	Now	\$17,800	LIFE	**	5	\$10,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Balcony Openings</i>									
Metal Sect. OHD		5%			2047	**	5	\$1,800	
Slate Panels		5%	Now	\$8,800	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Window Sills</i>									
<b>Windows</b>									
Aluminum		90%	0-2	\$10,300	2042	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Protective Metal Grilles</i>									
Metal Louvers		10%	0-2	\$1,300	2037	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : All Louvers</i>									
<b>Parapets</b>									
Masonry: Brick Cavity		15%			LIFE	**	5	\$1,600	
Masonry: Limestone		10%	0-2	\$6,500	LIFE	**	5	\$1,300	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Metal Panel		5%			2054	**	5	\$2,000	
Metal: Cage/Fence		70%	Now	\$35,100	2039	**	5	\$23,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Upper Roof</i>									
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<b>Roof</b>									
Modified Bitumen		80%			2042	**	10	\$23,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Main Roof</i>									
Single Ply Membrane		20%	0-2	\$6,000	2039	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Lower Balcony Roofs</i>									
<i>Ponding, Extent : Light, Area Affected : 10%</i>									
<i>Location : Lower Balcony Roof</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Lower Balcony Roof</i>									
<i>Explanation : This Is Actually A Fluid Applied Roof System</i>									
<b>Soffits</b>									
Cement - Fiber Panel		100%			2034		10		
<b>Interior</b>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>									
Floors									
	Cast in Place Concrete	2%			LIFE	**	5	\$1,300	
	Ceramic Tile	5%			2043	**	5	\$1,500	
	Quarry Tile	10%			2047	**	5	\$4,500	
	Sheet Vinyl/Rubber	5%			2039	**	5	\$2,200	
	Vinyl Tile	78%			2039	**	3	\$11,600	
Interior Walls									
	Ceramic Tile	10%			2043	**	5	\$3,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$600	
	Gypsum Board	85%			LIFE	**	5	\$15,600	
Ceilings									
	AcousTileSusp.Lay-In	95%			2047	**	5	\$28,300	
	Exposed Struc: Concrete	5%			LIFE	**	5	\$200	

<b>Site Enclosure</b>	<b>Fence/Gates</b>	<b>Chain Link</b>	100%	2-4	\$2,800	2044	**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Parking Area</i>									
<b>Site Pavements</b>									
Public Sidewalk									
	Cast in Place Concrete	100%				2039	**		
On-Site Walkways									
	Cast in Place Concrete	100%				2039	**		
Parking/Driveway									
	Asphalt	100%	Now		\$5,900	2037	**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Parking Area</i>									

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
	Fused Disc Sw	100%			2034	\$15,100	5	\$100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2034	\$108,400	5	\$100
Raceway								
	Conduit	90%			2054	**	1	
	Conduit	10%			2034	\$2,600	1	
Panelboards								
	Fused Disc Sw	5%			2050	**	5	
	Molded Case Bkrs	95%			2050	**	5	\$500

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Thermoplastic	90%			2054		**	1	
Thermoplastic	10%			2034	\$2,900		1	
Motor Controllers								
Locally Mounted	100%			2047		**	5	\$100
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	68%			2029	\$201,900	10		\$12,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2034	\$89,100	10		\$5,500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2034	\$11,000	2		
Egress Lighting								
Emergency, Battery	50%			2034	\$16,700	10		\$2,400
Exit, Service	50%			2039		**	1	
Exterior Lighting								
HID	25%			2034	\$23,200	10		
Incandescent	5%			2034	\$5,300	2		
No Component	70%							
Alarm								
Security System								
Generic	100%			2039		**	1	\$7,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Activity Rooms, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2039		**	1-3	\$12,600
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Heating								
Energy Source								
Electricity	100%			2044		**	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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Conversion Equipment	Heat Pump Air Sourced	85%			2032		2	\$5,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Equipment Rooms</i>									
<i>Explanation : 3 Units</i>									
Radiant Heater		15%			2034	\$77,700	2	\$1,400	
Controls	Electrical	100%			2029	\$110,700			
<b>Air Conditioning</b>									
Energy Source	Electricity	100%			2042		**	1	
Conversion Equipment	Heat Pump Water Sourced	90%			2032	\$312,400			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : 3 Units, Equipment Rooms</i>									
Split Unit		10%	2-4	\$9,500	2044		**		
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1 Old Unit For The Kitchen</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Kitchen</i>									
<i>Explanation : Old Condenser On The Roof</i>									
Terminal Devices	Air Handler/Dir Expansion	100%			2034	\$381,800	1		
<b>Heat Rejection</b>									
Evaporative Condenser		10%			2034	\$10,500	2	\$1,400	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Roof</i>									
No Component		90%							
<b>Ventilation</b>									
Distribution	Ductwork/Diffusers	100%			LIFE		**	2-5	\$11,100
Exhaust Fans									
Interior		40%			2034	\$35,300	2	\$200	
Roof		60%			2034	\$23,200	2	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : Four Fans</i>									
<b>Plumbing</b>									
H/C Water Piping	Brass/Copper	100%			2044		**	1	
Water Heater With Tanks	Electric	100%			2033	\$118,200	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Kitchen Closet</i>									
<i>Explanation : Two Heaters, 120 Gallons Each</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**  
**CYPRESS HILLS SENIOR CENTER**  
**Asset # : 14456**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing	Sanitary Piping								
	Cast Iron	25%	0-2	\$1,300	LIFE		**	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Backyard</i>							
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Kitchen</i>							
		<i>Explanation : One Grease Trap Below Floor</i>							
	Cast Iron	75%		LIFE			**	1	
Storm Drain Piping	Cast Iron	100%		LIFE			**	1	
Backflow Preventer	Generic	100%		2039			**	1	\$1,200
Fixtures	Generic	100%							
Vertical Transport	Elevators								
	Hydraulic	100%		LIFE			**		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement To 1st Floor</i>							
		<i>Explanation : 1 Unit</i>							
Fire Suppression	Chemical System								
	Generic	100%		2029		\$58,100	1-10		\$29,000
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Kitchen Hood</i>							
		<i>Explanation : Covers 20 Square Feet</i>							

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

Print Date : 13-Aug-2025

**DEPARTMENT FOR THE AGING - FY 2026**

**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** : 22-Jan-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1680 **Lot** : 45 **BIN** : 1074278

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>		
Exterior Architecture	\$162,700	\$165,400		
Interior Architecture	\$158,300	\$685,200		
Electrical		\$648,500		
Mechanical		\$1,956,900		
<b>Total</b>	<b>\$321,000</b>	<b>\$3,456,000</b>		
Importance Code A	\$162,700	\$165,400		
Importance Code B	\$72,700	\$3,290,700		
Importance Code C	\$85,600			
<b>Total</b>	<b>\$321,000</b>	<b>\$3,456,000</b>		
<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
Exterior Architecture	\$130,000		\$12,200	
Interior Architecture	\$143,400		\$7,800	\$4,100
Electrical	\$15,600	\$2,600	\$3,200	\$2,800
Mechanical	\$61,100	\$6,500	\$39,600	\$6,500
Site Pavements	\$10,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$367,700</b>	<b>\$16,300</b>	<b>\$69,900</b>	<b>\$20,600</b>
Importance Code A	\$132,700	\$2,700	\$14,900	\$2,700
Importance Code B	\$188,200	\$13,600	\$55,000	\$17,900
Importance Code C	\$46,800			
<b>Total</b>	<b>\$367,700</b>	<b>\$16,300</b>	<b>\$69,900</b>	<b>\$20,600</b>



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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>										
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>								
<b>Exterior</b>																	
Exterior Walls																	
	Cast in Place Concrete	4%	Now	\$10,800	LIFE	**	5	\$9,000									
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>															
		<i>Location : Base Of Building At North Facade</i>															
	Cast Stone/Terra Cotta	2%	Now	\$7,200	LIFE	**	5	\$7,000									
		<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>															
		<i>Location : Front Facade</i>															
	Exposed Struc: Steel	1%			LIFE	**	5	\$2,800									
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>															
		<i>Location : Above Window Heads</i>															
		<i>Explanation : Steel Lintel</i>															
	Masonry: Brick	90%			LIFE	**	5	\$81,000									
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 30%</i>															
		<i>Location : Throughout</i>															
	Masonry: Limestone	3%	Now	\$10,600	LIFE	**	5	\$1,000									
		<i>Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%</i>															
		<i>Location : Front Facade</i>															
<b>Windows</b>																	
	Aluminum	100%	Now	\$162,700	2052	**	5	\$5,700									
		<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>															
		<i>Location : Throughout</i>															
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 60%</i>															
		<i>Location : Throughout</i>															
<b>Parapets</b>																	
	Cast Stone/Terra Cotta	20%			LIFE	**	5-10	\$42,000									
	Masonry: Brick	40%			LIFE	**	5-10	\$20,300									
	Metal Rail	15%			2049	**	5-10	\$20,100									
	Pre-Cast Concrete	25%			LIFE	**	5	\$23,300									
<b>Roof</b>																	
	Modified Bitumen	100%			2036	\$165,400	10	\$15,100									
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>															
		<i>Location : All Of Roof</i>															
		<i>Explanation : Snow Covered</i>															
<b>Interior</b>																	
Floors																	
	Carpet	5%			2032	\$36,600	3	\$4,100									
	Cast in Place Concrete	10%	Now	\$7,000	LIFE	**	5	\$9,000									
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>															
		<i>Location : Basement</i>															
	Ceramic Tile	5%	2-4	\$11,700	2045	**	5	\$1,000									
		<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>															
		<i>Location : Bathrooms</i>															
	Vinyl Tile	60%	Now	\$34,300	2036	\$685,200	3	\$9,300									
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>															
		<i>Location : Various Locations Throughout</i>															
	Wood	20%			2064	**	5	\$15,500									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>	
<b>Interior</b>										
Interior Walls	Glass: Single Pane	5%	Now	\$6,800	LIFE	**	5	\$1,700		
		<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% Location : Weight Room</i>								
Gypsum Board		20%			LIFE	**	5-10	\$15,300		
Masonry: Brick		10%	Now	\$85,600	LIFE	**				
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40% Location : Basement</i>								
Plaster		<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30% Location : Basement</i>								
		<i>Worn/Erode, Extent : Moderate, Area Affected : 30% Location : Basement</i>								
Wood		5%			LIFE	**	5	\$18,000		
<b>Ceilings</b>										
Acous	Tile	40%	4+	\$27,500	2049	**	5	\$8,300		
	Susp.		<i>Staining/Discoloring, Extent : Light, Area Affected : 20% Location : Various Locations Throughout</i>							
Gypsum Board		10%			LIFE	**	5-10	\$14,200		
Masonry: Vault Struct		25%	0-2	\$72,700	LIFE	**				
		<i>Worn/Erode, Extent : Moderate, Area Affected : 10% Location : Basement</i>								
Metal Panel		<i>Other Observation, Extent : N/A, Area Affected : 40% Location : Second Floor</i>								
		<i>Explanation : Painted Vaulted Structure</i>								
Plaster		15%			LIFE	**	5	\$15,500		
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50% Location : Basement</i>								
<b>Site Enclosure</b>										
Fence/Gates	Concrete Masonry Unit	90%			2046	**				
	Iron Picket	10%			2056	**				
<b>Site Pavements</b>										
Public Sidewalk	Cast in Place Concrete	100%	Now	\$2,400	2041	**				
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Adjacent To Front Entrance Steps</i>								
		<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 2% Location : Adjacent To Front Entrance Steps</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements									
On-Site Walkways									
Asphalt		65%	Now	\$6,400	2051	**			
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Rear Yard</i>							
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Rear Yard</i>							
		<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Rear Yard</i>							
Cast in Place Concrete		5%	Now	\$1,600	2056	**			
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Front Entry Steps</i>							
Steel Grating		30%			2062	**	1		
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Rear Yard</i>							
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Rear Yard</i>							
		<i>Explanation : Fire Escape Steel Stairs</i>							

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Under 600 Volts									
Service Equipment									
Fused Disc Sw		60%			2036	\$9,100	5		\$100
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Electrical Room</i>							
		<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>							
Fused Disc Sw		40%			2036	\$6,000	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Electrical Room</i>							
		<i>Explanation : Service Disconnect Switch Rated At 400 Amperes.</i>							
Switchgear / Switchboard									
Molded Case Bkrs		100%			2036	\$130,000	5		\$700
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Electrical Room</i>							
		<i>Explanation : On Extended Life</i>							
Raceway									
Conduit		30%			2056	**	1		
Conduit		70%			2036	\$42,900	1		
Panelboards									
Fused Knife Sw		5%			2035	\$5,000	5		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
Molded Case Bkrs		40%			2052	**	5		\$300
Molded Case Bkrs		55%			2035	\$54,900	5		\$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**  
**LEONARD COVELLO SENIOR CENTER**  
**Asset # : 14136**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
Wiring	Braided Cloth	60%		2035		\$46,300	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Thermoplastic		40%		2056		**	1		
Motor Controllers	Locally Mounted	30%		2049		**	5	\$100	
	Locally Mounted	70%		2034		\$50,200	5	\$100	
<b>Ground</b>									
Grounding Devices	Generic	100%	2-4	\$10,400	LIFE	**	5	\$400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Corroded</i>									
<b>Lighting</b>									
Interior Lighting	Fluorescent	10%		2036		\$41,200	10	\$2,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 4th Floor</i>									
<i>Explanation : Compact Fluorescent Lights</i>									
Fluorescent		68%		2036		\$280,000	10	\$17,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : T-8 Lamps</i>									
Fluorescent		10%		2036		\$41,200	10	\$2,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 4th Floor</i>									
<i>Explanation : T-5 Lamps</i>									
Fluorescent		2%		2031		\$8,200	10	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 3rd Floor Hallway</i>									
<i>Explanation : T-12 Lamps</i>									
LED		10%		2044		**			
<b>Egress Lighting</b>									
Emergency, Battery		20%		2041		**	10	\$1,300	
Emergency, Battery		30%		2031		\$13,900	10	\$2,000	
Exit, LED		10%		2071		**	1		
Exit, Service		20%		2041		**	1		
Exit, Service		20%		2031		\$2,400	1		
<b>Exterior Lighting</b>									
LED		10%		2041		**			
No Component		90%							
<b>Alarm</b>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Alarm

Security System	Generic	100%		2044		**	1	\$10,300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Fire/Smoke Detection	Generic, Digital	100%		2041		**	1-3	\$17,000
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								

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

## Heating

Energy Source	Natural Gas	100%		2056		**	1	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement. Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement. Boiler Room</i>								
<i>Explanation : One Unit</i>								

Distribution	Steam Piping/Pump	100%	Now	\$4,400	2036	\$221,200		
<i>Controller Not Working, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steam Condensate Return Pumping System. Basement - Boiler Room</i>								

Terminal Devices	Convector/Radiator	100%		2034		\$225,900	1	\$8,900
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Controls	Digital	100%	Now	\$39,700	2034	\$793,300		
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement. Boiler Room</i>								

Air Conditioning	Energy Source	100%		2044		**	1	
<i>Electricity</i>								
<i>Estimates are rounded to the nearest hundred dollars.</i>								

Conversion Equipment	Split Unit	25%		2031		\$164,000		
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								

Window/Wall Unit		75%		2031		\$78,500	1	
------------------	--	-----	--	------	--	----------	---	--

## Ventilation

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

*Estimates are rounded to the nearest hundred dollars.*

*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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ventilation									
Distribution									
Ductwork/Diffusers		25%			LIFE		* *	2-5	\$6,100
No Component		75%							
Exhaust Fans									
Interior		49%			2036	\$60,000	2		\$400
Interior		1%			2031	\$1,200	2		
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
Roof		25%			2031	\$13,400	2		\$200
Wall Unit		25%			2036	\$3,000	2		\$200
Plumbing									
H/C Water Piping									
Brass/Copper		100%			2036	\$354,700	1		
Sanitary Piping									
Cast Iron		100%	Now	\$7,000	LIFE		* *	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : 4th Floor. Mens Toilet Room</i>							
Storm Drain Piping									
Cast Iron		100%			LIFE		* *	1	
Sump Pump(s)									
Submersible		100%			2027	\$900	4		\$900
Fixtures									
Generic		100%							
Tankless Water Heater(POU)									
Gas Fired		100%			2029	\$32,400	2		\$1,300
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement - Boiler Room</i>							
Hot Water Storage Tank									
Generic		100%			2031	\$15,400	1		\$2,600
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement. Boiler Room</i>							
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement. Boiler Room</i>							
		<i>Explanation : One Unit. 400 Gallons</i>							
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement To 4th Floor</i>							
		<i>Explanation : One Unit</i>							
Fire Suppression									
Chemical System									
Generic		100%			2034	\$58,100	1-10		\$29,000
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Kitchen</i>							
		<i>Explanation : One 25 Square Foot Hood</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 13-Aug-2025

**DEPARTMENT FOR THE AGING - FY 2026**

Asset Name : MOTT ST. (CELLAR, 1, 2, PART OF 3)  
 Address : 180 MOTT ST. @ KENMAR 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 : 03-Apr-2025 Landmark Status : NONE  
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6  
 Block : 479 Lot : 1 BIN : 1007156

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		\$255,400
Mechanical		\$402,800
<b>Total</b>		<b>\$658,200</b>
Importance Code B		\$658,200
<b>Total</b>		<b>\$658,200</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$3,500			
Interior Architecture	\$49,700		\$1,400	\$1,600
Electrical	\$1,400	\$1,000	\$1,100	\$1,400
Mechanical	\$15,900	\$6,600	\$8,700	\$6,600
Site Pavements	\$600			
Elevators/Escalators	\$7,700	\$7,700	\$7,700	\$7,700
<b>Total</b>	<b>\$78,800</b>	<b>\$15,300</b>	<b>\$18,800</b>	<b>\$17,200</b>
Importance Code A	\$4,600	\$1,100	\$1,100	\$1,100
Importance Code B	\$63,300	\$14,200	\$17,800	\$16,100
Importance Code C	\$10,900			
<b>Total</b>	<b>\$78,800</b>	<b>\$15,300</b>	<b>\$18,800</b>	<b>\$17,200</b>



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls	Masonry: Brick	75%	Now	\$3,400	LIFE		**	5	\$2,100
		<i>Graffiti, Extent : Moderate, Area Affected : 2% Location : Front Facade</i>							
		<i>Spalling, Extent : Moderate, Area Affected : 10% Location : Throughout</i>							
		<i>Staining/Discoloring, Extent : Light, Area Affected : 10% Location : Front Facade</i>							
		<i>Vertical Cracks, Extent : Moderate, Area Affected : 10% Location : Throughout</i>							
Masonry: Granite		5%			LIFE		**	5	\$200
		<i>Staining/Discoloring, Extent : Light, Area Affected : 1% Location : Front Facade</i>							
Window Wall		20%		2056			**	5	\$2,100
		<i>Glazing Clouded, Extent : Light, Area Affected : 5% Location : Front Facade</i>							
Windows	Aluminum	75%		2052			**	5	
	Wood	25%		2044			**	5	
Roof	Play Surface	100%		2041			**	10	
Soffits	Metal Panel	100%		2046			**	5-10	\$900
<b>Interior</b>									
Floors	Cast in Place Concrete	10%			LIFE		**	5	\$7,300
	Ceramic Tile	5%	Now	\$900	2039		**	5	\$400
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Toilets</i>							
	Quarry Tile	5%		2049			**	5	\$1,200
	Vinyl Tile	75%	Now	\$17,200	2041		**	3	\$4,700
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Throughout</i>							
	Wood	5%		2064			**	5	\$1,600
Interior Walls	Ceramic Tile	5%	Now	\$700	2045		**	5	\$300
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Toilets</i>							
		<i>Horizontal Cracks, Extent : Light, Area Affected : 5% Location : Toilet Rooms</i>							
Concrete Masonry Unit		10%			LIFE		**	5	\$1,000
Concrete Masonry Unit		5%			LIFE		**	5	\$500
Gypsum Board		55%			LIFE		**	5-10	\$12,100
Masonry: Brick		5%			LIFE		**	10	\$200
Plaster		20%			LIFE		**	5-10	\$2,200

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior	Ceilings	AcousTileSusp.Lay-In	85%	4+	\$11,700	2049	**	5	\$7,000
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15% Location : Throughout</i>									
	Exposed Struc: Steel		5%		LIFE		**	10	\$1,700
<i></i>									
	Gypsum Board		10%		LIFE		**	5-10	\$5,700
Site Enclosure									
	Fence/Gates								
	Chain Link		100%		2046		**		
<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : Roof Enclosure For Play Area</i>									
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete		100%	4+	\$600	2049	**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Front</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw		100%		2036	\$15,100	5		
<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Electrical Room Explanation : Main Service Disconnect Switch Rated 1,200 Amperes</i>									
	Switchgear / Switchboard								
	Fused Disc Sw		100%		2036	\$108,400	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100% Location : Basement Electrical Room Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Electrical Room Explanation : 2 Vertical Sections</i>									
Raceway									
	Conduit	95%			2036	\$24,500	1		
	Conduit	5%			2056	**	1		
Panelboards									
	Fused Disc Sw	5%			2035	\$2,000	5		
	Molded Case Bkrs	75%			2035	\$29,900	5	\$200	
	Molded Case Bkrs	20%			2052	**	5	\$100	
Wiring									
	Thermoplastic	90%			2036	\$25,800	1		
	Thermoplastic	10%			2056	**	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**  
**MOTT ST. (CELLAR, 1, 2, PART OF 3)**  
**Asset # : 14141**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	90%			2034	\$64,500	5		\$100
Locally Mounted	10%			2049	**	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5		\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main Pipe Grounded</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2036	\$82,500	10		\$5,100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	44%			2041	**	10		\$4,500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2041	**	10		\$100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
LED	5%			2044	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2036	\$9,300	10		\$1,300
Exit, Service	50%			2036	\$2,400	1		
<b>Exterior Lighting</b>								
LED	10%			2044	**			
No Component	90%							
<b>Alarm</b>								
Security System								
Generic	100%			2036	\$20,800	1		\$4,100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	\$28,600	1-3		\$7,000

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

Heating

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Energy Source	Fuel Oil No 2	100%		2056		**	5	\$3,400	
<i>No. 2 Fuel Oil, Extent : Light, Area Affected : 100% Location : Basement Level</i>									
Conversion Equipment	Steam Boiler	100%		2041		**	1	\$11,000	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room</i>									
<i>Explanation : Six No.2 Oil Fired Modular Steam Boilers, The Boilers Serve All Five Floors</i>									
Distribution	Steam Piping/Pump	100%		2046		**			
Terminal Devices	Air Handler	50%		2036	\$104,200	1		\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : First, Second And Third Floors</i>									
<i>Explanation : Water Sourced Air Conditioning Units Observed.</i>									
Controls	Convector/Radiator	50%		2041		**	1	\$1,800	
Electrical		100%		2031	\$61,600				
<b>Air Conditioning</b>									
Energy Source	Electricity	100%		2044		**	1		
Conversion Equipment	Split Unit	5%		2041		**			
<i>Other Observation, Extent : N/A, Area Affected : 5% Location : 4th And 5th Floor</i>									
<i>Explanation : 5 Units</i>									
Window/Wall Unit		5%		2031	\$2,100	1			
Water Cooled interior		90%		2034	\$179,000	2			
Pkg Unit									
Distribution	Ductwork/Diffusers	100%		LIFE		**	2	\$18,000	
<b>Heat Rejection</b>									
Water Cooling Tower		100%		2040		**	2	\$11,100	
<i>Recent Installation, Extent : N/A, Area Affected : 90% Location : Roof</i>									
<b>Ventilation</b>									
Distribution	Ductwork/Diffusers	100%		LIFE		**	2-5	\$9,800	
Exhaust Fans									
Roof		100%		2036	\$21,500	2		\$300	
<b>Plumbing</b>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Plumbing</b>									
H/C Water Piping	Brass/Copper	98%			2046		**	1	
	Brass/Copper	2%	Now	\$300	2046		**	1	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement. Water Main</i>									
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement. Leaking Water Main Shut Off Valve</i>									
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement Water Meter Room</i>									
<i>Explanation : Badly Corroded Main Water Supply Isolation Valve</i>									
<b>Water Heater With Tanks</b>									
Gas Fired		90%			2034	\$30,700	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 1 Direct Fired Unit With 120 Gallons Storage Tank</i>									
Gas Fired		10%	0-2	\$200	2036	\$3,400	2		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : Storage Tank</i>									
<b>Sanitary Piping</b>									
Cast Iron		100%			LIFE		**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Kitchen</i>									
<i>Explanation : Grease Trap Undersized</i>									
<b>Storm Drain Piping</b>									
Cast Iron		100%			LIFE		**	1	
<b>Backflow Preventer</b>									
Generic		100%			2041		**	1	\$700
<b>Fixtures</b>									
Generic		100%							
<b>Vertical Transport</b>									
Elevators									
Geared Traction		100%			LIFE		**		
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Elevator Is Not Working</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Building</i>									
<i>Explanation : 1 Unit Serving Basement And All Floors</i>									
<b>Fire Suppression</b>									
Sprinkler									
No Component		75%							
Generic		25%			2046		**	1-2	
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</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**  
**MOTT ST. (CELLAR, 1, 2, PART OF 3)**  
**Asset # : 14141**

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Fire Suppression									
Chemical System									
Generic		100%			2031	\$58,100	1-10	\$29,000	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>									
<i>Location : Kitchen</i>									
<i>Explanation : 1 Set Kitchen Exhasust 4 Feet X 9 Feet Which Equals 36 Square Feet</i>									

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

Print Date : 13-Aug-2025

**DEPARTMENT FOR THE AGING - FY 2026**

**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** : 25-Nov-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3,Mez  
**Block** : 454 **Lot** : 52 **BIN** : 1006502

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>		
Interior Architecture	\$237,100	\$84,300		
Electrical		\$673,300		
Mechanical	\$111,700	\$786,800		
<b>Total</b>	<b>\$348,800</b>	<b>\$1,544,400</b>		
Importance Code B	\$255,200	\$1,544,400		
Importance Code C	\$93,600			
<b>Total</b>	<b>\$348,800</b>	<b>\$1,544,400</b>		
<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
Interior Architecture	\$46,800		\$3,100	\$3,300
Electrical	\$2,500	\$1,900	\$1,900	\$2,500
Mechanical	\$94,400	\$12,900	\$14,300	\$12,300
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
<b>Total</b>	<b>\$165,300</b>	<b>\$36,400</b>	<b>\$40,900</b>	<b>\$39,800</b>
Importance Code A	\$17,500	\$2,000	\$2,000	\$2,000
Importance Code B	\$133,200	\$34,400	\$38,900	\$36,900
Importance Code C	\$14,700			\$900
<b>Total</b>	<b>\$165,300</b>	<b>\$36,400</b>	<b>\$40,900</b>	<b>\$39,800</b>



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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Interior</b>									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$13,200	
	Ceramic Tile	5%			2045	**	5	\$1,500	
	Marble Panels	5%			LIFE	**	5	\$2,300	
	Poured Epoxy/Resin	5%			2034	\$84,300			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 2nd Floor Kitchen</i>									
<i>Explanation : Epoxy Floor</i>									
	Terrazzo	10%			LIFE	**	5	\$4,700	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>									
<i>Location : Lobby Area</i>									
	Vinyl Tile	45%	2-4	\$7,500	2041	**	3	\$5,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>									
<i>Location : Backstage Doorway At Auditorium</i>									
	Wood	20%	4+	\$143,500	2051	**	5	\$5,600	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Auditorium Multipurpose Room</i>									
<i>Worn/Erode, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Auditorium Multipurpose Room</i>									
<b>Interior Walls</b>									
	Ceramic Tile	5%			2045	**	5	\$1,800	
	Fiberglass Panel	10%			LIFE	**	10	\$900	
	Marble Panels	5%	Now	\$93,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Lobby Area</i>									
<i>Vertical Cracks, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Lobby</i>									
<i>Worn/Erode, Extent : Severe, Area Affected : 70%</i>									
<i>Location : Lobby</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Lobby Stair</i>									
<i>Explanation : Patching Evident, With Caulking Type Material</i>									
	Plaster	80%	Now	\$13,800	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Auditorium Backstage Areas</i>									
<b>Ceilings</b>									
	AcousTileConcealSpLn	2%			2049	**	5	\$800	
	AcousTileSusp.Lay-In	18%			2049	**	5	\$5,400	
	Plaster	80%	Now	\$14,600	LIFE	**	5	\$15,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Auditorium Backstage Areas</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Auditorium Backstage Areas, And Throughout</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Auditorium Backstage Areas, Lobby, And Various Locations Throughout</i>									
<b>Site Pavements</b>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>	
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2041		**			
On-Site Walkways									
Cast in Place Concrete	100%			2041		**			
<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2036	\$15,100	5		\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : One 2,500 Ampere Main Disconnect Switch</i>									
Switchgear / Switchboard									
Fused Disc Sw	50%			2036	\$65,000	5			
Fused Knife Sw	50%			2036	\$65,000	5			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
Raceway									
Conduit	100%			2036	\$61,200	1			
Panelboards									
Fused Disc Sw	5%			2035	\$5,000	5			
Molded Case Bkrs	95%			2035	\$94,800	5		\$500	
Wiring									
Braided Cloth	70%			2035	\$54,000	1			
Thermoplastic	30%			2036	\$23,200	1			
Motor Controllers									
Locally Mounted	100%			2034	\$71,700	5		\$100	
Ground									
Grounding Devices									
Generic	100%			LIFE		**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Sub-basement At Boilers Room</i>									
<i>Explanation : Water Main Pipe Grounded</i>									
Lighting									
Interior Lighting									
Fluorescent	50%			2036	\$149,800	10		\$9,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : 2nd, 3rd Floors And Kitchen</i>									
Fluorescent	20%			2036	\$59,900	10		\$3,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lobby 1st Floor, Cafeteria And Some 2nd Floor</i>									
LED	30%			2041		**			

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**  
**SIROVICH FLOOR (1, MEZ, 2, PART OF 3)**  
**Asset # : 14146**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2041		**	10	
Exit, LED	50%			2064		**	1	
Exterior Lighting								
LED	10%			2044		**		
No Component	90%							
<b>Alarm</b>								
Security System								
Generic	100%			2031	\$37,700	1		\$7,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	\$51,800	1-3		\$12,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Manual Pullbox And Fire Alarm Panel</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056		**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 3,000 Gallon Tank, No.2 Fuel</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$17,500	2049		**	1	\$17,900
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement. One Boiler Out Of Service</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$28,300	2046		**	4	\$1,000
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement. One Circulating Pump Leaking</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**  
**SIROVICH FLOOR (1, MEZ, 2, PART OF 3)**  
**Asset # : 14146**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Terminal Devices	Air Handler	35%	0-2	\$13,200	2036	\$132,400	1	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Second And Third Floor Air Handlers. Insulation Deteriorating</i>									
<i>Explanation : Dual Temperature Coil In Unit</i>									
Convector/Radiator		65%			2041		**	1	\$4,200
Controls									
Electrical		100%	0-2	\$11,200	2029	\$111,700			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout. Controller Is Too Old</i>									
<b>Air Conditioning</b>									
Energy Source									
Electricity		100%			2052		**	1	
Conversion Equipment									
Reciprocating		50%			2036	\$148,200	1	\$4,700	
Compr/Chiller									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Reciprocating		50%			2041		**	1	\$4,700
Compr/Chiller									
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>									
<i>Location : Roof</i>									
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Distribution									
CW & CHW Wtr		50%			2046		**	4	\$500
Pipe/Pump									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Summer, Winter Piping For Air Handlers Not In Use. Left In Cooling Position At All Times</i>									
Ductwork/Diffusers		50%			LIFE		**	2	\$16,300
Terminal Devices									
Air Handler/Cool/Ht		100%			2036	\$389,900	1	\$12,400	
Heat Rejection									
Air Cooled Condenser		100%			2036	\$58,200	2	\$14,000	
Unit									
Ventilation									
Distribution									
Ductwork/Diffusers		100%			LIFE		**	2-5	\$17,700
Exhaust Fans									
Roof		100%	0-2	\$3,900	2036	\$39,000	2	\$500	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Auditorium Exhaust At 2nd Floor</i>									
Plumbing									

**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**  
**SIROVICH FLOOR (1, MEZ, 2, PART OF 3)**  
**Asset # : 14146**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>									
H/C Water Piping	Brass/Copper	100%		2056		**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100% Location : Basement</i>									
Water Heater With Tanks	Gas Fired	100%		2034		\$34,200	2		
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Direct Fired Units 65 Gallons.</i>									
Sanitary Piping	Cast Iron	100%		LIFE		**	1		
Storm Drain Piping	Cast Iron	100%		LIFE		**	1		
Sump Pump(s)	Non-Submersible	100%		2036		\$4,000	4		\$600
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Dual Pumps Serves Area Of Abandoned Pool</i>									
Pool Filter/Treatment	Sand	100%		2041		**	4		\$900
<i>Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : Pool And All Components Are Abandoned And Will Not Be Repaired For Use</i>									
Sewage Ejector(s)	Electric	100%		2036		\$10,500	4		\$1,200
Backflow Preventer	Generic	100%		2041		**	1		\$1,200
Fixtures	Generic	100%							
Hot Water Storage Tank	Generic	100%		2041		**	1		\$2,600
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Two Units 120 And 200 Gallons</i>									
Vertical Transport	Elevators	70%		LIFE		**			
<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : 2 Units, One Passenger From 1st To 7th And One Freight From 1st To 6th</i>									
Hydraulic		30%		LIFE		**			
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Building Explanation : 1 Unit, Street To 1st Floor</i>									
<b>Fire Suppression</b>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression	Standpipe								
	No Component	35%							
	Generic	65%			2046		** 1-5	\$6,600	
Sprinkler									
	Generic	100%			2046		** 1-2	\$5,600	
Fire Pump									
	Generic	100%			2039		** 1	\$3,800	
Chemical System									
	Generic	100%			2031	\$58,100	1-10	\$29,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Kitchen</i>									
<i>Explanation : 1 Set Fire Suppression On Kitchen Hood 5 Feet x 8 Feet Which Equals 40 Square Feet</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****Project : AGING**

<b>CAPITAL</b>		<b>FY 2027 - 2030</b>		<b>FY 2031 - 2036</b>	
Miscellaneous Buildings		351,800		415,900	
<b>EXPENSE</b>		<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
	Miscellaneous Buildings	20,600	8,600	11,100	9,000
<b>ASSET #</b>	<b>NAME</b>		<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
14137	BAYSIDE		5,200	423,200	27,200
14140	EAST CONCOURSE		4,233	344,500	22,200

*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.*