

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

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

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$47,800			
Interior Architecture	\$77,100			\$600
Electrical	\$15,100	\$100	\$51,400	
Mechanical	\$2,600	\$700	\$34,900	\$700
<b>Total</b>	<b>\$142,700</b>	<b>\$800</b>	<b>\$86,300</b>	<b>\$1,300</b>
Importance Code A	\$48,100	\$300	\$300	\$300
Importance Code B	\$64,000	\$500	\$85,900	\$1,000
Importance Code C	\$30,500			
<b>Total</b>	<b>\$142,700</b>	<b>\$800</b>	<b>\$86,300</b>	<b>\$1,300</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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$5,000	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$136,700	LIFE	**	5	\$14,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Wall Bordering The Patio</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%	Now	\$4,100	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	Now	\$12,900	2032	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$70,400	2052	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Kitchen And Lounge, Throughout.</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Kitchen, Throughout.</i>								
Parapets								
Masonry: Brick	25%	Now	\$25,900	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
No Component	75%							

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$297,800	2037		**		
<i>Alligatoring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$1,000	LIFE		**	5	\$1,000
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$9,300	2042		**	5	\$200
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terrazzo	40%	Now	\$17,900	LIFE		**	5	\$2,900
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%	Now	\$4,100	2032		**	3	\$1,800
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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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		Priority
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	\$2,300	LIFE	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%	Now	\$10,200	2042	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$1,600	LIFE	**	5	\$300	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Masonry: Brick	5%	Now	\$700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	65%	Now	\$11,600	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical, Room, Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	7%	0-2	\$4,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	3%			LIFE	**	5	\$900	
Ceilings								
AcousTileConcealSpLn	5%	Now	\$3,900	2047	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	85%	Now	\$6,600	2040	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$3,800	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room, Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Mechanical Room, Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,600	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$49,900	5	\$200	
Raceway								
Conduit	100%			2027	\$14,200	1		
Panelboards								
Fused Disc Sw	10%			2026	\$2,300	5		
Molded Case Bkrs	90%			2026	\$20,600	5	\$200	
Wiring								
Braided Cloth	80%	2-4	\$15,100	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2027	\$3,800	1		
Motor Controllers								
Locally Mounted	100%			2025	\$46,300	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2022	\$13,900	10	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	2%			2022	\$1,400	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$4,300	10	\$800	
Exit, Service	50%			2022	\$900	1		
Exterior Lighting								
HID	100%			2022	\$24,300	10		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2047	**	1	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 1 Unit, Recent Installed.</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$900	2026	\$9,400	4	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	70%			2022	\$59,300	1	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Convector/Radiator	30%			2025	\$9,700	1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2022	\$11,300	1		
No Component	10%							
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								
Electric	100%			2025	\$5,300	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$900	2037	**	4	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Backflow Preventer								
Generic	100%			2027	\$1,500	1	\$400	
Fixtures								
Generic	100%							

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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 / 14138 **Yr Built/Renovated** : 1970 / 2001  
**Area Sq Ft** : 20,831 **Project Type** : AGING  
**Date of Survey** : 19-Jun-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 94 **Lot** : 25 **BIN** : 1001289

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

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



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

**Asset # : 14138**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2028	\$20,300	3	\$2,300	
Cast in Place Concrete	5%			LIFE	**	5	\$6,800	
Ceramic Tile	5%	0-2	\$1,500	2038	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilet Rooms And Kitchen</i>								
Quarry Tile	5%			2042	**	5	\$2,300	
Vinyl Tile	80%			2034	**	3	\$9,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%	0-2	\$2,900	2038	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Glass: Single Pane	5%			LIFE	**	5	\$3,100	
Gypsum Board	90%	0-2	\$3,100	LIFE	**	5	\$22,300	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance Corridor</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%	2-4	\$24,500	2042	**	5	\$14,800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Administrative Office And Kitchen</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$1,900	

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

**Alarm**

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

**Asset # : 14138**

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

**Alarm**

Security System

No Component

50%

Generic

50%

2029

\$32,200

1

\$3,900

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

*Location : Cafeteria, Hallways*

*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2029

\$220,200

1-3

\$13,200

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

*Location : Throughout*

*Explanation : Strobe Lights, Horns And Manual Pull Stations*

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

**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

\$33,900

Terminal Devices

Not Accessible

100%

Heat Rejection

Not Accessible

100%

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$18,400

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

**Asset # : 14138**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ventilation									
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		
	Water Heater								
	Not Accessible	100%							
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
				<i>Location : Throughout</i>					
				<i>Explanation : Utilities Supplied From Building</i>					
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
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	

*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 : 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  
**Program / Asset #** : DFTA014.000 / 14457 **Yr Built/Renovated** : 1931 / 2002  
**Area Sq Ft** : 33,700 **Project Type** : AGING  
**Date of Survey** : 28-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 6642 **Lot** : 45 **BIN** : 3176314

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

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
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
<b>Total</b>	<b>\$516,300</b>	<b>\$129,600</b>	<b>\$46,100</b>	<b>\$41,200</b>
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			
<b>Total</b>	<b>\$516,300</b>	<b>\$129,600</b>	<b>\$46,100</b>	<b>\$41,200</b>



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

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

**Asset # : 14457**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$21,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Docks</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 4th Floor Facade At Terrace</i>								
Masonry: Marble	10%			LIFE	**	5	\$2,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : South And West Facades</i>								
Stucco Cement	15%	Now	\$16,800	2039	**	5	\$5,700	
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 4th Floor Facade At Terrace</i>								
Stucco Cement	5%			2039	**	5	\$3,800	
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, East Facade</i>								
Windows								
Aluminum	100%	Now	\$8,800	2025	\$176,000	5	\$2,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Varous Locations</i>								
Parapets								
Masonry: Brick	75%	Now	\$31,500	LIFE	**	5	\$1,800	
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th And 4th Floors, South And West Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 5th And 4th Floors, South And West Facades</i>								
Metal Panel	7%			2046	**	5	\$600	
Pre-Cast Concrete	3%	Now	\$100	LIFE	**	5	\$400	
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Stucco Cement	10%	Now	\$1,600	2039	**	5	\$300	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 5th And 4th Floors, South And West Facades, Beams At Terrace</i>								
Stucco Cement	5%			2039	**	5	\$300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								

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

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

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

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

**Asset # : 14457**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$300	LIFE		**		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Edges Of Entrance And Rear Canopies</i>								
Plaza Roof: Stone Panels	20%	Now	\$7,500	2046		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Drain Into 4th Floor Offices</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 4th Floor Terrace</i>								
<i>Explanation : Staining, Discoloring</i>								
Roll Roofing	75%			2022	\$53,200	5	\$21,000	
<i>Patching Evident, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Roof Penetrations</i>								
Interior								
Floors								
Carpet	60%	0-2	\$394,200	2028	\$394,200	3	\$45,400	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Ceramic Tile	5%			2029	\$49,900	5	\$2,500	
Quarry Tile	5%			2031	**	5	\$3,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Kitchen Sink</i>								
Vinyl Tile	27%	0-2	\$11,800	2026	\$118,200	3	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : At Various Locations</i>								
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	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Mosaic Tile	3%			LIFE	**			

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

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

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

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

**Asset # : 14457**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2031	**	5	\$3,200	
AcousTileSusp.Lay-In	80%	0-2	\$199,900	2031	**	5	\$20,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwell, Karaoke Room, Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Various Locations</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Various Locations</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor Kitchen</i>								
Exposed Concrete	2%			LIFE	**	5	\$200	
Exposed Struc: Steel	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal Decking</i>								
Gypsum Board	10%			LIFE	**	5	\$6,300	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$8,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Available Ratings</i>								
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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT FOR THE AGING - 125  
COUNCIL CTR. FOR SENIOR CITIZENS  
Asset # : 14457**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%	2-4	\$9,700	LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	85%			2021	\$64,500	10	\$26,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2026	\$11,400	10	\$4,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2026	\$23,200	10	\$4,100	
Exit, Battery	50%			2026	\$15,800	10	\$1,100	
<b>Exterior Lighting</b>								
Fluorescent	10%			2026	\$11,000	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
HID	10%			2021	\$13,000	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2021	\$31,200	1	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Activity Rooms</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2021	\$356,200	1-3	\$20,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells And Smoke Detectors</i>								

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

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

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

**Asset # : 14457**

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

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

Estimates are rounded to the nearest hundred dollars.

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

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



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  
**Program / Asset #** : DFTA005.000 / 14139 **Yr Built/Renovated** : 1909 / 2015  
**Area Sq Ft** : 45,442 **Project Type** : AGING  
**Date of Survey** : 01-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 472 **Lot** : 7501 **BIN** : 1075959

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

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



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

**DEPARTMENT FOR THE AGING - 125**  
**CPC OPEN DOOR SENIOR CENTER CONDOMINIUM**

**Asset # : 14139**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Windows								
Metal Clad	100%			2051	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Level</i>							
	<i>Explanation : Windows Were Repaired After Sandy.</i>							
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$88,600	2022	\$177,200	3	\$20,400	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices And Library</i>							
Cast in Place Concrete	10%	0-2	\$14,400	LIFE	**	5	\$14,900	
	<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Bathrooms</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Bathrooms</i>							
Terrazzo	50%			LIFE	**	5	\$26,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Corridor, Near Multipurpose Room</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Hall</i>							
	<i>Explanation : This Component Is Actually Poured Rubber Flooring With Terrazzo Border</i>							
Vinyl Tile	20%			2034	**	3	\$5,100	
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2043	**	5	\$6,800	
Exposed Concrete	20%			LIFE	**	5	\$2,100	
Glass: Susp Panels	30%			LIFE	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : This Component Is Actually Fiber Glass Suspended Panels</i>							
Gypsum Board	15%			LIFE	**	5	\$12,800	
Plaster	25%			LIFE	**	5	\$10,600	

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2024	\$22,400	1	\$14,000	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2031	**	10	\$20,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor, Basement</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	50%			2031	**	10	\$20,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Cfl Lamps</i>						
Egress Lighting								
Emergency, Battery	30%			2031	**	10	\$3,300	
Exit, LED	30%			2054	**	1		
Exit, Service	40%			2031	**	1		
Exterior Lighting								
HID	20%			2021	\$35,000	10		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$3,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement, 1st Floor</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2031	**	1-3	\$5,600	

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**DEPARTMENT FOR THE AGING - 125**  
**CPC OPEN DOOR SENIOR CENTER CONDOMINIUM**

**Asset # : 14139**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	50%			2046	**	1		
Natural Gas	50%			2046	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	25%			2035	**	1	\$5,600	
Heat Pump Air Sourced	20%			2027		2	\$2,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Basement</i>						
		<i>Explanation : Water Sourced Heat Pumps Observed</i>						
Heat Pump Air Sourced	5%			2031	**	2	\$700	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement, 1 Of 5 Defective Units</i>						
Heat Pump Air Sourced	25%			2027		2	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout First Floor</i>						
		<i>Explanation : Water Sourced Heat Pumps (terminal Type Observed)</i>						
Hot Water Boiler	25%			2039	**	1	\$5,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$2,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	**	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	**	2	\$31,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Dry Coolers Observed</i>						
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,300	
Exhaust Fans								
Interior	10%			2031	**	2	\$100	
No Component	90%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Equipment Accounted For Under The Heating Section Of This Report</i>						
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Gas Fired	100%			2024	\$26,500	2	\$700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT FOR THE AGING - 125**  
**CPC OPEN DOOR SENIOR CENTER CONDOMINIUM**  
**Asset # : 14139**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
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%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, G, 1-2</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
Standpipe Generic	100%			2052	**	1-5	\$22,900	
Sprinkler Generic	100%			2052	**	1-2	\$12,700	
Fire Pump Generic	100%			2035	**	1	\$8,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Fire Pump Serves The Entire Facility</i>						

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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
<b>Total</b>	<b>\$699,000</b>	<b>\$518,100</b>
Importance Code A	\$596,800	
Importance Code B	\$102,200	\$518,100
<b>Total</b>	<b>\$699,000</b>	<b>\$518,100</b>

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
<b>Total</b>	<b>\$81,800</b>	<b>\$20,500</b>	<b>\$20,100</b>	<b>\$10,100</b>
Importance Code A	\$27,200	\$1,100		
Importance Code B	\$31,200	\$19,500	\$20,100	\$10,100
Importance Code C	\$23,500			
<b>Total</b>	<b>\$81,800</b>	<b>\$20,500</b>	<b>\$20,100</b>	<b>\$10,100</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	\$117,300	LIFE	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Various Locations</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Building Edges</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Under 2nd Floor Terrace</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Terrace Doors</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entry Facade, Rear Facade At Abutting Building</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	5%	0-2	\$1,800	2031	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Doors</i>								
<i>Explanation : Corrosion/rusting</i>								
Slate Panels	5%	Now	\$9,100	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	90%	0-2	\$9,200	2034	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Protective Metal Grilles</i>								
Metal Louvers	10%	0-2	\$1,500	2029	\$7,300			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Louvers</i>								
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5	\$1,600	
Masonry: Limestone	10%	0-2	\$5,600	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2046	**	5	\$2,000	
Metal: Cage/Fence	70%	0-2	\$74,400	2031	**	5	\$23,700	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$405,100	2036		**		1
<i>Alligatoring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Various Locations</i>								
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Various Locations</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Penetrations</i>								
<b>Interior</b>								
<b>Floors</b>								
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
<b>Interior Walls</b>								
Ceramic Tile	10%			2035		**	5	\$3,100
Concrete Masonry Unit	5%			LIFE		**	5	\$600
Gypsum Board	85%	4+	\$21,900	LIFE		**	5	\$15,600
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevator Lobby, Dance Studio, Billiards Room</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%	Now	\$23,400	2039		**	5	\$14,200
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Elevator Lobby, Dance Studio, Billiards Room</i>								
Exposed Concrete	5%			LIFE		**	5	\$200

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

Under 600 Volts

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

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2026	\$4,900	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$82,800	5	\$100	
Raceway								
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								
Thermoplastic	90%			2046	**	1		
Thermoplastic	10%			2026	\$2,500	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	68%			2026	\$30,500	10	\$12,400	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	30%			2031	**	10	\$5,500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Activity Rooms And Lobby</i>						
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%							
<b>Alarm</b>								
Security System								
No Component	60%							
Generic	40%			2031	**	1	\$3,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Activity Rooms And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

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

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

## Alarm

Fire/Smoke Detection  
Generic, Digital

100%

2031

\* \*

1-3

\$12,300

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

*Location : Throughout The Building*

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

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

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

*Location : Mechanical Spaces*

*Explanation : (3) Air Handling Units Replaced Recently, (1) Additional Not Replaced*

Convactor/Radiator

5%

2039

\* \*

1

\$300

## Air Conditioning

Energy Source

Electricity

100%

2042

\* \*

1

Conversion Equipment

Int Pkg Unit -  
Heating/Cooling

100%

2027

\$404,800

2

\$1,200

Distribution

Ductwork/Diffusers

100%

0-2

\$102,200

LIFE

\* \*

2

\$25,900

*Not Insulated, Extent : Moderate, Area Affected : 100%*

*Location : Ductwork Throughout The Building, All Systems*

Heat Rejection

Air Cooled Condenser  
Unit

100%

2031

\* \*

2

\$13,900

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

*Location : Mechanical Spaces*

*Explanation : Air Handling Units Are Packaged Heating, Cooling With Condenser*

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$11,100

Exhaust Fans

Roof

100%

2031

\* \*

2

\$600

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

*Location : Roof*

*Explanation : (4) Fans*

## Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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  
**Program / Asset #** : DFTA002.000 / 14136 **Yr Built/Renovated** : 1920 / 2007  
**Area Sq Ft** : 27,621 **Project Type** : AGING  
**Date of Survey** : 06-Jul-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1680 **Lot** : 45 **BIN** : 1074278

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

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
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
<b>Total</b>	<b>\$174,700</b>	<b>\$8,700</b>	<b>\$73,800</b>	<b>\$13,800</b>
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			
<b>Total</b>	<b>\$174,700</b>	<b>\$8,700</b>	<b>\$73,800</b>	<b>\$13,800</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  
LEONARD COVELLO SENIOR CENTER**

**Asset # : 14136**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	0-2	\$6,500	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	94%	Now	\$390,700	LIFE	**	5	\$42,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%	0-2	\$7,500	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	1%	Now	\$200	2037	**	5	\$800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$243,400	2035	**	5	\$5,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,900	
Cast Stone/Terra Cotta	7%	Now	\$6,700	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$69,800	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Security Bars	5%			2042	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$1,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT FOR THE AGING - 125  
LEONARD COVELLO SENIOR CENTER**

**Asset # : 14136**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$62,900	2027	\$209,500			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	5%	Now	\$2,700	2026	\$26,900	3	\$3,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$4,400	LIFE	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$16,400	2030	**	5	\$1,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	60%	Now	\$21,500	2027	\$215,200	3	\$9,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	20%			2055	**	5	\$15,500	

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Glass: Single Pane	5%	Now	\$27,600	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%			LIFE	**	5	\$5,400	
Masonry: Brick	10%	Now	\$89,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	50%	Now	\$36,800	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$3,700	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair</i>								
Wood	5%			LIFE	**	5	\$9,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2040	**	5	\$10,300	
AcousTileSusp.Lay-In	60%	Now	\$41,000	2032	**	5	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Infill Arch	5%	Now	\$7,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$5,500	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT FOR THE AGING - 125**  
**LEONARD COVELLO SENIOR CENTER**  
**Asset # : 14136**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	50%			2027	\$2,500	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	50%			2027	\$2,500	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
	Molded Case Bkrs	100%			2027	\$99,700	5	\$700
<b>Raceway</b>								
	Conduit	20%			2047	**	1	
	Conduit	70%			2027	\$37,500	1	
	Conduit	10%			2057	**	1	
<b>Panelboards</b>								
	Fused Knife Sw	5%	2-4	\$3,800	2052	**	5	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Molded Case Bkrs	20%			2043	**	5	\$100
	Molded Case Bkrs	55%			2026	\$42,000	5	\$400
	Molded Case Bkrs	20%			2052	**	5	\$100
<b>Wiring</b>								
	Braided Cloth	60%	0-2	\$40,700	2052	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement, 1st And 2nd Floors</i>								
	Thermoplastic	20%			2047	**	1	
	Thermoplastic	20%			2057	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	30%			2040	**	5	\$100
	Locally Mounted	70%			2025	\$32,400	5	\$100
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%	2-4	\$9,700	LIFE	**	5	\$400
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								

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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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	10%			2032	**	10	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	58%			2032	**	10	\$14,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$2,500	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
Fluorescent	20%			2037	**	10	\$5,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Fluorescent	2%			2022	\$1,200	10	\$500	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Egress Lighting</b>								
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		
<b>Exterior Lighting</b>								
HID	100%			2032	**	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%	Now	\$17,100	2037	**	1	\$1,900	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Only</i>								
<i>Explanation : CCTV Camera</i>								
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$3,500	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2037	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	40%			2040	**	1	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Newer Units</i>								
Steam Boiler	60%			2025	\$102,500	1	\$16,400	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Old Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2027	\$446,900	4	\$1,400	
Terminal Devices Convactor/Radiator	100%			2032	**	1	\$8,900	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	20%			2031	**	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 4th Floor</i>								
<i>Recent Installation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 4th Floor</i>								
Window/Wall Unit	50%			2022	\$27,500	1		
No Component	30%							
Ventilation								
Distribution Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 4th Floor Only</i>								
<i>Explanation : New Air Ductwork</i>								
No Component	80%							
Exhaust Fans Interior	20%			2037	**	2	\$200	
No Component	80%							
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	

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**

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

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

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

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

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  
**Program / Asset #** : DFTA007.000 / 14141 **Yr Built/Renovated** : 1976 / 1999  
**Area Sq Ft** : 11,074 **Project Type** : AGING  
**Date of Survey** : 29-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 479 **Lot** : 1 **BIN** : 1007156

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

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
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
<b>Total</b>	<b>\$58,600</b>	<b>\$8,500</b>	<b>\$11,600</b>	<b>\$50,100</b>
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			
<b>Total</b>	<b>\$58,600</b>	<b>\$8,500</b>	<b>\$11,600</b>	<b>\$50,100</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	2-4	\$3,200	LIFE	**	5	\$2,100	
<i>Graffiti, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 1%</i>								
<i>Location : Front Facade</i>								
Window Wall	20%			2048	**	5	\$2,100	
<i>Glazing Clouded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
Windows								
Aluminum	75%			2044	**	5		
Wood	25%			2036	**	5		
Parapets								
Metal: Cage/Fence	100%			2041	**	5-10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Accessible. Occupied By Head Start School.</i>								
Roof								
Roll Roofing	100%			2027		5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Not Accessible. Occupied By Head Start School. Covered With Rubber Pads For Children's Play Area</i>								
Soffits								
Metal Panel	100%			2038	**	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$3,600	
Ceramic Tile	5%	2-4	\$300	2031	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilets</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilets</i>								
Quarry Tile	5%			2041	**	5	\$1,200	
Vinyl Tile	75%	Now	\$10,800	2033	**	3	\$4,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			2056	**	5	\$1,600	

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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$900	2037	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilets</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$500	
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Gypsum Board	45%	Now	\$500	LIFE	**	5	\$3,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rec. Room 1st And 3rd Floor</i>								
Masonry: Brick	5%	2-4	\$2,600	LIFE	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	30%			LIFE	**	5	\$1,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%	4+	\$26,000	2041	**	5	\$7,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rec Room 1st Floor</i>								
Exposed Struc: Steel	5%			LIFE	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2041	**			

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2026	\$41,600	5	\$100	
Locally Mounted	10%			2041	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	50%			2033	**	10	\$5,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Fluorescent	30%			2033	**	10	\$3,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%			2033	**	10	\$2,000	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
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	

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	50%	Now	\$7,400	2033	**	1	\$3,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor And Basement Mechanical Room, 2 Defective Units</i>								
Convactor/Radiator	50%			2041	**	1	\$1,800	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	33%			2029	\$74,300	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Fan Room</i>								
<i>Explanation : Water Sourced Air Conditioner</i>								
Int Pkg Unit - Heating/Cooling	65%	Now	\$146,300	2033	**	2	\$400	
<i>Broken, Extent : Severe, Area Affected : 66%</i>								
<i>Location : Basement And 3rd Floor Mechanical Room</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 66%</i>								
<i>Location : Basement And 3rd Floor Mechanical Rooms</i>								
Window/Wall Unit	2%			2023	\$400	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$14,400	
Heat Rejection								
Not Accessible	100%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,200	
Exhaust Fans								
Roof	100%			2028	\$17,600	2	\$300	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Coroded Main Valve Train</i>								
Water Heater								
Gas Fired	100%			2026	\$6,500	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Direct Fired Unit With 120 Gallons Storage Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Grease Trap Undersized</i>								

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

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

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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
<b>Total</b>	<b>\$77,000</b>	<b>\$618,200</b>
Importance Code B	\$77,000	\$618,200
<b>Total</b>	<b>\$77,000</b>	<b>\$618,200</b>

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
<b>Total</b>	<b>\$55,800</b>	<b>\$24,500</b>	<b>\$26,800</b>	<b>\$124,600</b>
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	
<b>Total</b>	<b>\$55,800</b>	<b>\$24,500</b>	<b>\$26,800</b>	<b>\$124,600</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	3%			2027	\$11,800	3	\$1,400	
Cast in Place Concrete	7%			LIFE	**	5	\$4,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : 2nd Floor Kitchen</i>								
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	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor Multi-purpose Room</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Backstage Doorway At Auditorium</i>								
Wood	20%			2043	**	5	\$11,300	
<b>Interior Walls</b>								
Ceramic Tile	5%			2037	**	5	\$1,800	
Fiberglass Panel	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	80%	Now	\$11,600	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Auditorium Back Stage Areas</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen Entrance</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	2%	Now	\$5,000	2048	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First Floor Room Adjacent To Lobby</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : First Floor Room Adjacent To Lobby</i>								
AcousTileSusp.Lay-In	18%			2041	**	5	\$5,400	
Plaster	80%	Now	\$16,100	LIFE	**	5	\$15,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Auditorium Backstage Areas</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium Backstage Areas</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Backstage Areas</i>								

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

Under 600 Volts

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

**Asset # : 14146**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2028	\$4,900	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2038	**	5		
Fused Knife Sw	50%	2-4	\$49,900	2058	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<b>Raceway</b>								
Conduit	95%			2028	\$51,000	1		
<i>Covers Missing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Bulkhead</i>								
Conduit	5%			2038	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2027	\$3,800	5		
Molded Case Bkrs	65%			2044	**	5	\$300	
Molded Case Bkrs	30%			2027	\$22,900	5	\$200	
<b>Wiring</b>								
Braided Cloth	70%			2027	\$47,500	1		
Thermoplastic	10%			2048	**	1		
Thermoplastic	20%			2028	\$13,600	1		
<b>Motor Controllers</b>								
Locally Mounted	90%			2026	\$41,600	5	\$100	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Locally Mounted	10%			2041	**	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	30%			2033	**	10	\$5,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd, 3rd Floors And Kitchen</i>								
Fluorescent	60%			2023	\$27,100	10	\$11,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2033	**	10	\$900	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	5%			2023	\$11,400	2		
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof Bulkhead Elevator Machine Room</i>								

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

**Asset # : 14146**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
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		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof And Outside Perimeter</i>								
<i>Explanation : Photocell Not Working</i>								
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Garden</i>								
<i>Explanation : Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2028	\$63,700	1-3	\$3,700	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 1 - 3,000 Gallon Tank #2 Fuel</i>								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$19,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2038	**	4	\$1,000	
Terminal Devices								
Air Handler	35%			2028	\$94,500	1	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Second And Third Floor Air Handlers</i>								
<i>Explanation : Dual Temperature Coil In Unit</i>								
Convactor/Radiator	65%			2033	**	1	\$4,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 14146**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2044	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	50%			2028	\$81,500	1	\$4,700
	Reciprocating Compr/Chiller	50%			2036	**	1	\$4,700
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	50%			2038	**	4	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Summer / Winter Piping For Air Handlers Not In Use - Left In Cooling Position At All Times</i>								
	Ductwork/Diffusers	50%			LIFE	**	2	\$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								
	Roof	100%			2028	\$31,900	2	\$600
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Water Heater								
	Gas Fired	100%			2026	\$11,700	2	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 - Direct Fired Units Using 1 - 400 Gallon Storage Tank</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$2,900	4	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Dual Pumps / Serves Area Of Abandoned Pool</i>								

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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		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Pool Filter/Treatment Sand	100%		2033	**	4	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Pool And All Components Are Abandoned And Will Not Be Repaired For Use</i>								
	Sewage Ejector(s) Electric	100%		2028	\$5,500	4	\$1,200	
	Backflow Preventer Generic	100%		2033	**	1	\$1,200	
	Fixtures Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	70%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 2 Units - (1) Passenger 1st To 7th And (1) Freight 1st To 6th</i>								
	Hydraulic	30%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building</i>								
<i>Explanation : 1 Unit, Street To 1</i>								
Fire Suppression								
	Standpipe No Component Generic	35%			**	1-5	\$6,800	
	Sprinkler Generic	100%		2038	**	1-2	\$5,600	
	Fire Pump Generic	100%		2031	**	1	\$3,800	
	Chemical System Generic	100%		2023	\$26,700	1-3	\$4,000	

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## DEPARTMENT FOR THE AGING - 125

## Project : AGING

CAPITAL		FY 2020 - 2023		FY 2024 - 2029	
Miscellaneous Buildings		782,600		451,000	
EXPENSE		FY 2020	FY 2021	FY 2022	FY 2023
Miscellaneous 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
14145	REGO PARK	5,000	252,500	17,700

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