Print Date: 19-Sep-2018 DEPARTMENT FOR THE AGING - FY 2019

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 : 06-Jul-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 420 Lot : 1 BIN : 1079081

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$504,900	
Electrical		\$96,100
Mechanical	\$59,300	
Total	\$564,200	\$96,100
Importance Code A	\$504,900	
Importance Code B	\$59,300	\$96,100
Total	\$564,200	\$96,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$47,800			
Interior Architecture	\$77,100			\$600
Electrical	\$15,100	\$100	\$51,400	
Mechanical	\$2,600	\$700	\$34,900	\$700
Total	\$142,700	\$800	\$86,300	\$1,300
Importance Code A	\$48,100	\$300	\$300	\$300
Importance Code B	\$64,000	\$500	\$85,900	\$1,000
Importance Code C	\$30,500			
Total	\$142,700	\$800	\$86,300	\$1,300



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

<sup>\*\*</sup> 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**

rchitecture	Current Repair Future Replaceme		Maintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Exterior Walls Cast in Place Concrete	5% Now \$5,000 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** p, Area Affected : 20%	5	\$4,400	
Masonry: Brick	85% Now \$136,700 Cracking/Crumbling, Extent: Moderate Location: Throughout Diagonal Cracks, Extent: Moderate, An Location: Rear Wall Bordering The F Jnt Mortar Miss/Erod, Extent: Light, A Location: Throughout Water Penetration, Extent: Moderate, A Location: Throughout	rea Affected : 5% Patio rea Affected : 10%	5	\$14,800	
Mosaic Tile	5% Now \$4,100 Cracking/Crumbling, Extent : Moderate Location : Throughout	2047 ** c, Area Affected : 10%			
Stucco Cement	5% Now \$12,900 Cracking/Crumbling, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout		5	\$1,100	
Windows					
Aluminum	100% Now \$70,400 Broken/Missing Elements, Extent: Mode Location: Throughout Glazing Broken/Cracked, Extent: Mode Location: Kitchen And Lounge, Throughardware Missing, Extent: Moderate, Location: Kitchen, Throughout.	erate, Area Affected : 40% ughout.	5	\$800	
Parapets					
Masonry: Brick	25% Now \$25,900 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** c, Area Affected : 40%	5	\$400	
No Component	75%				

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

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

Architecture		Current Repair Fu		Futur	Future Replacement		Maintenance	
System Component Type		Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
exterior Roof								
Modified Bitumen			\$297,800 derate, Area A	2037 ffected :	**			
	Location:	Throughout	Moderate, Are					
		Func/Miss, I Throughout	Extent : Moder	ate, Area	Affected: 100%			
	_	ident, Extent Throughout	: Moderate, A	rea Affect	ted : 20%			
	_	Growth, Exter Throughout	ıt : Moderate,	Area Affe	ected : 20%			
		tration, Exten Throughout	t : Moderate, A	Area Affe	cted : 20%			
nterior Floors								
Cast in Place Concrete			\$1,000 ent : Moderate	LIFE , Area A <u>j</u>	* * fected : 20%	5	\$1,000	
Ceramic Tile	_		\$9,300 ent : Moderate	2042 , Area Aj	* * fected : 40%	5	\$200	
		d Finish, Exte Throughout	nt : Moderate,	Area Aff	ected : 40%			
Terrazzo	_		\$17,900 ent : Moderate	LIFE , Area Aj	** fected : 10%	5	\$2,900	
Vinyl Tile			\$4,100 ent : Light, Arc	2032 ea Affecte	* * ed : 5%	3	\$1,800	

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

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

Asset #: 14135

rchitecture		Current Repair		Futur	Future Replacement		Maintenance	
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Interior Walls	<b>5</b> 0/	3.7	<b>#2.2</b> 00		ata ata			
Cast in Place Concrete	Loose/Del	Now am Surface a : Mechani	\$2,300 e, Extent : Moderat cal Room	LIFE e, Area A	* * Affected : 5%			
Ceramic Tile	Broken/Mi Location Cracking/	: Through	Extent : Moderate			5	\$200	
Compute Maganus Unit		Now	\$1,600	LIFE	* *	5	\$200	
Concrete Masonry Unit	Diagonal		tent : Light, Area A			3	\$300	
Masonry: Brick	Cracking/o Location Jnt Mortan	: Through	d, Extent : Modera		-			
Plaster	Cracking/o Location Water Pen	: Mechani	\$11,600 Extent : Moderate cal, Room, Throug xtent : Moderate, 2 out	hout.	-	5	\$1,400	
SGFT/Glazed Masonry	_	0-2 Crumbling,	\$4,000 Extent : Light, Ar	LIFE ea Affect	* * ed : 10%			
Wood	3%			LIFE	* *	5	\$900	
Ceilings AcousTileConcealSpLn	_	Now Crumbling,	\$3,900 Extent : Moderate	2047 e, Area A	* * ffected : 100%	5	\$300	
	Location	: Through	out					
AcousTileSusp.Lay-In	Cracking/	Now Crumbling, : Through	\$6,600 Extent : Moderate out	2040 e, Area A	* * ffected : 20%	5	\$4,000	
Plaster	Cracking/o Location Loose/Dela Location Staining/D Location	: Through am Surface a: Mechani Discoloring, a: Mechani	\$3,800 Extent: Moderate out e, Extent: Moderate cal Room, Throug Extent: Moderate cal Room, Throug xtent: Moderate,	te, Area A hout e, Area Ą hout.	Affected : 5%	5	\$600	

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

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

Asset #: 14135

System Component Type	Electrical	Current Repair	Future	Replacement	М	aintenance	
Service Equipment   Fused Disc Sw	Component			Estimated Cost		<b>Estimated Cost</b>	Priority
Fused Disc Sw	Under 600 Volts						
Other Observation, Extent : Moderate, Area Affected : 100%   Location : Electrical Room   Explanation : One 400 Amperes Main Disconnect Switch	* *						
Location : Electrical Room   Explanation : One 400 Amperes Main Disconnect Switch	Fused Disc Sw				5		
Explanation : One 400 Amperes Main Disconnect Switch			te, Area Affect	ted : 100%			
Switchgear / Switchboard   Molded Case Bkrs   100%   2027   \$49,900   5   \$200				G			
Molded Case Bkrs   100%   2027   \$49,900   5   \$200	~	Explanation : One 400 Amperes M	ain Disconnec	et Switch			
Raceway		1000/	2027	<b>#</b> 40,000	-	<b>#200</b>	
Conduit   100%   2027   \$14,200   1		100%	2027	\$49,900	5	\$200	
Panelboards   Fused Disc Sw   10%   2026   \$2,300   5   Molded Case Bkrs   90%   2026   \$20,600   5   \$200		1000/	2027	¢14.200	1		
Fused Disc Sw   10%   2026   \$2,300   5		100%	2027	\$14,200	1		
Molded Case Bkrs   90%   2026   \$20,600   5   \$200		100/	2026	\$2.200	5		
Wiring   Braided Cloth   80% 2-4 \$15,100 2052 *** 1   Insulation Aged, Extent: Severe, Area Affected: 100%   Location: Throughout The Building				•		\$200	
Braided Cloth		9070	2020	\$20,000		\$200	
		80% 2-4 \$15.10	00 2052	* *	1		
	Braided Cloth	- · · · · · · · · · · · · · · · · · · ·		00%	1		
Thermoplastic   20%   2027   \$3,800   1		=					
Motor Controllers   Locally Mounted   100%   2025   \$46,300   5	Thermoplastic	20%	2027	\$3,800	1		
Locally Mounted   100%   2025   \$46,300   5				40,000			
Grounding Devices   Generic   100%   LIFE   *** 5   \$100		100%	2025	\$46,300	5		
Common	<u> </u>						
Lighting   Interior Lighting   98%   2022   \$13,900   10   \$5,700	Grounding Devices						
Interior Lighting   98%   2022 \$13,900 10 \$5,700	Generic	100%	LIFE	* *	5	\$100	
Fluorescent   98%   2022   \$13,900   10   \$5,700	Lighting						
Other Observation, Extent: Light, Area Affected: 100%           Location: Throughout The Building         Explanation: T-12 Lamps           Incandescent         2%         2022         \$1,400         2           Egress Lighting         Emergency, Battery         50%         2022         \$4,300         10         \$800           Exit, Service         50%         2022         \$900         1           Exterior Lighting							
Location : Throughout The Building   Explanation : T-12 Lamps	Fluorescent				10	\$5,700	
Explanation : T-12 Lamps		9		100%			
Incandescent         2%         2022         \$1,400         2           Egress Lighting         Emergency, Battery         50%         2022         \$4,300         10         \$800           Exit, Service         50%         2022         \$900         1           Exterior Lighting			ig				
Egress Lighting       2022       \$4,300       10       \$800         Exit, Service       50%       2022       \$900       1         Exterior Lighting							
Emergency, Battery       50%       2022       \$4,300       10       \$800         Exit, Service       50%       2022       \$900       1         Exterior Lighting		2%	2022	\$1,400	2		
Exit, Service 50% 2022 \$900 1  Exterior Lighting							
Exterior Lighting						\$800	
		50%	2022	\$900	1		
HID 100% 2022 \$24,300 10		1000/		de			
	HID	100%	2022	\$24,300	10		

Mechanical	Current Repair	Future R	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2037	* *	5	\$2,000	
	Buried Tank(s), Extent : Light, Area Af	fected : 100%	%			
	Location : Outside Boiler Room					

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

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

Asset #: 14135

Mechanical		Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment Hot Water Boiler	100%		2047	* *	1	\$3,100	
not water Boner	Other Obs Location	servation, Extent : Light, Ared : 1st Floor Mechanical Root tion : 1 Unit, Recent Installed	a Affected m		1	\$3,100	
Distribution							
Hot Wtr Piping/Pump	Corroded,	Now \$900 Extent : Moderate, Area Affa a : Throughout	2026 ected : 25	\$9,400 %	4	\$300	
Terminal Devices							
Air Handler		servation, Extent : Light, Area a : 1st Floor Mechanical Room		\$59,300 !: 70%	1	\$2,700	
		tion: 2 Units					
Convector/Radiator	30%		2025	\$9,700	1	\$600	
Air Conditioning							
Energy Source	1000/		2035	* *	1		
Electricity Conversion Equipment	100%		2033		1		
Window/Wall Unit	90%		2022	\$11,300	1		
No Component	10%		2022	\$11,500	1		
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,500	
Exhaust Fans							
Interior	100%		2022	\$21,400	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2037	* *	1		
Water Heater	1000/		2025	<b>#5.200</b>	4	<b>#100</b>	
Electric	100%		2025	\$5,300	4	\$100	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	100%		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	On Extend	Now \$900 led Life, Extent : Severe, Area a : Mechanical Room	2037 a Affected	* *!	4	\$100	
Backflow Preventer							
Generic	100%		2027	\$1,500	1	\$400	
Fixtures						<u> </u>	
Generic	100%						

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

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

Print Date: 19-Sep-2018 **DEPARTMENT FOR THE AGING - FY 2019** 

Asset Name : CITY HALL NEIGHBORHOOD SENIOR CENTER

Address : 100 GOLD ST. @ FRANKFORT ST.

Borough : MANHATTAN Agency's Number : N/A

Program / Asset #: DFTA004.000 / 14138Yr Built/Renovated: 1970 / 2001Area Sq Ft: 20,831Project Type: AGINGDate of Survey: 19-Jun-2018Landmark Status: NONE

Areas Surveyed : Basement, Floors 1

Block : 94 Lot : 25 BIN : 1001289

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$266,100
Total		\$266,100
Importance Code B		\$266,100
Total		\$266 100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Interior Architecture	\$38,700		\$5,100	
Electrical	\$1,900	\$1,600	\$1,800	\$1,900
Mechanical	\$13,900	\$800	\$8,800	\$800
Total	\$54,600	\$2,300	\$15,700	\$2,700
Importance Code B	\$47,000	\$2,300	\$15,700	\$2,700
Importance Code C	\$7,600			
Total	\$54,600	\$2,300	\$15,700	\$2,700



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

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

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

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

Asset #: 14138

		Repair	i utui	e Replacement	IVI	aintenance	
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
5%			2028		3	\$2,300	
5%			LIFE	* *	5	\$6,800	
5%	0-2	\$1,500	2038	* *	5	\$800	
Cracking/0	Crumbling,	Extent: Light, Are	ea Affecte	ed : 5%			
Location	: Toilet Ro	oms And Kitchen					
5%			2042	* *	5	\$2,300	
80%			2034	* *		· ·	
	pair Eviden	t, Extent : Light, A		cted : 50%	_	4.,	
Location	: Through	out	55				
5%	0-2	\$2,900	2038	* *	5	\$1,000	
Broken/Mi	ssing Elem		t, Area A	ffected : 5%	-	* ,	
Location	: Kitchen						
5%			LIFE	* *	5	\$3 100	
	0-2	\$3,100		* *			
		. ,		5%	5	Ψ22,500	
_		=	jjeereu .	2,0			
95%	2-4	\$24 500	2042	* *	5	\$14 800	
		+ )		ed : 10%	J	Ψ11,000	
		- 55		* *	5-10	\$1,900	
	Total  5% 5% 5% Cracking/CLocation 5% Recent RepLocation 5% Broken/MiLocation 5% 90% Diagonal CLocation 95% Staining/D	Total (Years)  5% 5% 5% 5% 0-2  Cracking/Crumbling, Location: Toilet Ro 5% 80%  Recent Repair Eviden Location: Througho  5% 0-2  Broken/Missing Elem Location: Kitchen 5% 90% 0-2  Diagonal Cracks, Ext Location: Entrance  95% 2-4  Staining/Discoloring, Location: Administ	5% 5% 5% 5% 5% 5% 5% 5% 5% 6-2 Staining/Crumbling, Extent: Light, Are Age Location: Toilet Rooms And Kitchen 5% 80% Recent Repair Evident, Extent: Light, A Location: Throughout  5% 0-2 Staining/Discoloring, Extent: Light, Area Age Location: Entrance Corridor  95% 2-4 Staining/Discoloring, Extent: Light, Area Location: Administrative Office And Extent: Light, Area Location: Light, Area Location: Administrative Office And Extent: Light, Area Location: Light, Area	Total (Years)  5%  5%  LIFE  5%  0-2  \$1,500  2038  Cracking/Crumbling, Extent: Light, Area Affected Location: Toilet Rooms And Kitchen  5%  2042  80%  2034  Recent Repair Evident, Extent: Light, Area Affected Location: Throughout  5%  0-2  \$2,900  2038  Broken/Missing Elements, Extent: Light, Area Affected Location: Kitchen  5%  LIFE  90%  0-2  \$3,100  LIFE  Diagonal Cracks, Extent: Light, Area Affected: Location: Entrance Corridor  95%  2-4  \$24,500  2042  Staining/Discoloring, Extent: Light, Area Affected Location: Administrative Office And Kitchen	Total (Years)   FY	Total (Years)   FY   (Yrs)	Total (Years)   FY   (Yrs)

Electrical	Current Repair	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Molded Case Bkrs	100%	2037	* *	5	\$500	
Wiring						
Thermoplastic	100%	2039	* *	1		
Lighting						
Interior Lighting						
Fluorescent	98%	2029	\$46,000	10	\$18,700	
	T-8 Lamps And Fixtures, Extent : Location : Throughout	Light, Area Affecte	ed : 100%			
Fluorescent	2%	2034	* *	10	\$400	
	Compact Fluorescent Light, Extended Location: Lobby	nt : Light, Area Affe	ected : 100%			
Egress Lighting						
Exit, Battery	100%	2029	\$19,600	10	\$1,400	

Alarm

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

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

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

Asset #: 14138

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Marm						
Security System						
No Component	50%					
Generic	50%	2029	\$32,200	1	\$3,900	
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location : Cafeteria, Hallwa	iys				
	Explanation: CCTV Surveil	lance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2029	\$220,200	1-3	\$13,200	
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location: Throughout					
	Explanation: Strobe Lights,	Horns And Manual	Pull Stations			

Mechanical	Current Repair	Future Replacement	Mainten	ance
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estin (Yrs)	nated Cost Priority
Heating				
Energy Source				
Not Accessible	100%			
	Other Observation, Extent : Light, Area	Affected: 0%		
	Location: Throughout			
· · · · · · · · · · · · · · · · · · ·	Explanation : Utilities Supplied From	Building		
Conversion Equipment	1000/			
Not Accessible	100%	ACC 1 00/		
	Other Observation, Extent : Light, Area	Affected: 0%		
	Location: Throughout	יווי		
A: G 122	Explanation: Utilities Supplied From	Building		
Air Conditioning Energy Source				
Not Accessible	100%			
Not Accessible	Other Observation, Extent : Light, Area	Affected: 0%		
	Location: Throughout	Typected : 070		
	Explanation: Utilities Supplied From	Building		
Conversion Equipment		8		
Not Accessible	100%			
	Other Observation, Extent : Light, Area	Affected: 0%		
	Location : Throughout	-		
	Explanation: Utilities Supplied From	Building		
Distribution				
Ductwork/Diffusers	100%	LIFE **	2	\$33,900
Terminal Devices				
Not Accessible	100%			
Heat Rejection				
Not Accessible	100%			
Ventilation				
Distribution				
Ductwork/Diffusers	100%	LIFE **	2-5	\$18,400

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

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

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

Mechanical	Current Rep	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Exhaust Fans						
Not Accessible	100%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2049	* *	1		
Water Heater						
Not Accessible	100%					
	Other Observation, Exte	nt : 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%	2049	* *	1-2	\$5,800	
Fire Pump						
Not Accessible	100%					
Chemical System						
No Component	98%					
Generic	2%	2027	\$500	1-3	\$100	

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

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

Print Date: 19-Sep-2018 **DEPARTMENT FOR THE AGING - FY 2019** 

Asset Name : COUNCIL CTR. FOR SENIOR CITIZENS

Address : 1001 QUENTIN ROAD @ E.10 ST

Borough : BROOKLYN Agency's Number : N/A

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

Block : 6642 Lot : 45 BIN : 3176314

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$53,200	\$176,000
Interior Architecture	\$199,900	\$223,500
Electrical	\$420,700	\$335,400
Total	\$673,800	\$734,900
Importance Code A	\$53,200	\$176,000
Importance Code B	\$620,600	\$503,500
Importance Code C		\$55,400
Total	\$673,800	\$734,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$66,700	\$300	\$10,500	
Interior Architecture	\$420,600	\$4,900		\$16,800
Electrical	\$12,400	\$73,500	\$2,300	\$2,300
Mechanical	\$1,900	\$36,100	\$18,500	\$7,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$516,300	\$129,600	\$46,100	\$41,200
Importance Code A	\$68,300	\$2,100	\$12,200	\$1,700
Importance Code B	\$433,500	\$127,500	\$33,900	\$39,500
Importance Code C	\$14,500			
Total	\$516,300	\$129,600	\$46,100	\$41,200



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

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

Architecture	Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls Masonry: Brick	70%		LIFE	* *	5	\$21,300	
•	Diagonal Cracks, Exter Location : Loading D		rea Affect	ted : 10%			
	Spalling, Extent : Sever Location : 4th Floor I						
Masonry: Marble	10%		LIFE	* *	5	\$2,300	
•	Recent Replace Evident Location : South And	· ·	Area Affo	ected : 100%			
Stucco Cement	15% Now	\$16,800	2039	* *	5	\$5,700	
	Spalling, Extent : Sever Location : 4th Floor I						
Stucco Cement	5%		2039	* *	5	\$3,800	
	Spalling, Extent : Mode Location : Various Lo			ó			
Windows	1000/ N	ΦΩ ΩΩΩ	2025	¢176,000	_	<b>#2</b> 100	
Aluminum	100% Now  Broken/Missing Elemen  Location: Varous Loc		2025 re, Area	\$176,000 Affected : 10%	5	\$2,100	
Parapets							
Masonry: Brick	75% Now Spalling, Extent: Sever Location: 5th And 4th			* * Facades	5	\$1,800	
	Vertical Cracks, Extent Location: 5th And 4th	: Severe, Area A	Affected :	15%			
Metal Panel	7%		2046	* *	5	\$600	
Pre-Cast Concrete	3% Now	\$100	LIFE	* *	5	\$400	
	Miss/Damaged Copings Location : East Facad		rate, Ared	a Affected : 10%			
Stucco Cement	10% Now Loose/Delam Surface, I Location : 5th And 4th				5 At Terrac	\$300 e	
Stucco Cement	5%		2039	**	5	\$300	
States Comoin	Loose/Delam Surface, E Location : East Facad			ffected : 5%	5	ψ500	

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

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

Architecture		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Cast in Place Concrete	Miss/Dama		\$300 gs, Extent : Mod Edges Of Entran		* * rea Affected : 15%			
Diagonal Communication					ear Canopies **			
Plaza Roof: Stone Panel	Water Pene Location . Other Obse Location .	etration, Exte : At Roof Dr ervation, Exte : 4th Floor T	\$7,500 ent : Moderate, A ain Into 4th Floc ent : Moderate, A Ferrace 3, Discoloring	or Office:	cted : 15%			
Roll Roofing	75%		s, Discoloring	2022	\$53,200	5	\$21,000	
ron roomig	Patching E	vident, Exter : Roof Penet	nt : Moderate, An trations		•	3	Ψ21,000	
nterior								
Floors Carpet	60%	0-2	\$394,200	2028	\$394,200	3	\$45,400	
·	Location . Worn/Erod	: Various Lo	Severe, Area Affo					
Ceramic Tile	5%			2029	\$49,900	5	\$2,500	
Quarry Tile	5%			2031	* *	5	\$3,800	
,			ent : Moderate, A Kitchen Sink	Area Affe	cted : 10%			
Vinyl Tile		0-2 Crumbling, E. : At Various	\$11,800 Extent : Moderate Locations	2026 , Area Aj	\$118,200 ffected : 75%	3	\$5,100	
Wood	3%	-		2041	* *	5	\$2,800	
Interior Walls								
Ceramic Tile	5%			2029	\$55,400	5	\$2,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
Gypsum Board	87%	0-2	\$14,500	LIFE	* *	5	\$20,500	
		ng, Extent : . : Various Lo	Moderate, Area . ocations	Affected	: 25%			
Mosaic Tile	3%			LIFE	* *			

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

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

Asset #: 14457

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	5%		2031	* *	5	\$3,200	
AcousTileSusp.Lay-In	80% 0-2	\$199,900	2031	* *	5	\$20,200	
	Broken/Missing Elema Location: Stairwell, Cracking/Crumbling, Location: At Various Misaligned/Bulging, E Location: At Various Staining/Discoloring, Location: At Various Worn/Eroded, Extent Location: 3rd Floor	Karaoke Room, E Extent : Severe, A is Locations Extent : Moderate, is Locations Extent : Moderate is Locations : Moderate, Area	Basement rea Affec Area Aff r, Area A Affected	fected : 25% fected : 25% ffected : 50% : 15%			
Exposed Concrete	2%		LIFE	* *	5	\$200	
Exposed Struc: Steel	3%		LIFE	* *			
	Other Observation, Ex		Affected	! : 100%			
	Location : Througho						
	Explanation : Metal	Decking					
Gypsum Board	10%		LIFE	* *	5	\$6,300	

ectrical	Current Repair	Future F	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$8,500	5	\$100	
	Other Observation, Extent : M	oderate, Area Affecte	ed : 100%			
	Location: Electrical Room					
	Explanation: No Nameplate	Available Ratings				
Switchgear / Switchboard						
Fused Disc Sw	100%	2026	\$99,700	5	\$100	
Raceway						
Conduit	90%	2026	\$48,300	1		
Conduit	10%	2036	* *	1		
Panelboards						
Fused Disc Sw	5%	2034	* *	5		
Molded Case Bkrs	5%	2034	* *	5		
Molded Case Bkrs	90%	2025	\$68,600	5	\$800	
Wiring						
Thermoplastic	90%	2026	\$61,100	1		
Thermoplastic	10%	2036	* *	1		
Motor Controllers						
Locally Mounted	100%	2024	\$46,300	5	\$200	

Ground

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

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

Asset #: 14457

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground					
Grounding Devices			_		
Generic	100% 2-4 \$9,700	LIFE **	5	\$500	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location: Basement				
: -1-4:	Explanation: Corroded				
ighting Interior Lighting					
Fluorescent	85%	2021 \$64,500	10	\$26,300	
Tuorescent	T-12 Lamps And Fixtures, Extent: Mod	. ,		Ψ20,300	
	Location : Throughout The Building				
Fluorescent	15%	2026 \$11,400	10	\$4,600	
Tuorescent	Compact Fluorescent Light, Extent : M			Ψ4,000	
	Location: Hallways	ouer are, in early cerea vis	0,0		
Egress Lighting					
Emergency, Battery	50%	2026 \$23,200	10	\$4,100	
Exit, Battery	50%	2026 \$15,800		\$1,100	
Exterior Lighting					
Fluorescent	10%	2026 \$11,000	10	\$300	
	Compact Fluorescent Light, Extent : M	oderate, Area Affected : 10	0%		
	Location : Outside				
HID	10%	2021 \$13,000	10		
No Component	80%				
Marm					
Security System					
No Component	70%				
Generic	30%	2021 \$31,200	1	\$3,800	
	Other Observation, Extent : Moderate, Area Affected : 100%				
	Location: Hallways And Activity Roc				
F: (G 1 P : :	Explanation: CCTV Surveillance Ca	meras			
Fire/Smoke Detection	100%	2021 \$356,200	1.2	¢20.000	
Generic, Analog	100% Other Observation, Extent: Moderate,		1-3	\$20,800	
	Location: Throughout The Building	лгей лујестей . 10070			
	Explanation: Manual Pull Stations, A	Alarm Rells And Smoke Des	ectors		
	Expansion . manual mi suttons, r	warm Dens ima smore Del	221013		

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	100%	2046	* *	1		
Conversion Equipment						
Furnace	100%	2031	* *	1	\$16,700	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location: Roof					
	Explanation: 6 Rooftop Package Unit	s Heat /	Cool With Interior	Electric	Re-heat Coils	

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

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

Asset #: 14457

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Distribution				
Ductwork/Diffusers	100%	LIFE **	2-5 \$18,800	
Air Conditioning				
Energy Source	1000/	a o a a		
Electricity	100%	2042 **	1	
Conversion Equipment	1000/	2021 **	2 \$2.100	
Ext Pkg Unit -	100%	2031 **	2 \$2,100	
Heating/Cooling				
Distribution Ductwork/Diffusers	100%	LIFE **	2 \$43,800	
	10078	LIFE	2 \$43,800	
Heat Rejection Air Cooled Condenser	100%	2031 **	2 \$23,500	
Unit	10070	2031	2 \$25,500	
Ventilation				
Distribution				
Ductwork/Diffusers	100%	LIFE **	2-5 \$18,800	
Exhaust Fans				
Roof	100%	2031 **	2 \$1,000	
Plumbing				
H/C Water Piping				
Brass/Copper	100%	2046 **	1	
Water Heater				
Electric	100%	2021 \$28,400	4 \$300	
	Other Observation, Extent: Light,	Area Affected : 100%		
	Location: Basement			
	Explanation : 120 Gallon Water	Heater With An Additional 120	Gallon Storage Tank	
Sanitary Piping				
Cast Iron	100%	LIFE **	<u>l</u>	
Storm Drain Piping	1000/	T TTT		
Cast Iron	100%	LIFE **	1	
Sump Pump(s)	1000/	2026	4 0700	
Non-Submersible	100%	2026 \$4,900	4 \$700	
Fixtures Generic	100%			
	10070			
Vertical Transport Elevators				
Hydraulic	100%	LIFE **		
11y diadile	Other Observation, Extent : Light,			
	Location: (2) 1st To 5th Floor,	==		
	Explanation: 3 Units	, ,		
Fire Suppression	1			
Chemical System				
Generic	100%	2024 \$26,700	1-3 \$3,700	
Generic	100%	2024 \$26,700	1-3 \$3,/00	

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

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

Print Date: 19-Sep-2018 **DEPARTMENT FOR THE AGING - FY 2019** 

Asset Name : CPC OPEN DOOR SENIOR CENTER CONDOMINIUM

Address : 168 GRAND ST. AKA 240 CENTRE ST.

Borough : MANHATTAN Agency's Number : N/A

Areas Surveyed : Basement, Floors 1

Block : 472 Lot : 7501 BIN : 1075959

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical	\$76,700	
Total	\$76,700	
Importance Code B	\$76,700	
Total	\$76,700	

Total	\$114,200	\$21,400	\$202,200	\$31,100
Importance Code C				\$1,600
Importance Code B	\$113,000	\$18,800	\$201,100	\$27,000
Importance Code A	\$1,100	\$2,600	\$1,100	\$2,500
Total	\$114,200	\$21,400	\$202,200	\$31,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$4,900	\$11,700	\$16,400	\$13,100
Electrical	\$2,200	\$5,800	\$3,000	\$2,200
Interior Architecture	\$103,000		\$178,900	\$11,800
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 14139

rchitecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Windows								
Metal Clad	100%			2051	* *	5		
			tent : Light, Area	Affected	: 100%			
		Basement		1.16 6	•			
	Explanati	on : Windo	ws Were Repaired	l After Sa	ndy.			
terior								
Floors	20%	Marr	¢00 600	2022	\$177.200	2	\$20,400	
Carpet			\$88,600		\$177,200 Area Affected : 100	3	\$20,400	
		: Offices Ai	-	метине, г	пеи Ајјестеи . 100	0/0		
Cast in Place Concrete	10%	0-2	\$14,400	LIFE	* *	5	\$14,900	
	Paint Peelii	ng, Extent .	Moderate, Area	Affected :	30%			
	Location .	: Bathroom	S					
	Worn/Erode	ed, Extent .	Moderate, Area	Affected :	30%			
	Location .	: Bathroom	es.					
Terrazzo	50%			LIFE	* *	5	\$26,600	
	Cracking/Crumbling, Extent: Light, Area Affected: 5% Location: Corridor, Near Multipurpose Room							
			tent : Light, Area		: 100%			
		: Main Hal	_	33				
	Explanati	on : This C	Component Is Actu	ally Pour	ed Rubber Floorii	ng With T	Terrazzo Border	
Vinyl Tile	20%			2034	* *	3	\$5,100	
Interior Walls								
Ceramic Tile	10%			2039	* *	5	\$2,500	
Folding Partition	5%			2048	* *	5	\$3,100	
Glass: Single Pane	35%			LIFE	* *	5	\$6,600	
Gypsum Board	50%			LIFE	* *	5	\$7,500	
Ceilings								
AcousTileSusp.Lay-In	10%			2043	* *	5	\$6,800	
<b>Exposed Concrete</b>	20%			LIFE	* *	5	\$2,100	
Glass: Susp Panels	30%			LIFE	* *			
			tent : Moderate, 1	Area Affe	cted : 100%			
		: Througho						
	Explanati	on : This C	Component Is Actu	ally Fiber	Glass Suspended	l Panels		
Gypsum Board	15%	<del>.</del>		LIFE	* *	5	\$12,800	-
Plaster	25%			LIFE	* *	5	\$10,600	

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

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

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

Asset #: 14139

Electrical	Current Repair Future Replac			e Replacement	placement Maintenance		
System Component Type		Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2046	* *	5	\$200	
Raceway							
Conduit	100%		2046	* *	1		
Panelboards							
Fused Disc Sw	10%		2042	* *	5	\$100	
Molded Case Bkrs	90%		2042	* *	5	\$1,100	
Wiring							
Thermoplastic	100%		2046	* *	1		
Motor Controllers							
Locally Mounted	100%		2039	* *	5	\$300	
Ground							
Grounding Devices	1000/						
Not Accessible	100%						
Stand-by Power							
Transfer Switches Automatic	100%		2024	\$22,400	1	\$14,000	
	10070		2024	\$22,400	1	\$14,000	
Lighting Interior Lighting							
Fluorescent	50%		2031	* *	10	\$20,800	
Tuorescent		vation, Extent : Light, Area		· 100%	10	\$20,000	
		1st Floor, Basement	. 1 255 0 0 10 0	. 100,0			
		on : T-8 Lamps					
Fluorescent	50%	m. I o Bamps	2031	* *	10	\$20,800	
Tuorescent		vation, Extent : Moderate,		ected · 100%	10	\$20,000	
	Location :		11/00/11/10				
		on : Cfl Lamps					
Egress Lighting	Experience	nt . Of Europs					
Emergency, Battery	30%		2031	* *	10	\$3,300	
Exit, LED	30%		2054	* *	1	ψ3,500	
Exit, Service	40%		2031	* *	1		
Exterior Lighting	*						
HID	20%		2021	\$35,000	10		
No Component	80%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2031	* *	1	\$3,400	
		vation, Extent : Moderate,	Area Affe	ected : 100%			
	Location:	Basement, 1st Floor					
	Explanatio	on : CCTV Surveillance Car	nera Syst	em			
Fire/Smoke Detection							
No Component Generic, Digital	80%		2031				
	20%			* *	1-3	\$5,600	

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

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

Asset #: 14139

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	50%		2046	* *	1		
Natural Gas	50%		2046	* *	1		
Conversion Equipment Heat Exchanger, Plate &	& 25%		2035	* *	1	\$5,600	
Frame Heat Pump Air Sourced	20%		2027		2	\$2,800	
Heat Fullip All Sourced		ı, Extent : Light, Area		. 100%	2	\$2,000	
	Location : Throu	_	Пуссиси	. 10070			
		ater Sourced Heat Pu	mns Ohs	erved			
Heat Dumn Air Sourced	-	ner gourcea freat i u	2031	**	2	\$700	
Heat Pump Air Sourced		xtent : Moderate, Are			2	\$700	
		nent, 1 Of 5 Defective		u . 1070			
Heat Dumn Air Sourced		,	2027		2	\$3,500	
Heat Pump Air Sourced		n, Extent : Light, Area		. 100%	2	\$5,500	
		i, Exiem . Ligni, Area Ighout First Floor	Ајјестеи	. 10070			
		ater Sourced Heat Pu	mns (tar	ninal Type Observ	ad)		
Hot Water Boiler	25%	aier Sourcea Heai I a	2039	* *	1	\$5,600	
Hot water Boller		Frant : Light Argo			1	\$3,000	
	Location : Basen	ı, Extent : Light, Area	Ајјестеа	: 100%			
Distribution	Explanation: 2	Onus					
Hot Wtr Piping/Pump	100%		2042	* *	4	\$2,200	
Air Conditioning	10070		2072			\$2,200	
Energy Source							
Electricity	100%		2042	* *	1		
Heat Rejection	10070						
Air Cooled Condenser Unit	100%		2031	* *	2	\$31,700	
	Other Observation Location: Basen	ı, Extent : Light, Area nent	Affected	: 100%			
	Explanation: 2	Dry Coolers Observed	d				
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$25,300	
Exhaust Fans							
Interior	10%		2031	* *	2	\$100	
No Component	90%	<b>.</b>	1.00	007			
	Location: Throu	•					
<del></del>	Explanation : Eq	uipment Accounted F	or Under	r The Heating Sect	ion Of Ti	his Report	
Plumbing							
H/C Water Piping	1000/		2016	* *			
Brass/Copper	100%		2046	* *	1		
Water Heater Gas Fired	100%		2024	\$26,500	2	\$700	
		· <del></del>				·	

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

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

Mechanical	Current Repair	Future Replaceme	nt I	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimated C FY	ost Cycle (Yrs)	Estimated Cost	Priority	
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	** 1			
Storm Drain Piping						
Not Accessible	100%					
Sump Pump(s)						
Non-Submersible	100%	2031	** 4	\$1,000		
Sewage Ejector(s)						
Electric	100%	2031	** 4	\$1,800		
Backflow Preventer						
Generic	100%	2031	** 1	\$2,800		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Lig	ght, Area Affected : 100%				
	Location: B, G, 1-2					
	Explanation : 1 Unit					
Fire Suppression						
Standpipe	1000/	2052		<b>#22</b> 000		
Generic	100%	2052	* * 1-5	\$22,900		
Sprinkler	1000/	2052		#10 F^^		
Generic	100%	2052	* * 1-2	\$12,700		
Fire Pump	1000/	2025	ala ala — 4	40.500		
Generic	100%	2035	** 1	\$8,500		
	Other Observation, Extent : Lig	ght, Area Affected : 100%				
	Location: Basement					
	Explanation : Fire Pump Ser	ves The Entire Facility				

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

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

Print Date: 19-Sep-2018 **DEPARTMENT FOR THE AGING - FY 2019** 

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

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DFTA013.000 / 14456 Yr Built/Renovated : 1971 / 2005
Area Sq Ft : 19,914 Project Type : AGING
Date of Survey : 28-Jul-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 4140 Lot : 13 BIN : 3092631

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$596,800	
Electrical		\$113,300
Mechanical	\$102,200	\$404,800
Total	\$699,000	\$518,100
Importance Code A	\$596,800	
Importance Code B	\$102,200	\$518,100
Total	\$699,000	\$518,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,200	\$1,000		
Interior Architecture	\$47,600	\$1,100	\$2,900	
Electrical	\$1,400	\$9,400	\$2,000	\$1,400
Mechanical	\$1,700	\$5,100	\$11,200	\$4,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,800	\$20,500	\$20,100	\$10,100
Importance Code A	\$27,200	\$1,100		
Importance Code B	\$31,200	\$19,500	\$20,100	\$10,100
Importance Code C	\$23,500			
Total	\$81,800	\$20,500	\$20,100	\$10,100



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

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

Asset #: 14456

rchitecture		Current	Repair	Futui	re Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Masonry: Brick Cavity	Cracking/ Location	: At Vario	\$117,300 Extent : Moderate us Locations tent : Severe, Area		-	5	\$10,200	
	Location	: Building	Edges					
			t : Moderate, Area . nd Floor Terrace	Affected	: 15%			
		Int Failur : Through	re, Extent : Modera cout	te, Area	Affected : 20%			
	_		Extent : Moderate, errace Doors	Area Af	fected : 20%			
			Extent : Severe, Are acade, Rear Facade					
	•	Not Func : Through	t, Extent : Moderat out	e, Area A	Affected : 100%			
Metal Sect. OHD	Location	: All Door	\$1,800 Extent : Moderate, A es osion/rusting	2031 Area Affe	* * ected : 100%	5	\$900	
Slate Panels		Now	\$9,100	LIFE	* *	5	\$400	
State Faireis	Broken/Mi		nents, Extent : Seve		Affected : 40%	3	<b>\$100</b>	
Windows								
Aluminum		_	\$9,200 Extent : Moderate, A ve Metal Grilles	2034 Area Affe	* * ected : 15%	5	\$1,100	
Metal Louvers		0-2 /Rusting, E : All Louv	\$1,500 Extent : Moderate, A eers	2029 Area Affe	\$7,300 ected : 50%			
Parapets								
Masonry: Brick Cavity	15%			LIFE	* *	5	\$1,600	
Masonry: Limestone		0-2 r Miss/Erod : Through	\$5,600 d, Extent : Moderat out	LIFE e, Area	* * Affected : 50%	5	\$1,300	
Metal Panel	5%			2046	* *	5	\$2,000	
Metal: Cage/Fence		0-2 /Rusting, E : Through	\$74,400 Extent : Severe, Are Sout	2031 a Affecte	* * d : 100%	5	\$23,700	1

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

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

Asset #: 14456

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior Roof							
Modified Bitumen	100% Now	\$405,100	2036	* *			1
Wodiffed Bitumen		t : Moderate, Area A		35%			1
	Location : Vario		<i>33</i>				
	Blisters, Extent : M	loderate, Area Affect	ed: 50%				
	Location : At Var	ious Locations					
	Debris Present, Ex	tent : Moderate, Ared	a Affectea	! : 20%			
	Location: Throu	ghout					
	-	sn, Extent : Severe, A	Area Affec	rted : 50%			
	Location: Throu						
	=	Severe, Area Affected	! : 50%				
	Location : Variou						
		Extent: Moderate, A	Area Affe	cted : 25%			
	Location : At Roc	of Penetrations					
nterior Floors							
Cast in Place Concrete	2%		LIFE	* *	5	\$1,300	
Ceramic Tile	5%		2035	* *	5	\$1,500	
Quarry Tile	10%		2039	* *	5	\$4,500	
Sheet Vinyl/Rubber	5%		2031	* *	5	\$2,200	
Vinyl Tile	78%		2031	* *	3	\$8,700	
Interior Walls							
Ceramic Tile	10%		2035	* *	5	\$3,100	
Concrete Masonry Unit	5%		LIFE	* *	5	\$600	
Gypsum Board	85% 4+	\$21,900	LIFE	* *	5	\$15,600	
	_	ng, Extent : Moderate	e, Area A <u>f</u>	fected : 20%			
	Location : Variou						
	_	ent : Moderate, Area	Affected :	20%			
	Location: Throu		4 66	. 1 250/			
		Extent: Moderate, A					
G '1'	Location : Elevai	or Lobby, Dance Stu	аю, Вишс	iras koom			
Ceilings	95% Now	\$23,400	2039	* *	5	¢14.200	
AcousTileSusp.Lay-In					J	\$14,200	
	Broken/Missing Elements, Extent: Light, Area Affected: 15% Location: 2nd Floor						
		g, Extent : Light, Are	a Affected	1 · 15%			
	Location: 2nd F						
		Extent : Moderate, A	Area Affe	cted : 15%			
		or Lobby, Dance Stu					
Exposed Concrete	5%	<del>-</del>	LIFE	* *	5	\$200	
	2,0					<b>\$200</b>	

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

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

Asset #: 14456

Electrical		Current Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment	1000/		2026	<b>#4.000</b>	~	<b>#100</b>	
Fused Disc Sw	100%	amustian Entant Madausta	2026	\$4,900	5	\$100	
		ervation, Extent : Moderate, 1 : Electrical Room	чтей Аује	естей . 100%			
		tion : Main Service Disconnec	rt Switch	Rated At 600 Amn	eres		
Switchgear / Switchboard	Елрини	non : main service Disconnec	i Swiich	Raica III 000 IImp	<u> </u>		
Fused Disc Sw	100%		2026	\$82,800	5	\$100	
Raceway				4 - 7		· · · · · · · · · · · · · · · · · · ·	
Conduit	90%		2046	* *	1		
Conduit	10%		2026	\$2,300	1		
Panelboards							
Fused Disc Sw	5%		2042	* *	5		
Molded Case Bkrs	95%		2042	* *	5	\$500	
Wiring	222/		• • • • •	ماد ماد			
Thermoplastic	90%		2046	**	1		
Thermoplastic	10%		2026	\$2,500	1		
Motor Controllers	100%		2039	* *	5	\$100	
Locally Mounted Ground	10070		2039		3	\$100	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
Lighting	10070		<u> </u>			4200	
Interior Lighting							
Fluorescent	68%		2026	\$30,500	10	\$12,400	
	-	os And Fixtures, Extent : Mod	erate, Ai	rea Affected : 100%	ó		
	Location	: Throughout The Building					
Fluorescent	30%		2031	* *	10	\$5,500	
	-	s And Fixtures, Extent : Mode : Activity Rooms And Lobby	rate, Are	ea Affected : 100%			
Incandescent	2%		2026	\$4,500	2		
Egress Lighting							
Emergency, Battery	50%		2031	* *	10	\$2,400	
Exit, Service	50%		2031	* *	1		
Exterior Lighting							
HID	25%		2031	* *	10		
Incandescent	5%		2026	\$3,300	2		
No Component	70%						
Alarm							
Security System	C00/						
No Component	60% 40%		2031	* *	1	\$3,000	
Generic		ervation, Extent : Moderate, A			1	\$3,000	
		ervation, Extent : Moderate, I : Activity Rooms And Outsid		.c.cu . 100/0			
		tion : CCTV Surveillance Can					
	Елрини	Col , Sui veinunce Cun					

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

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

Asset #: 14456

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2031 **	1-3 \$12,300	
_	Other Observation, Extent : Moderate, A	Area Affected : 100%		
	Location: Throughout The Building			
	Explanation : Smoke Detectors, Strobe	e Lights Manual Pull Statio	ons And Rells	

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	100%		2052	* *	1		
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,100	
Terminal Devices							
Air Handler	95%		2031	* *	1	\$11,700	
	Other Obs	ervation, Extent : Light, Area	ı Affected	l : 100%			
		: Mechanical Spaces					
	Explana	tion: (3) Air Handling Units	Replaced	l Recently, (1) Addi	tional No	ot Replaced	
Convector/Radiator	5%		2039	* *	1	\$300	
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Int Pkg Unit -	100%		2027	\$404,800	2	\$1,200	
Heating/Cooling							
Distribution							
Ductwork/Diffusers	100%	. , . ,	LIFE	* *	2	\$25,900	
		ted, Extent : Moderate, Area					
	Location	: Ductwork Throughout The	Building	, All Systems			
Heat Rejection							
Air Cooled Condenser Unit	100%		2031	* *	2	\$13,900	
	Other Obs	ervation, Extent : Light, Area	ı Affectea	l : 100%			
	Location	: Mechanical Spaces					
	Explana	tion : Air Handling Units Are	Package	ed Heating, Cooling	g With Co	ondenser	
Ventilation			-	_			
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,100	
Exhaust Fans							
Roof	100%		2031	* *	2	\$600	
	Other Obs	ervation, Extent : Light, Area	ı Affectea	l : 100%			
	Location	e: Roof					
	Explana	tion: (4) Fans					
Plumhing							

Plumbing

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2046	* *	1		
Water Heater						
Electric	100%	2024	\$16,800	4	\$200	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location: Kitchen Closet					
	Explanation: (2) Heaters, 120 Gallon	s Each				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location: Kitchen					
	Explanation: (1) Grease Trap Below	Floor				
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2034	* *	1	\$1,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location: Basement To 1st Floor					
	Explanation: 1 Unit					
Fire Suppression	-					
Sprinkler						
No Component	98%					
Generic	2%	2052	* *	1-2	\$100	
Chemical System						
Generic	100%	2024	\$26,700	1-3	\$3,700	

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

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

#### Print Date: 19-Sep-2018 **DEPARTMENT FOR THE AGING - FY 2019**

Asset Name : LEONARD COVELLO SENIOR CENTER
Address : 312 E. 109TH ST. BTWN 1ST AVE. - 2ND AVE.

Borough : MANHATTAN Agency's Number : N/A

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

Block : 1680 Lot : 45 BIN : 1074278

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$766,700	\$251,800
Interior Architecture	\$170,900	\$215,200
Electrical	\$42,000	\$211,600
Mechanical		\$549,400
Total	\$979,600	\$1,228,100
Importance Code A	\$766,700	\$354,300
Importance Code B	\$82,900	\$873,700
Importance Code C	\$129,900	
Total	\$979,600	\$1,228,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$20,900			
Interior Architecture	\$98,700			\$4,100
Electrical	\$31,100	\$700	\$37,600	\$700
Mechanical	\$20,100	\$4,000	\$32,200	\$5,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$174,700	\$8,700	\$73,800	\$13,800
Importance Code A	\$23,600	\$2,700	\$2,800	\$2,700
Importance Code B	\$123,500	\$5,900	\$71,000	\$11,000
Importance Code C	\$27,600			
Total	\$174,700	\$8,700	\$73,800	\$13,800



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

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

Asset #: 14136

Architecture	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls	2% 0-2	¢6.500 LIEE	* *	5	\$7,000	
Cast Stone/Terra Cotta	2% 0-2 Cracking/Crumbling, Extent: Location: Throughout Jnt Mortar Miss/Erod, Extent Location: Throughout		ed : 10%	5	\$7,000	
Masonry: Brick	Cracking/Crumbling, Extent: Location: Throughout Jnt Mortar Miss/Erod, Extent Location: Throughout Spalling, Extent: Moderate, A	: Moderate, Area A	Affected : 25%	5	\$42,300	
	Location: Throughout					
Masonry: Limestone	3% 0-2  Jnt Mortar Miss/Erod, Extent  Location: Throughout	\$7,500 LIFE : Light, Area Affec	* * ted : 10%	5	\$1,000	
Metal Panel	1% Now Corrosion/Rusting, Extent: La Location: Throughout	\$200 2037 ight, Area Affected	* *	5	\$800	
Windows						
Aluminum	Air Infiltration, Extent : Mode Location : Throughout			5	\$5,700	
	Cracking/Crumbling, Extent: Location: Throughout Ctrwt/Balnc Not Funct, Extend Location: Throughout					
Parapets						
Cast Stone/Terra Cotta	5%	LIFE	* *	5	\$2,900	
Cast Stone/Terra Cotta	Cracking/Crumbling, Extent : Location : Throughout			5	\$4,000	
	Water Penetration, Extent: M Location: Throughout	oderate, Area Affe	cted : 10%			
Masonry: Brick	Cracking/Crumbling, Extent : Location : Throughout			5	\$5,900	
	Water Penetration, Extent: M Location: Throughout	oderate, Area Affe	cted : 20%			
Metal Security Bars	5%	2042	* *			
	Recent Replace Evident, Exter Location: Throughout	nt : Light, Area Affe	ected : 100%			
Pre-Cast Concrete	3%	LIFE	* *	5	\$1,400	

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

Architecture	C	urrent Repai	r	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Esti Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof	1000/	. <del>.</del>	# <b>(2</b> 000	2025	<b>#200 500</b>			
Modified Bitumen	100%		\$62,900	2027	\$209,500			
		Extent : Mode	erate, Area A	ffected : .	20%			
	Location : T	e e	16.1	1.00	1 500/			
	Location : T	dent, Extent : Throughout	Moderate, Ai	rea Affect	ted : 50%			
		ent : Light, Ar	rea Affected ·	10%				
	Location : T		ea rijjeciea .	10/0				
Interior								
Floors								
Carpet	5% 1		\$2,700	2026	\$26,900	3	\$3,100	
	_	coloring, Exte	nt : Moderate	, Area Aj	ffected : 20%			
	Location : T	Throughout						
		l, Extent : Mod	derate, Area .	Affected .	: 10%			
	Location : T	Throughout						
Cast in Place Concrete	10%	Now	\$4,400	LIFE	* *	5	\$9,000	
	Cracking/Cri	umbling, Exter	nt : Moderate	, Area Aj	fected : 10%			
	Location : T	Throughout						
Ceramic Tile	5% 1	Now	\$16,400	2030	* *	5	\$1,000	
		Finish, Exten	t : Moderate,		fected : 30%		+ ,	
	Location : 7	Throughout						
Vinyl Tile	60% 1	Now	\$21,500	2027	\$215,200	3	\$9,300	
-	Cracking/Cri	umbling, Exter	nt : Light, Are	ea Affecte	ed : 10%			
	Location : T	Throughout						
Wood	20%			2055	* *	5	\$15,500	

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

Asset #: 14136

rchitecture	Current Repair	Future Replacement	M	laintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Interior Walls Glass: Single Pane	5% Now \$27,60 Cracking/Crumbling, Extent : Mode Location : Throughout		5	\$1,700	
	Glazing Broken/Cracked, Extent: M Location: Throughout	Ioderate, Area Affected : 20%			
Gypsum Board Masonry: Brick	20% 10% Now \$89,40 Cracking/Crumbling, Extent: Mode Location: Throughout Jnt Mortar Miss/Erod, Extent: Mod Location: Throughout	rate, Area Affected : 40%	5	\$5,400	
Plaster	50% Now \$36,80 Cracking/Crumbling, Extent: Mode Location: Throughout Water Penetration, Extent: Modera	rate, Area Affected : 20%	5	\$6,700	
Plaster	Location: Throughout  10% Now \$3,70  Cracking/Crumbling, Extent: Mode  Location: Stair		5	\$1,300	
	Paint Peeling, Extent : Moderate, An Location : Stair	rea Affected : 20%			
Wood	5%	LIFE **	5	\$9,000	
Ceilings					
AcousTileSusp.Lay-In	25%	2040 **	5	\$10,300	
AcousTileSusp.Lay-In	60% Now \$41,00 Cracking/Crumbling, Extent : Mode Location : Throughout	00 2032	5	\$12,400	
Masonry: Infill Arch	5% Now \$7,70 Cracking/Crumbling, Extent: Light, Location: Throughout				
Plaster	10% Now \$5,50 Cracking/Crumbling, Extent: Mode Location: Throughout Water Penetration, Extent: Moderat Location: Throughout	rate, Area Affected : 20%	5	\$2,600	

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

Under 600 Volts

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

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

Asset #: 14136

Electrical	Current Rep	oair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2027	\$2,500	5	\$100	
	Other Observation, Exte Location : Electrical R		Area Affe	ected : 100%			
	Explanation: One 600	Ampere Main I	Disconne	ect Switch			
Fused Disc Sw	50%		2027	\$2,500	5	\$100	
	Other Observation, Exte Location : Electrical R Explanation : One 400	Room					
Switchgear / Switchboard	Explanation . One 400	Timpere main I	Disconne	ci Swiich			
Molded Case Bkrs	100%		2027	\$99,700	5	\$700	
Raceway							
Conduit	20%		2047	* *	1		
Conduit	70%		2027	\$37,500	1		
Conduit	10%		2057	* *	1		
Panelboards							
Fused Knife Sw	5% 2-4	\$3,800	2052	* *	5		
	On Extended Life, Exten Location : Basement	t : Severe, Area	Affected	l : 100%			
Molded Case Bkrs	20%		2043	* *	5	\$100	
Molded Case Bkrs	55%		2026	\$42,000	5	\$400	
Molded Case Bkrs	20%		2052	* *	5	\$100	
Wiring							
Braided Cloth	60% 0-2	\$40,700	2052	* *	1		
	Insulation Aged, Extent	: Severe, Area A	Affected :	100%			
	Location: Basement, I	st And 2nd Flo	ors				
Thermoplastic	20%		2047	* *	1		
Thermoplastic	20%		2057	* *	1		
Motor Controllers							
Locally Mounted	30%		2040	* *	5	\$100	
Locally Mounted	70%		2025	\$32,400	5	\$100	
Ground				·			
Grounding Devices							
Generic	100% 2-4	\$9,700	LIFE	* *	5	\$400	
	Other Observation, Exte	ent : Severe, Are	a Affecte	ed : 100%			
	Location: Basement						
	Explanation: Corrode	d					
Lighting							-

Lighting

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

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

Asset #: 14136

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2032	* *	10	\$2,500	
	Other Observation, Extent : Moderate	e, Area Affecteo	l : 100%			
	Location : 4th Floor	_				
	Explanation: Compact Fluorescent					
Fluorescent	58%	2032	* *	10	\$14,700	
	Other Observation, Extent: Light, Ar		00%			
	Location : Throughout The Building	3				
	Explanation: T-8 Lamps					
Fluorescent	10%	2032	* *	10	\$2,500	
	T-5 Lamps And Fixtures, Extent: Mod	derate, Area A <u>f</u>	fected : 100%			
	Location : 4th Floor					
Fluorescent	20%	2037	* *	10	\$5,100	
	T-8 Lamps And Fixtures, Extent: Mod	derate, Area A <u>f</u>	fected : 100%			
	Location: 2nd Floor					
Fluorescent	2%	2022	\$1,200	10	\$500	
	T-12 Lamps And Fixtures, Extent: Mo	oderate, Area A	Affected : 100%	ó		
	Location: Basement					
Egress Lighting						
Emergency, Battery	20%	2032	* *	10	\$1,300	
Emergency, Battery	30%	2022	\$11,400	10	\$2,000	
Exit, LED	10%	2067	* *	1		
Exit, Service	20%	2032	* *	1		
Exit, Service	20%	2022	\$1,500	1		
Exterior Lighting						
HID	100%	2032	* *	10	\$100	
Alarm						
Security System						
No Component	80%					
Generic	20% Now \$17,100		**	1	\$1,900	
	Not in Service, Extent : Severe, Area		ó			
	Location: Throughout The Building					
	Other Observation, Extent : Moderate	e, Area Affectea	l : 100%			
	Location: Front Only					
E' /C 1 D / /	Explanation: CCTV Camera					
Fire/Smoke Detection	900/					
No Component	80%	2032	* *	1.2	¢2 500	
Generic, Digital	20%	2032		1-3	\$3,500	

Mechanical	Current Repair	Future Rep	lacement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Estin	mated Cost   Cycle (Yrs)		Priority
Heating					
Energy Source Natural Gas	100%	2037	** 1		

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

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

Asset #: 14136

Mechanical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Steam Boiler	40% Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 3 Newer Units	2040 a Affected	**: 40%	1	\$10,900	
Steam Boiler	60% Other Observation, Extent: Light, Area Location: Mechanical Room Explanation: 2 Old Units	2025 a Affected	\$102,500 : 60%	1	\$16,400	
Distribution Central Plant Steam Piping/Pmp	100%	2027	\$446,900	4	\$1,400	
Terminal Devices Convector/Radiator	100%	2032	* *	1	\$8,900	
Air Conditioning Energy Source Electricity	100%	2035	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	20%	2031	* *	2	\$300	
W. 1 W. H.L.	R-22 Refrigerant, Extent: Light, Area Location: 4th Floor Recent Installation, Extent: Light, Area Location: 4th Floor	a Affected	: 20%			
Window/Wall Unit No Component	50% 30%	2022	\$27,500	1		
Ventilation Distribution Ductwork/Diffusers	20% Other Observation, Extent : Light, Area Location : 4th Floor Only Explanation : New Air Ductwork	LIFE a Affected	**	2-5	\$3,100	
No Component	80%					
Exhaust Fans Interior No Component	20% 80%	2037	**	2	\$200	
Plumbing H/C Water Piping Brass/Copper	100%	2037	**	1		
Water Heater Gas Fired	100%	2020	\$16,100	2	\$400	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%	2027	\$4,000	4	\$600	

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

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

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A	Area Affected : 10	00%			
	Location: Basement To 4th Floor	•				
	Explanation: One Unit					
Fire Suppression						
Chemical System						
Generic	100%	2025	\$26,700	1-3	\$3,700	

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

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

#### Print Date: 19-Sep-2018 **DEPARTMENT FOR THE AGING - FY 2019**

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

Address : 180 MOTT ST. @ KENMARE ST.

Borough : MANHATTAN Agency's Number : N/A

Areas Surveyed : Basement, Floors 1,2,3

Block : 479 Lot : 1 BIN : 1007156

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$124,400
Mechanical	\$146,300	\$74,300
Total	\$146,300	\$198,700
Importance Code B	\$146,300	\$198,700
Total	\$146,300	\$198,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,200			\$1,000
Interior Architecture	\$41,100	\$1,400		\$1,600
Electrical	\$800	\$1,100	\$900	\$12,400
Mechanical	\$9,600	\$2,100	\$6,700	\$31,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$58,600	\$8,500	\$11,600	\$50,100
Importance Code A	\$4,300	\$1,100	\$1,100	\$2,200
Importance Code B	\$50,400	\$7,400	\$10,500	\$48,000
Importance Code C	\$4,000			
Total	\$58,600	\$8,500	\$11,600	\$50,100



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

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

Asset #: 14141

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
exterior							
Exterior Walls	550/ 2.4	Ф2.200		de de	_	Φ2 100	
Masonry: Brick	75% 2-4 Graffiti, Extent: Mc Location: Front F Spalling, Extent: M Location: Throug Staining/Discoloring Location: Front F Vertical Cracks, Ext Location: Throug	acade oderate, Area Affec hout 3, Extent : Light, Ar acade ent : Moderate, Are	ted : 10% ea Affect	ed : 10%	5	\$2,100	
Masonry: Granite	5%		LIFE	* *	5	\$100	
•	Staining/Discoloring Location: Front F		ea Affect	ed : 1%			
Window Wall	20%		2048	* *	5	\$2,100	
	Glazing Clouded, E. Location: Front F	_	ffected :	5%			
Windows							
Aluminum	75%		2044	* *	5		
Wood	25%		2036	* *	5		
Parapets Metal: Cage/Fence	100% Other Observation,	Extent : Light, Area	2041 Affected	* *	5-10		
	Location: Roof	A: 1-1 O:	. 1 D., 11.	- 1 C4 C-11			
Roof	Explanation : Not	Accessible. Occupie	га ву нес	aa Start School.			
Rooi Roll Roofing	100% Other Observation, Location : Main R		2027 Area Affe	ected : 100%	5		
		Accessible. Occupie	ed By Hed	ad Start School. Co	overed W	ith Rubber Pads	
Soffits	1000/		2020	* *	E 10		
Metal Panel	100%		2038	<i>ት</i> ች	5-10		
terior Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$3,600	
Ceramic Tile	5% 2-4	\$300	2031	* *	5	\$400	
	Broken/Missing Electronic Location: Toilets  Deteriorated Finish	ments, Extent : Mod	erate, Ar		·	****	
	Location : Toilets		33				
Quarry Tile	5%		2041	* *	5	\$1,200	
Vinyl Tile	75% Now	\$10,800	2033	* *	3	\$4,700	
5	Cracking/Crumbling Location: Throug	g, Extent : Moderate		ffected : 10%		,	

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

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

Asset #: 14141

Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$900	2037	* *	5	\$300	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 2%							
	Location	: Toilets						
	Horizonta	l Cracks, E	Extent : Light, Area	Affected	: 5%			
	Location	: Toilet Ro	ooms					
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	
Concrete Masonry Unit	5%			LIFE	* *	5	\$300	
Gypsum Board	45%	Now	\$500	LIFE	* *	5	\$3,500	
• •	Water Pen	etration, E	xtent : Moderate, A	Area Affe	ected : 2%			
	Location	: Rec. Roc	om 1st And 3rd Flo	or				
Masonry: Brick	5%	2-4	\$2,600	LIFE	* *			
,	Worn/Eroc	ded, Extent	: Moderate, Area	Affected	: 10%			
	Location	: Basemen	ıt					
Plaster	30%			LIFE	* *	5	\$1,200	
Ceilings								
AcousTileSusp.Lay-In	95%	4+	\$26,000	2041	* *	5	\$7,900	
	Staining/Discoloring, Extent: Moderate, Area Affected: 15%  Location: Throughout							
	Water Pen	netration, E	xtent : Moderate, A	Area Affe	ected : 2%			
			m 1st Floor					
Exposed Struc: Steel	5%			LIFE	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

:lectrical		Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2028	\$4,900	5		
Switchgear / Switchboard							
Fused Disc Sw	100%		2028	\$82,800	5		
Raceway							
Conduit	95%		2028	\$21,500	1		
Conduit	5%		2048	* *	1		
Panelboards							
Fused Disc Sw	5%		2027	\$1,500	5		
Molded Case Bkrs	75%		2027	\$22,900	5	\$200	
Molded Case Bkrs	20%		2044	* *	5	\$100	
Wiring							
Thermoplastic	90%		2028	\$22,300	1		
Thermoplastic	10%		2048	* *	1		

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

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

Asset #: 14141

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	90%	2026	\$41,600	5	\$100	
Locally Mounted	10%	2041	* *	5		
Ground						
<b>Grounding Devices</b>						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	50%	2033	* *	10	\$5,100	
	Other Observation, Extent		: 100%			
	Location : Throughout Th	ie Building				
	Explanation: Compact F	luorescent Lamps				
Fluorescent	30%	2033	* *	10	\$3,000	
	T-8 Lamps And Fixtures, E. Location : Throughout Th		ected : 100%			
Fluorescent	20%	2033	* *	10	\$2,000	
	T-12 Lamps And Fixtures,		fected : 100%		* ,	
	Location : Throughout Th	e Building				
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$1,300	
Exit, Service	50%	2033	* *	1		
Exterior Lighting						
HID	15%	2033	* *	10		
Incandescent	15%	2033	* *	2		
No Component	70%					
Alarm						
Security System						
No Component	50%					
Generic	50%	2033	* *	1	\$2,100	
Fire/Smoke Detection					-	
Generic, Digital	100%	2033	* *	1-3	\$6,800	

Mechanical		Current Repair	Future Replacement		Maintenance			
System Component Type		Tail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ieating								
Energy Source								
Fuel Oil No 2	100%		2048	* *	5	\$3,400		
Conversion Equipment								
Steam Boiler	100%		2041	* *	1	\$11,000		
Distribution								
Steam Piping/Pump	100%		2038	* *				

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

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

Asset #: 14141

Mechanical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Heating						
Terminal Devices Air Handler	50% Now \$7 Malfunctioning, Extent : Moderat	,400 2033 te, Area Affected :	* * 25%	1	\$3,100	
	Location: 3rd Floor And Base	ment Mechanical I	Room, 2 Defecti	ve Units		
Convector/Radiator	50%	2041	* *	1	\$1,800	
Air Conditioning						
Energy Source						
Electricity	100%	2044	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	33%	2029	\$74,300	2	\$200	
	Other Observation, Extent : Light Location : 2nd Floor Fan Room		00%			
	Explanation: Water Sourced A	ir Conditioner				
Int Pkg Unit - Heating/Cooling	65% Now \$146	,300 2033	* *	2	\$400	
	Broken, Extent : Severe, Area Aff	ected : 66%				
	Location: Basement And 3rd F	loor Mechanical R	oom			
	Unit Inoperable, Extent : Severe,	Area Affected : 66	<b>%</b>			
	Location: Basement And 3rd F	loor Mechanical R	ooms			
Window/Wall Unit	2%	2023	\$400	1		
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2	\$14,400	
Heat Rejection  Not Accessible	100%					
ventilation entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,200	
Exhaust Fans	1000/	2020	¢17.600	2	¢200	
Roof	100%	2028	\$17,600	2	\$300	
lumbing H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Brass/Copper	Booster Pump w/Tank, Extent : L Location : Basement		l : 100%	1		
	Corroded, Extent : Moderate, Arc Location : Basement, Coroded I					
Water Heater						
Gas Fired	100% Other Observation, Extent : Light Location : Basement	2026 t, Area Affected : 1	\$6,500	2	\$200	
	Explanation: 1 Direct Fired Ur	nit With 120 Gallon	ns Storage Tank	ž		
Sanitary Piping Cast Iron	100%	LIFE	**	1		
	Other Observation, Extent : Mode Location : Kitchen Explanation : Grease Trap Und		a: 100%			

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

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

Asset #: 14141

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estir Total (Years)	mated Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
<b>Backflow Preventer</b>							
Generic	100%	2033	* *	1	\$700		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent .	: Light, Area Affected :	100%				
	Location: Building						
	Explanation: 1 Unit Serv	ing Basement And All I	Floors				
Fire Suppression Sprinkler							
No Component	75%						
Generic	25%	2038	* *	1-2	\$800		
	No Backflow Preventer, Extent : Moderate, Area Affected : 100%						
	Location: Basement						
Chemical System							
Generic	100%	2023	\$26,700	1-3	\$4,000		
	Other Observation, Extent .	: Light, Area Affected :	2%				
	Location: Kitchen						
	Explanation : Hood Supre	ession System					

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

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

#### Print Date: 19-Sep-2018 DEPARTMENT FOR THE AGING - FY 2019

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 : 08-Jun-2017 Landmark Status : NONE

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

Block : 454 Lot : 52 BIN : 1006502

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical	\$77,000	\$226,700
Mechanical		\$391,500
Total	\$77,000	\$618,200
Importance Code B	\$77,000	\$618,200
Total	\$77,000	\$618,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Interior Architecture	\$35,300	\$3,200	\$1,600	\$7,500
Electrical	\$600	\$600	\$800	\$69,900
Mechanical	\$8,200	\$8,900	\$12,500	\$35,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$55,800	\$24,500	\$26,800	\$124,600
Importance Code A	\$2,000	\$2,000	\$2,000	\$2,000
Importance Code B	\$42,300	\$22,500	\$23,900	\$122,600
Importance Code C	\$11,600		\$900	
Total	\$55,800	\$24,500	\$26,800	\$124,600



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

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

Asset #: 14146

rchitecture		Current I	Repair	Futu	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior	•			•				
Floors								
Carpet	3%			2027	\$11,800	3	\$1,400	
Cast in Place Concrete	7%			LIFE	* *	5	\$4,600	
		ling, Extent 1 : 2nd Floc	: Moderate, Area or Kitchen	Affected	: 75%			
Ceramic Tile	5%			2037	* *	5	\$1,500	
Marble Panels	5%			LIFE	* *	5	\$1,100	
Terrazzo	10%			LIFE	* *	5	\$2,400	
Vinyl Tile	50%	4+	\$2,600	2033	* *	3	\$5,600	
	Location Cracking/	n : 1st Flooi Crumbling,	ents, Extent : Ligh r Multi-purpose Ro Extent : Light, Are ge Doorway At Aua	om ea Affect				
337 1		`	ge Doorway At Aud		* *	-	Ф11 200	
Wood	20%			2043	* *	5	\$11,300	
Interior Walls Ceramic Tile	5%			2037	* *	5	¢1 000	
	10%			LIFE	* *	5	\$1,800	
Fiberglass Panel Marble Panels	5%			LIFE	* *			
Plaster	80%		\$11,600	LIFE	* *	5	\$8,500	
Tiaser	Cracking/ Location Vertical C	Crumbling, 1 : Auditori	Extent : Severe, A um Back Stage Are nt : Moderate, Are	rea Affec as		3	ψ0,500	
Ceilings								
AcousTileConcealSpLn	Broken/M Location Staining/I	ı : First Flo Discoloring,	\$5,000 nents, Extent : Seve nor Room Adjacent Extent : Severe, A nor Room Adjacent	To Lobb rea Affe	cted : 50%	5	\$400	
AcousTileSusp.Lay-In	18%			2041	* *	5	\$5,400	
Plaster	Broken/M Location Cracking/ Location	n : Auditoria Crumbling, n : Auditoria	\$16,100 eents, Extent : Seve um Backstage Area Extent : Severe, A um Backstage Area	is rea Affeo is	cted : 10%	5	\$15,000	
			: Moderate, Area um Backstage Area		. 1070			

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

Asset #: 14146

Electrical	Current Repair	Future R	Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2028	\$4,900	5	\$100	
	Other Observation, Extent: Moder	ate, Area Affecte	d: 100%			
	Location: Electrical Room	M : D:	. G 1			
Switchgear / Switchboard	Explanation: One 2500 Amperes	Main Disconnec	t Switch			
Fused Disc Sw	50%	2038	* *	5		
Fused Disc Sw Fused Knife Sw	50% 2-4 \$49,9		* *	5		
rused Killie Sw	On Extended Life, Extent : Moderate		· 100%	3		
	Location : Electrical Room	ie, meangeeiea	. 100/0			
Raceway						
Conduit	95%	2028	\$51,000	1		
	Covers Missing, Extent: Moderate,					
	Location : Roof Bulkhead					
Conduit	5%	2038	* *	1		
Panelboards						
Fused Disc Sw	5%	2027	\$3,800	5		
Molded Case Bkrs	65%	2044	* *	5	\$300	
Molded Case Bkrs	30%	2027	\$22,900	5	\$200	
Wiring						
Braided Cloth	70%	2027	\$47,500	1		
Thermoplastic	10%	2048	* *	1		
Thermoplastic	20%	2028	\$13,600	1		
Motor Controllers						
Locally Mounted	90%	2026	\$41,600	5	\$100	
	Enclosure Corroded, Extent : Mode	erate, Area Affect	ted : 20%			
	Location: Roof					
Locally Mounted	10%	2041	* *	5		
Ground						
Grounding Devices	1000/	LIDE	- L	_	Ф200	
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting Fluorescent	30%	2033	* *	10	\$5,500	
Tuorescent	T-8 Lamps And Fixtures, Extent: M		ffected · 100%	10	\$3,300	
	Location: 2nd, 3rd Floors And K		geerea : 10070			
Fluorescent	60%	2023	\$27,100	10	\$11,100	
Tuorescent	T-12 Lamps And Fixtures, Extent:				\$11,100	
	Location: Throughout	moueraic, mea m	ijjecica i 100%	,		
Elyanasaant	5%	2033	* *	10	\$900	
Fluorescent	T-5 Lamps And Fixtures, Extent : M			10	\$900	
	Location: Hallways	Toueruie, Areu A	ijecieu . 10070			
In and out of	<del></del>	2022	¢11 400	2		
Incandescent	5% Not in Service, Extent: Moderate, A	2023	\$11,400	2		
	Location : Roof Bulkhead Elevato					
	Locusion . Roof Burkneau Elevato	n machine Room				

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

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

Asset #: 14146

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Battery	45%		2023	\$12,400	10	\$2,200	
Emergency, Battery	5%		2033	* *	10	\$200	
Exit, Service	40%		2023	\$2,200	1		
Exit, Service	10%		2033	* *	1		
Exterior Lighting							
HID	30%		2023	\$23,200	10		
	Other Obse	ervation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Roof And Outside Perimete	r				
	Explanati	ion : Photocell Not Working					
No Component	70%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2036	* *	1	\$2,300	
	Other Obse	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Roof Garden					
	Explanati	ion : Cameras					
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2028	\$63,700	1-3	\$3,700	

echanical	Current Repair	Future Re	Future Replacement		Maintenance				
rstem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
ating									
Energy Source Interruptible Gas/Dual Fuel	100%	2048	* *	1					
	Other Observation, Extent : L	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Basement Vault								
	Explanation: 1 - 3,000 Gall	on Tank #2 Fuel							
Conversion Equipment									
Steam Boiler	100%	2041	* *	1	\$19,900				
	Other Observation, Extent : L	ight, Area Affected : 10	0%						
	Location: Basement								
	Explanation: 2 Dual Fuel S	Steam Boilers							
Distribution									
Central Plant Steam	100%	2038	* *	4	\$1,000				
Piping/Pmp									
Terminal Devices									
Air Handler	35%	2028	\$94,500	1	\$4,400				
Other Observation, Extent : Light, Area Affected : 100%									
Location: Basement Second And Third Floor Air Handlers									
	Explanation : Dual Tempera	ture Coil In Unit							
Convector/Radiator	65%	2033	* *	1	\$4,200				

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

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

Asset #: 14146

Mechanical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning							
Energy Source	1000/	2044	* *	1			
Electricity Conversion Equipment	100%	2044	· · ·	1			
Reciprocating	50%	2028	\$81,500	1	\$4,700		
Compr/Chiller	3070	2020	ψ01,500	•	Ψ1,700		
Reciprocating Compr/Chiller	50%	2036	* *	1	\$4,700		
1	R-134a Refrigerant, Extent : Lig Location : Roof	ght, Area Affected : 5	50%				
	Recent Replace Evident, Extent	: Light, Area Affecte	d : 100%				
	Location: Roof						
Distribution CW & CHW Wtr Pipe/Pump	50%	2038	* *	4	\$500		
Tipo/Tump	Other Observation, Extent : Mo Location : Basement	derate, Area Affectee	d: 100%				
	Explanation : Summer / Winte Position At All Times	r Piping For Air Hai	ndlers Not In U	se - Left	In Cooling		
Ductwork/Diffusers	50%	LIFE	* *	2	\$13,100		
Terminal Devices							
Air Handler/Cool/Ht	100%	2028	\$215,400	1	\$12,400		
Ventilation							
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,200		
Exhaust Fans	10070	LH L			Ψ11,200		
Roof	100%	2028	\$31,900	2	\$600		
lumbing							
H/C Water Piping							
Brass/Copper	100%	2048 **					
	Booster Pump w/Tank, Extent: Location: Basement	Lignī, Area А <del></del> ijестеа	: 100%				
Water Heater							
Gas Fired	100%	2026	\$11,700	2	\$300		
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement						
<del></del>	Explanation: 2 - Direct Fired	Units Using 1 - 400	Gallon Storage	e Tank			
Sanitary Piping	1000/	TIPP	* *	1			
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)	10070	LIFE		1			
Non-Submersible	100%	2028	\$2,900	4	\$600		
	Other Observation, Extent : Lig Location : Basement	ht, Area Affected : 10					
	Explanation: Dual Pumps/S	erves Area Of Aband	loned Pool				

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

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

Asset #: 14146

Current Repa	air Futur	Future Replacement		Maintenance	
% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
			4	\$7,500	
	ıt : Light, Area Affected	: 100%			
				D : 15 11	
Explanation : Pool And	All Components Are Al	bandoned And Will	Not Be	Repaired For Use	
1000/	2020	¢5 500	4	¢1 200	
100%	2028	\$5,500	4	\$1,200	
1000/	2022	* *	1	\$1.200	
10070	2033		1	\$1,200	
1000/					
10070					
70%	I IFF	* *			
		· 100%			
		. 10070			
_	_	h And (1) Freight 1	st To 6th	i	
30%	LIFE	* *			
		: 100%			
Explanation: 1 Unit, St	treet To 1				
35%					
65%	2038	* *	1-5	\$6,800	
100%	2038	* *	1-2	\$5,600	
100%	2031	* *	1	\$3,800	
100%	2023	\$26,700	1-3	\$4,000	
	100% Other Observation, Exter Location: 1st Floor Explanation: Pool And 100%  100%  70% Other Observation, Exter Location: Throughout Explanation: 2 Units - 30% Other Observation, Exter Location: Building Explanation: 1 Unit, St 35% 65% 100%	% of Fail Date Estimated Cost Total (Years)   Year FY     100%   2033     Other Observation, Extent : Light, Area Affected Location : 1st Floor     Explanation : Pool And All Components Are All 100%   2028     100%   2033     100%   2033     100%   LIFE Other Observation, Extent : Light, Area Affected Location : Throughout The Building     Explanation : 2 Units - (1) Passenger 1st To 7t     30%   LIFE Other Observation, Extent : Light, Area Affected Location : Building     Explanation : 1 Unit, Street To 1     35%     65%   2038     100%   2038     100%   2031	% of Fail Date Estimated Cost   Year Estimated Cost   Total   (Years)	% of Fail Date Estimated Cost Total (Years)   FY   Estimated Cost (Yrs)	100%   2033   ** 4   \$7,500

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

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

17,700

#### **DEPARTMENT FOR THE AGING - 125**

Project: AGING

CADITAL

14145

**REGO PARK** 

CAPITAL		F	Y 2020 - 2023			FY 2024 - 2029
Miscella	neous Buildings		782,600			451,000
EXPENS	E	FY 2020	FY 2021		FY 2022	FY 2023
Miscella	neous Buildings	14,800	24,500		24,700	22,700
ASSET#	NAME			SQFT	CAPITAL	EXPENSE
14137	BAYSIDE			5,200	262,500	18,500
14140	EAST CONCOURSE			4,233	213,700	15,000
14142	NEW DORP			5,000	252,500	17,700
14144	PELHAM/FITZ			5,000	252,500	17,700

5,000

252,500

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.

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