

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
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>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$52,000	\$800		
Interior Architecture	\$53,600			\$600
Electrical	\$1,500	\$300	\$300	\$200
Mechanical	\$6,700	\$3,200	\$3,700	\$3,200
Site Enclosure	\$2,200			
Site Pavements	\$30,400			\$1,800
<b>Total</b>	<b>\$146,300</b>	<b>\$4,300</b>	<b>\$3,900</b>	<b>\$5,700</b>
Importance Code A	\$52,300	\$1,100	\$300	\$300
Importance Code B	\$61,600	\$3,200	\$3,600	\$3,700
Importance Code C	\$32,400			\$1,800
<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**

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
On-Site Walkways									
	Asphalt	40%	Now	\$12,500	2051		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Tripping Hazard, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
	Cast in Place Concrete	10%			2049		* *		
	Paver: Asphalt	50%			2045		* *	5	\$3,500
Activity Yard									
	Pavers/Stone	100%	4+	\$17,900	2039		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Rear Of Building							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2062	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical And Mechanical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2062	* *	5	\$200	
	Raceway								
	Conduit	100%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2058	* *	5		
	Molded Case Bkrs	95%			2058	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2062	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2034	\$71,700	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Water Main Pipe Grounded							

## Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	18%			2031	\$16,900	10	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	80%			2036	\$75,100	10	\$4,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	LED	2%			2044	* *			
Egress Lighting									
	Exit/Emergency Light Combo	100%			2044	* *			
Exterior Lighting									
	HID	20%			2031	\$5,900	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2041	* *	1	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2046	* *	5	\$2,000	
		Buried Tank(s), Extent : Light, Area Affected : 100%							
		Location : Outside Boiler Room							
Conversion Equipment									
	Hot Water Boiler	100%			2049	* *	1	\$3,100	
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$1,400	2035	\$13,800	4	\$300	
		Insul. Deteriorating, Extent : Severe, Area Affected : 10%							
		Location : Boiler Room							
Terminal Devices									
	Air Handler	65%			2031	\$77,100	1	\$2,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	Convactor/Radiator	30%			2034	\$15,500	1	\$600	
	Unit Heater - Hot Water	5%			2031	\$1,900			
Controls									
	Digital	100%			2034	\$180,900			

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Split Unit	100%			2041	* *			
	R-410a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,600	
	Needs Cleaning, Extent : Light, Area Affected : 30%								
	Location : 1st Floor								
	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		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : One Unit, 4 Kilowatts 100 Gallons								
	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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Kitchen								
	Explanation : One 20 Square Feet Hood								

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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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
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>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$3,400	
	Ceramic Tile	5%	0-2	\$4,400	2042	* *	5	\$800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Toilet Rooms And Kitchen									
	Quarry Tile	5%			2046	* *	5	\$2,300	
	Vinyl Tile	85%			2038	* *	3	\$9,900	
Interior Walls									
	Ceramic Tile	5%			2042	* *	5	\$2,100	
	Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
	Gypsum Board	90%			LIFE	* *	5	\$22,300	
Ceilings									
	AcousTileSusp.Lay-In	95%	2-4	\$49,200	2046	* *	5	\$14,800	
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Administrative Office And Kitchen									
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$200	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2033	\$61,200	1		
	Panelboards								
	Molded Case Bkrs	100%			2032	\$99,800	5	\$500	
	Wiring								
	Thermoplastic	100%			2033	\$77,200	1		
Lighting									
	Interior Lighting								
	Fluorescent	98%			2028	\$304,300	10	\$18,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	2%			2033	\$6,200	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Egress Lighting								
	Exit, Battery	100%			2028	\$29,500	10	\$1,400	
Alarm									
	Security System								
	Generic	100%			2033	\$39,100	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cafeteria, Hallways							
		Explanation : CCTV Surveillance Cameras							

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**DEPARTMENT FOR THE AGING - 125**  
**CITY HALL NEIGHBORHOOD SENIOR CENTER**

**Asset # : 14138**

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

**Alarm**

Fire/Smoke Detection

Generic, Digital

100%

2033

\$53,700

1-3

\$13,200

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

*Location : Throughout*

*Explanation : Strobe Lights, Horns And Manual Pull Stations. Connected To The Main Fire Alarm Panel Of The Building*

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

**Heating**

Energy Source

Not Accessible

100%

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

*Location : Throughout*

*Explanation : Utilities Supplied From Building*

Conversion Equipment

Not Accessible

100%

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

*Location : Throughout*

*Explanation : Utilities Supplied From Building*

**Air Conditioning**

Energy Source

Not Accessible

100%

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

*Location : Throughout*

*Explanation : Utilities Supplied From Building*

Conversion Equipment

Not Accessible

100%

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

*Location : Throughout*

*Explanation : Utilities Supplied From Building*

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

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**DEPARTMENT FOR THE AGING - 125**  
**CITY HALL NEIGHBORHOOD SENIOR CENTER**

**Asset # : 14138**

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

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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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
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>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Marble	10%	0-2	\$5,700	LIFE	* *	5	\$2,300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	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	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%									
Location : Perimeter Edges Of Entrance And Rear Canopies									
	Plaza Roof: Stone Panels	20%			2054	* *			
	Roll Roofing	75%	2-4	\$4,100	2033	\$82,000	5	\$10,500	
Blisters, Extent : Light, Area Affected : 5%									
Location : Upper Roof									
Debris Present, Extent : Moderate, Area Affected : 5%									
Location : Upper Roof									
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$10,700	LIFE	* *	5	\$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
	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	
Blisters, Extent : Light, Area Affected : 5%									
Location : Lobby									
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	
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Various Locations									
	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**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2039	**	5	\$3,200	
AcousTileSusp.Lay-In	80%	4+	\$13,400	2039	**	5	\$20,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	2%			LIFE	**	5	\$200	
Exposed Struc: Steel	3%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$6,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2044	**			
Concrete Masonry Unit	50%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2039	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$22,600	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	\$130,000	5	\$100	
Raceway								
Conduit	90%			2034	\$55,100	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5		
Molded Case Bkrs	5%			2042	**	5		
Molded Case Bkrs	90%			2033	\$89,800	5	\$800	
Wiring								
Thermoplastic	90%			2034	\$69,500	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2032	\$71,700	5	\$200	
Ground								
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**

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

**Lighting**

## Interior Lighting

LED

100%

2042

\* \*

## Egress Lighting

Emergency, Battery

50%

2042

\* \*

10

\$4,100

Exit, Battery

50%

2042

\* \*

10

\$1,100

## Exterior Lighting

Fluorescent

10%

2034

\$13,400

10

\$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside Perimeter**Explanation : Compact Fluorescent Lights.*

HID

10%

2029

\$15,700

10

No Component

80%

**Alarm**

## Security System

Generic

100%

2042

\* \*

1

\$12,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Activity Rooms, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Analog

100%

2042

\* \*

1-3

\$21,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detector And Horns*

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

**Heating**

## Energy Source

Electricity

100%

2044

\* \*

1

## Conversion Equipment

Furnace

100%

2034

\$104,800

1

\$16,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 6 Rooftop Package Units Heat, Cool With Interior Electric Reheat Coils*

## Controls

Electrical

100%

2029

\$187,300

**Air Conditioning**

## Energy Source

Electricity

100%

2042

\* \*

1

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2034

\$566,200

2

\$2,100

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 6 Package Units On Roof***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**  
**COUNCIL CTR. FOR SENIOR CITIZENS**  
**Asset # : 14457**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	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		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 120 Gallon Water Heater With Two Additional 120 Gallon Storage Tanks								
	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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Two 120 Gallon Units								
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Two Units From 1st To 5th Floor; One Unit From Basement To 5th Floor								
	Explanation : 3 Units								
Fire Suppression									
	Chemical System								
	Generic	100%			2029	\$58,100	1-10	\$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Kitchen								
	Explanation : Covers 25 Square Feet								

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**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	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	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Corridor, Near Multipurpose Room							
	Traffic Topping	5%			2039	* *	5	\$4,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Fluid Applied Epoxy Resin Floor Finish							
	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	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
		Worn/Erode, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
Ceilings									
	AcousTileSusp.Lay-In	10%			2047	* *	5	\$6,800	
	Exposed Struc: Concrete	20%			LIFE	* *	5	\$2,100	
	Glass: Susp Panels	30%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Component Is Actually Fiber Glass Suspended Panels							
	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	* *			
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	**	5	\$200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two Main Service Switch Rated At 400 Amperes								
	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	**			
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : For Dry Coolers								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : The Ground Connected To The Main Building Grounding								
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	\$677,400	10	\$41,700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : 1st Floor And Basement								
	Motion Sensors in Use, Extent : Light, Area Affected : 100%								
	Location : Basement								
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : 1st Floor And Basement								
	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**

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

**Alarm**

## Security System

## Generic

100% Now \$85,300 2044 \* \* 1 \$15,300

*Not in Service, Extent : Severe, Area Affected : 100%*

*Location : Throughout The Building*

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

*Location : Basement, 1st Floor*

*Explanation : Surveillance Camera System*

## Fire/Smoke Detection

## Generic, Digital

100% 2039 \* \* 1-3 \$28,900

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

**Heating**

## Energy Source

## Natural Gas

100% 2054 \* \* 1

## Conversion Equipment

## Heat Exchanger, Plate &amp; Frame

25% 2037 \* \* 1 \$5,600

## Heat Pump Air Sourced

50% 2028 2 \$7,000

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

*Location : Throughout Basement*

*Explanation : Water Sourced Heat Pumps Observed*

## Hot Water Boiler

25% 2032 \$120,700 1 \$5,600

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement*

*Explanation : 2 Units*

## 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.*

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2060	* *	1-5	\$23,800	
	Sprinkler								
	Generic	100%			2060	* *	1-2	\$12,700	
	Fire Pump								
	Generic	100%			2043	* *	1	\$8,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Fire Pump Serves The Entire Facility								

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

Print Date : 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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
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	\$1,009,900
<b>Total</b>	<b>\$370,700</b>	<b>\$1,087,600</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	90%	Now	\$17,800	LIFE	**	5	\$10,200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Balcony Openings								
	Metal Sect. OHD	5%			2047	**	5	\$1,800	
	Slate Panels	5%	Now	\$8,800	LIFE	**	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
	Location : Window Sills								
Windows									
	Aluminum	90%	0-2	\$10,300	2042	**	5	\$1,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Protective Metal Grilles								
	Metal Louvers	10%	0-2	\$1,300	2037	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : All Louvers								
Parapets									
	Masonry: Brick Cavity	15%			LIFE	**	5	\$1,600	
	Masonry: Limestone	10%	0-2	\$6,500	LIFE	**	5	\$1,300	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Metal Panel	5%			2054	**	5	\$2,000	
	Metal: Cage/Fence	70%	Now	\$35,100	2039	**	5	\$23,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Upper Roof								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Roof									
	Modified Bitumen	80%			2042	**	10	\$23,400	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Main Roof								
	Single Ply Membrane	20%	0-2	\$6,000	2039	**			
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Lower Balcony Roofs								
	Ponding, Extent : Light, Area Affected : 10%								
	Location : Lower Balcony Roof								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Lower Balcony Roof								
	Explanation : This Is Actually A Fluid Applied Roof System								
Soffits									
	Cement - Fiber Panel	100%			2034		10		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
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	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	2-4	\$2,800	2044	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Parking Area									
Site Pavements									
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	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Parking Area									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2034	\$15,100	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.									
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	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Fluorescent	30%			2034	\$89,100	10	\$5,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Lobby								
	Explanation : T-8 Lamps								
	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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Activity Rooms, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2039	* *	1-3	\$12,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2044	* *	1		

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

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

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

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

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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>



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Glass: Single Pane	5%	Now	\$6,800	LIFE	**	5	\$1,700	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Weight Room								
Gypsum Board	20%			LIFE	**	5-10	\$15,300	
Masonry: Brick	10%	Now	\$85,600	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Plaster	60%	Now	\$13,100	LIFE	**	5	\$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Stair								
Wood	5%			LIFE	**	5	\$18,000	
Ceilings								
AcousTileSusp.Lay-In	40%	4+	\$27,500	2049	**	5	\$8,300	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Various Locations Throughout								
Gypsum Board	10%			LIFE	**	5-10	\$14,200	
Masonry: Vault Struct	25%	0-2	\$72,700	LIFE	**			
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Second Floor								
Explanation : Painted Vaulted Structure								
Metal Panel	15%			LIFE	**	5	\$15,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Plaster	10%	Now	\$6,300	LIFE	**	5	\$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Bulkhead								
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	90%			2046	**			
Iron Picket	10%			2056	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$2,400	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Adjacent To Front Entrance Steps								
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Adjacent To Front Entrance Steps								

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

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

## Site Pavements

## On-Site Walkways

## Asphalt

65% Now \$6,400 2051 \* \*

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*  
*Location : Rear Yard*  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : Rear Yard*  
*Misaligned/Bulging, Extent : Moderate, Area Affected : 15%*  
*Location : Rear Yard*

## Cast in Place Concrete

5% Now \$1,600 2056 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*  
*Location : Front Entry Steps*

## Steel Grating

30% 2062 \* \* 1

*Recent Repair Evident, Extent : N/A, Area Affected : 100%*  
*Location : Rear Yard*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Rear Yard*  
*Explanation : Fire Escape Steel Stairs*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

60% 2036 \$9,100 5 \$100

*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Main Service Disconnect Switch Rated At 600 Amperes.*

## Fused Disc Sw

40% 2036 \$6,000 5

*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Service Disconnect Switch Rated At 400 Amperes.*

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2036 \$130,000 5 \$700

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : On Extended Life*

## Raceway

## Conduit

30% 2056 \* \* 1

## Conduit

70% 2036 \$42,900 1

## Panelboards

## Fused Knife Sw

5% 2035 \$5,000 5

*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*

## Molded Case Bkrs

40% 2052 \* \* 5 \$300

## Molded Case Bkrs

55% 2035 \$54,900 5 \$400

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

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

**Alarm**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

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

## Alarm

Security System  
Generic

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

Fire/Smoke Detection  
Generic, Digital

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

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

## Heating

Energy Source  
Natural Gas

100% 2056 \* \* 1

Conversion Equipment  
Steam Boiler

100% 2053 \* \* 1 \$27,400  
*Recent Installation, Extent : N/A, Area Affected : 100%*  
*Location : Basement. Boiler Room*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement. Boiler Room*  
*Explanation : One Unit*

## Distribution

Steam Piping/Pump

100% Now \$4,400 2036 \$221,200  
*Controller Not Working, Extent : Light, Area Affected : 5%*  
*Location : Steam Condensate Return Pumping System. Basement - Boiler Room*

## Terminal Devices

Convactor/Radiator

100% 2034 \$225,900 1 \$8,900  
*On Extended Life, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

## Controls

Digital

100% Now \$39,700 2034 \$793,300  
*Broken, Extent : Moderate, Area Affected : 100%*  
*Location : Basement. Boiler Room*

## Air Conditioning

Energy Source  
Electricity

100% 2044 \* \* 1

Conversion Equipment  
Split Unit

25% 2031 \$164,000  
*R-22 Refrigerant, Extent : Light, Area Affected : 100%*  
*Location : 4th Floor*

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.*  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*  
*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	25%			LIFE	* *	2-5	\$6,100	
	No Component	75%							
Exhaust Fans									
	Interior	49%			2036	\$60,000	2	\$400	
	Interior	1%			2031	\$1,200	2		
	Abandoned in Place, Extent : Light, Area Affected : 100%								
	Location : Basement								
	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		
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
	Location : 4th Floor. Mens Toilet Room								
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	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Basement - Boiler Room								
Hot Water Storage Tank									
	Generic	100%			2031	\$15,400	1	\$2,600	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Basement. Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement. Boiler Room								
	Explanation : One Unit. 400 Gallons								
Vertical Transport									
Elevators									
	Gear Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 4th Floor								
	Explanation : One Unit								
Fire Suppression									
Chemical System									
	Generic	100%			2034	\$58,100	1-10	\$29,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Kitchen								
	Explanation : One 25 Square Foot Hood								

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

Print Date : 13-Aug-2025

**DEPARTMENT FOR THE AGING - FY 2026**

**Asset Name** : MOTT ST. (CELLAR, 1, 2, PART OF 3)  
**Address** : 180 MOTT ST. @ KENMARE ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DFTA007.000 / 14141 **Yr Built/Renovated** : 1976 / 1999  
**Area Sq Ft** : 11,074 **Project Type** : AGING  
**Date of Survey** : 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.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	85%	4+	\$11,700	2049	* *	5	\$7,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Exposed Struc: Steel	5%			LIFE	* *	10	\$1,700	
	Gypsum Board	10%			LIFE	* *	5-10	\$5,700	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2046	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Roof Enclosure For Play Area							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$600	2049	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Front							
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	\$15,100	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : Main Service Disconnect Switch Rated 1,200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2036	\$108,400	5		
		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							
	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		

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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

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

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

Heating

*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**

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	98%			2046	* *	1		
	Brass/Copper	2%	Now	\$300	2046	* *	1		
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Basement. Water Main								
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Basement. Leaking Water Main Shut Off Valve								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement Water Meter Room								
	Explanation : Badly Corroded Main Water Supply Isolation Valve								
Water Heater With Tanks									
	Gas Fired	90%			2034	\$30,700	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Direct Fired Unit With 120 Gallons Storage Tank								
	Gas Fired	10%	0-2	\$200	2036	\$3,400	2		
	Corroded, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : Storage Tank								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Kitchen								
	Explanation : Grease Trap Undersized								
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2041	* *	1	\$700	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Controller Not Working, Extent : Moderate, Area Affected : 100%								
	Location : Elevator Is Not Working								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building								
	Explanation : 1 Unit Serving Basement And All Floors								
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2046	* *	1-2	\$800	
	No Backflow Preventer, Extent : Moderate, Area Affected : 100%								
	Location : Basement								

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**

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

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



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

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

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

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%		2041	**
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## On-Site Walkways

Cast in Place Concrete	100%		2041	**
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%		2036	\$15,100	5	\$100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2,500 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	50%		2036	\$65,000	5
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Fused Knife Sw	50%		2036	\$65,000	5
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement*

## Raceway

Conduit	100%		2036	\$61,200	1
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## Panelboards

Fused Disc Sw	5%		2035	\$5,000	5
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Molded Case Bkrs	95%		2035	\$94,800	5	\$500
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## Wiring

Braided Cloth	70%		2035	\$54,000	1
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Thermoplastic	30%		2036	\$23,200	1
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## Motor Controllers

Locally Mounted	100%		2034	\$71,700	5	\$100
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## Ground

## Grounding Devices

Generic	100%		LIFE	**	5	\$600
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Sub-basement At Boilers Room**Explanation : Water Main Pipe Grounded*

## Lighting

## Interior Lighting

Fluorescent	50%		2036	\$149,800	10	\$9,200
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : 2nd, 3rd Floors And Kitchen*

Fluorescent	20%		2036	\$59,900	10	\$3,700
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Lobby 1st Floor, Cafeteria And Some 2nd Floor*

LED	30%		2041	**
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**DEPARTMENT FOR THE AGING - 125**  
**SIROVICH FLOOR (1, MEZ, 2, PART OF 3)**  
**Asset # : 14146**

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

**Lighting**

## Egress Lighting

Emergency, Battery

50%

2041

\* \*

10

\$2,400

Exit, LED

50%

2064

\* \*

1

## Exterior Lighting

LED

10%

2044

\* \*

No Component

90%

**Alarm**

## Security System

Generic

100%

2031

\$37,700

1

\$7,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside**Explanation : CCTV Surveillance Camera*

## Fire/Smoke Detection

Generic, Digital

100%

2031

\$51,800

1-3

\$12,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Manual Pullbox And Fire Alarm Panel*

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

**Heating**

## Energy Source

Interruptible Gas/Dual Fuel

100%

2056

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 3,000 Gallon Tank, No.2 Fuel*

## Conversion Equipment

Steam Boiler

100%

Now

\$17,500

2049

\* \*

1

\$17,900

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Basement. One Boiler Out Of Service**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Dual Fuel Steam Boilers*

## Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$28,300

2046

\* \*

4

\$1,000

*Leak Evident, Extent : Moderate, Area Affected : 20%**Location : Basement. One Circulating Pump Leaking*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2056	* *	1		
				Booster Pump w/Tank, Extent : Light, Area Affected : 100%					
				Location : Basement					
	Water Heater With Tanks Gas Fired	100%			2034	\$34,200	2		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 2 Direct Fired Units 65 Gallons.					
	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	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Dual Pumps Serves Area Of Abandoned Pool					
	Pool Filter/Treatment Sand	100%			2041	* *	4	\$900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : Pool And All Components Are Abandoned And Will Not Be Repaired For Use					
	Sewage Ejector(s) Electric	100%			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	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Two Units 120 And 200 Gallons					
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	* *			
				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					
	Hydraulic	30%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Building					
				Explanation : 1 Unit, Street To 1st Floor					

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

**Asset # : 14146**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Kitchen									
Explanation : 1 Set Fire Suppression On Kitchen Hood 5 Feet x 8 Feet Which Equals 40 Square Feet									

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## DEPARTMENT FOR THE AGING - 125

## Project : AGING

CAPITAL		FY 2027 - 2030		FY 2031 - 2036
Miscellaneous Buildings		351,800		415,900
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Miscellaneous Buildings	20,600	8,600	11,100	9,000

  

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14137	BAYSIDE	5,200	423,200	27,200
14140	EAST CONCOURSE	4,233	344,500	22,200

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