Print Date: 22-Aug-2023 DEPARTMENT FOR THE AGING - FY 2024

Asset Name		RESIDENTS COMMIT		ROOSEVELT GOLDI	EN AGE
Address		CEY ST. IN SARA ROO			
Borough	: MANHAT		Agency's Number	: N/A	
Program / Asset #	: DFTA001.0	000 / 14135	Yr Built/Renovated	: 1965 /	
Area Sq Ft	: 6,300		Project Type	: AGING	
Date of Survey	: 17-Sep-202	0	Landmark Status	: NONE	
Areas Surveyed	: Roof, Floor	rs 1			
Block	: 420	Lot : 1	BIN	: 1079081	
CAPITAL			FY 2025 - 2028		FY 2029 - 2034
Exterior Architect	ture		\$418,200		
Electrical			\$89,900		\$133,500
Mechanical			\$75,300		
Total			\$583,300		\$133,500
Importance Code	А		\$418,200		
Importance Code			\$165,200		\$133,500
Total			\$583,300		\$133,500
EXPENSE		FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architect	ture	\$69,400		\$1,600	
Interior Architect	ure	\$74,900			\$600
Electrical		\$16,800	\$100	\$23,400	
Mechanical		\$3,300	\$700	\$50,400	\$700
Site Enclosure		\$2,100			
Site Pavements		\$29,700	\$1,800		
Total		\$196,300	\$2,600	\$75,400	\$1,300
Importance Code	А	\$69,800	\$300	\$2,000	\$300
Importance Code	В	\$79,500	\$500	\$73,500	\$1,000
Importance Code	С	\$47,100	\$1,800		
Total		\$196,300	\$2,600	\$75,400	\$1,300



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

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.

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

rchitecture	Current Repair			Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	-0.4		• -		de de	_	* • • • • •	
Cast in Place Concrete		Now	\$5,100	LIFE	* * 	5	\$4,400	
	Location	: Through			jectea : 20%			
Masonry: Brick		Now	\$112,000	LIFE	* *	5	\$13,900	
	-		tent : Severe, Area		: 5%			
			ll Bordering The Po		. 166			
		ar Miss/Ei : Through	od, Extent : Moder out	ate, Area	i Affected : 10%			
Metal Panel	5%			2052	* *	5-10	\$6,000	
Mosaic Tile	5%			2042	* *	10	\$2,700	
Stucco Cement	-	Now	\$14,400	2037	* *	5	\$1,100	
			Extent : Severe, A	rea Affec	ted : 100%			
		: Through		1.00	1 200/			
		etration, E : Through	xtent : Severe, Area out	Affected	1:20%			
Windows	Locuion	. 11110ugn	<i>om</i>					
Aluminum	100%	Now	\$76,600	2057	* *	5	\$800	
		ssing Elen : Kitchen	ents, Extent : Sever	re, Area 2	Affected : 10%			
			ked, Extent : Sever	e Area A	Iffacted · 10%			
	-		And Lounge, Throu		<i>IJJecieu</i> . 1070			
			Extent : Severe, Area	-	d : 40%			
		: Kitchen		55				
Parapets			ba = a a ·			_	÷	
Masonry: Brick		Now	\$27,200	LIFE	* *	5	\$400	
	-	Tumbling, Through :	Extent : Moderate	, Area Aj	<i>jectea : 40%</i>			
No Compressed		. inrough	011					
No Component Roof	75%							
Modified Bitumen	100%	Now	\$229,500	2042	* *			
	Drains Clo	ogged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
		: Through						
	-	Evident, Ex : Through	tent : Moderate, Ar out	ea Affect	ted : 20%			
		-	oderate, Area Affect	ed : 5%				
	Location							
Soffits								
Stucco Cement	100%	4+	\$22,800	2037	**	5	\$6,700	
	-		Extent : Moderate	, Area A <u>j</u>	<i>tjected</i> : 10%			
	Location	: Off Cour	iyara					

Interior

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.

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

Architecture	Cu	rrent Repa	ir	Futur	e Replacement	nent Maintenance			
System Component Type		l Date Est Tears)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors			****			_			
Cast in Place Concrete	5% N Cracking/Crun Location : Th	nbling, Exte	\$800 ent : Moderate	LIFE e, Area A <u>f</u>	* * fected : 20%	5	\$1,000		
Ceramic Tile	5% N Cracking/Crun Location : Th Deteriorated F Location : Th	nbling, Exte hroughout Finish, Exter				5	\$200		
Terrazzo	40% N Cracking/Crun Location : Lo	ow nbling, Exte	\$17,200 ent : Severe, A	LIFE rea Affect	* * ted : 10%	5	\$2,900		
Vinyl Tile	Cracking/Crun	0	\$2,500 ent : Moderate ce, Computer			3	\$1,800		
Interior Walls									
Cast in Place Concrete	5% N Loose/Delam S Location : M	Surface, Ext		LIFE te, Area A	* * ffected : 5%				
Ceramic Tile	5% N Broken/Missin Location : Th Cracking/Crun Location : Th	g Elements, hroughout nbling, Exte			* * ea Affected : 20% fected : 75%	5	\$200		
Concrete Masonry Unit	10% N Diagonal Crac Location : M	cks, Extent :	-	LIFE Affected :	* *	5	\$300		
Masonry: Brick	5% N Cracking/Crun Location : Th Joint Mortar M Location : Th	nbling, Exte hroughout 1iss/Erod, E			* * fected : 10% Affected : 10%				
Plaster	65% N Cracking/Crun Location : M Water Penetra Location : T	nbling, Exte lechanical, I tion, Extent	Room, Throug	shout		5	\$1,400		
SGFT/Glazed Masonry	7% 0 Cracking/Crun Location : Th	-	\$4,500 ent : Light, Ar	LIFE ea Affecte	* * cd : 10%				
Wood	3%	-		LIFE	* *	5	\$900		

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BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

rchitecture		Current I	Repair	Futu	e Replacement	M	aintenance		
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	t Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Ceilings									
AcousTileConcealSpLn			\$4,400	2052	* *	* 5	\$300		
	Cracking/Cr Location :		Extent : Moderate out	, Area Aj	ffected : 100%				
AcousTileSusp.Lay-In	85%			2045	* *	5	\$8,000		
Plaster		Now	\$2,800	LIFE	**	* 5	\$600		
	Cracking/Cr Location :	-	Extent : Moderate	, Area Aj	ffected : 10%				
		-	e, Extent : Moderate	e, Area A	Iffected : 5%				
	Location :	Mechani	ical Room, Through	out					
	-	-	Extent : Moderate	-	ffected : 95%				
			ical Room, Through						
			xtent : Moderate, A	rea Affe	cted : 20%				
	Location :	Through	out						
e Enclosure Fence/Gates									
Iron Picket	100%	4+	\$2,100	2052	* *	k			
Holl I leket		-	xtent : Moderate, A		cted : 75%				
	Location :	-							
e Pavements		0							
On-Site Walkways									
Asphalt	40%		\$12,200	2047	* *	k			
			Extent : Severe, An	ea Affec	ted : 60%				
	Location :	-		1.00	1 700/				
	Misaligned/I Location :		Extent : Severe, Are	ea Affect	ed : 70%				
		-	oui ent : Moderate, Are	na Affact	ad . 5%				
	Location :			u Affeci	eu . 570				
Cast in Place Concrete	10%			2045	* *	*			
Paver: Asphalt	10% 50%			2043	* *		\$3,500		
Activity Yard	5070			2041		5	\$5,500		
Pavers/Stone	100%	4+	\$17,500	2035	* *	k			
			Extent : Moderate		ffected : 20%				
	Location :	Rear Of	Building						
lectrical	(Current I	Repair	Futu	e Replacement	M	aintenance		
zstem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	t Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2032	\$7,400) 5			
			Extent : Light, Area		: 100%				
			al And Mechanical		ot Switch				
Switchgear / Switchboard	Explanatio	n : One -	400 Ampere Main I	nsconne	ci Swiich				
•	100%			2032	\$63,500) 5	\$200		
Molded Case Bkrs									

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

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

Electrical	Current I	Futur	e Replacement	M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Raceway							
Conduit	100%		2032	\$15,800	1		
Panelboards							
Fused Disc Sw	5%		2031	\$1,500	5	**	
Molded Case Bkrs	95%		2031	\$27,800	5	\$200	
Wiring Braided Cloth	<u>2007</u> 2 4	¢16 900	2057	* *	1		
Braided Cloth	80% 2-4 Insulation Aged, Exte Location : Through		2057 a Affecte		1		
Thermoplastic	20%		2032	\$4,200	1		
Motor Controllers							
Locally Mounted	100%		2030	\$70,000	5		
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$100	
lighting							
Interior Lighting Fluorescent	98% Other Observation, E	-	2027 Affected	\$89,900 : 100%	10	\$5,700	
	Location : Through Explanation : T-12	-					
Incandescent	2%		2027	\$3,400	2		
Egress Lighting							
Emergency, Battery	50%		2027	\$5,200	10	\$800	
Exit, Service	50%		2027	\$1,300	1		
Exterior Lighting							
HID	20%		2027	\$5,700	10		
No Component	80%						
Alarm							
Security System	80%						
No Component Generic	10%		2040	* *	1	\$200	
Generic	Other Observation, E Location : Inside A	-			1	\$200	
	Explanation : CCT		eras				
Generic	10% Other Observation, E	Extent : Light, Area	2027	\$1,200 1 : 100%	1	\$200	
	Location : Hallway Explanation : Motio		ision Ala	ırm			
Mechanical	Current I	_		re Replacement		aintenance	

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

Heating

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

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

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

			ASSEL # . 14						
Mechanical	Current Repair			Futur	e Replacement	Maintenance		ļ	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source Fuel Oil No 2			nt : Light, Area Affe Boiler Room	2042 cted : 10	* *	5	\$2,000		
Conversion Equipment Hot Water Boiler	100%			2045	* *	1	\$3,100		
Distribution Hot Wtr Piping/Pump		0-2 Extent : M : Through	\$1,300 Soderate, Area Affectout	2040 eted : 259	* *	4	\$300		
Terminal Devices Air Handler	Location		xtent : Light, Area r Mechanical Roon		\$75,300 : 70%	1	\$2,500		
Convector/Radiator Fan Coil Unit/Heat	<u>30%</u> 5%	1011 - 2 - 011		2030 2037	\$15,100	1	\$600 \$100		
Air Conditioning Energy Source Electricity	100%			2040	* *	1			
Conversion Equipment Window/Wall Unit No Component	90% 10%			2027	\$21,000	1			
/entilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500		
Exhaust Fans Interior	100%			2027	\$27,300	2	\$200		
Plumbing H/C Water Piping Brass/Copper	100%			2042	* *	1			
Water Heater With Tanks Electric	100%			2030	\$23,100	4			
Sanitary Piping Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
Sump Pump(s) Non-Submersible		0-2 led Life, Ex : Mechani	\$1,200 tent : Severe, Area ical Room	2042 Affected	* *	4	\$100		
Backflow Preventer Generic	100%			2032	\$2,700	1	\$400		
Fixtures Generic	100%								

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Print Date: 22-Aug-2023 DEPARTMENT FOR THE AGING - FY 2024

Asset Name Address	: CITY HALL NEIGHBORHOOD SEN : 100 GOLD ST. FIRST FLOOR ONLY	
Borough	: MANHATTAN	Agency's Number : N/A
Program / Asset #	: DFTA004.000 / 14138	Yr Built/Renovated : 1970 / 2001
Area Sq Ft	: 20,831	Project Type : AGING
Date of Survey	: 10-Dec-2021	Landmark Status : NONE
Areas Surveyed	: Floors 1	
Block	: 94 Lot : 25	BIN : 1001289

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical	\$297,200	\$291,200
Total	\$297,200	\$291,200
Importance Code B	\$297,200	\$291,200
Total	\$297,200	\$291,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Interior Architecture	\$52,400	\$4,500	\$1,000	
Electrical	\$1,900	\$1,900	\$2,600	\$50,900
Mechanical	\$12,800	\$5,900	\$14,700	\$12,400
Total	\$67,100	\$12,300	\$18,300	\$63,300
Importance Code B	\$67,100	\$12,300	\$17,300	\$63,300
Importance Code C			\$1,000	
Total	\$67,100	\$12,300	\$18,300	\$63,300



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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 CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset # : 14138

Architecture		Current Repair			Future Replacement		Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$3,400	
Ceramic Tile	5%		\$4,300	2042	**	5	\$800	
	0	0	Extent : Light, Are ooms And Kitchen	a Affecte	ed : 5%			
Quarry Tile	5%			2046	* *	5	\$2,300	
Vinyl Tile	85%			2038	* *	3	\$9,900	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$2,100	
Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
Gypsum Board	90%			LIFE	* *	5	\$22,300	
Ceilings								
AcousTileSusp.Lay-In	95%	2-4	\$48,100	2046	* *	5	\$14,800	
			Extent : Light, Are		ed : 10%			
	Location	ı : Adminisi	rative Office And H	Kitchen				
Exposed Struc: Concrete	e 5%			LIFE	* *	5	\$200	
lectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priori
Component Type	Total	(Years)		FY		(Yrs)		
nder 600 Volts								
nder 600 Volts								
Raceway	1000/			2022	\$50,800	1		
Raceway Conduit	100%			2033	\$59,800	1		
Raceway Conduit Panelboards							\$500	
Raceway Conduit Panelboards Molded Case Bkrs	100% 100%			2033 2032	\$59,800 \$97,500	1	\$500	
Raceway Conduit Panelboards Molded Case Bkrs Wiring	100%			2032	\$97,500	5	\$500	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic							\$500	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ghting	100%			2032	\$97,500	5	\$500	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ghting Interior Lighting	100% 100%			2032 2033	\$97,500 \$75,400	5		
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting	100% 100% 98%			2032 2033 2028	\$97,500 \$75,400 \$297,200	5	\$500	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ghting Interior Lighting	100% 100% 98% <i>T-8 Lamp</i> :	s And Fixtu	res, Extent : Light,	2032 2033 2028	\$97,500 \$75,400 \$297,200	5		
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ghting Interior Lighting Fluorescent	100% 100% 98% T-8 Lamps Location	s And Fixtu 1 : Through	-	2032 2033 2028 Area Affe	\$97,500 \$75,400 \$297,200 iected : 100%	5 1 10	\$18,700	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ghting Interior Lighting	100% 100% 98% <i>T-8 Lamps</i> <i>Location</i> 2%	s And Fixtu 1 : Through	out	2032 2033 2028 Area Affe 2033	\$97,500 \$75,400 \$297,200 fected : 100% \$6,100	5		
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ghting Interior Lighting Fluorescent	100% 100% 98% T-8 Lamps Location 2% Compact 1	s And Fixtu 1 : Through Fluorescent	-	2032 2033 2028 Area Affe 2033	\$97,500 \$75,400 \$297,200 fected : 100% \$6,100	5 1 10	\$18,700	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ghting Interior Lighting Fluorescent	100% 100% 98% T-8 Lamps Location 2% Compact 1	s And Fixtu 1 : Through	out	2032 2033 2028 Area Affe 2033	\$97,500 \$75,400 \$297,200 fected : 100% \$6,100	5 1 10	\$18,700	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ghting Interior Lighting Fluorescent	100% 100% 98% T-8 Lamps Location 2% Compact Location	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out	2032 2033 2028 Area Affd 2033 ht, Area	\$97,500 \$75,400 \$297,200 fected : 100% \$6,100	5 1 10	\$18,700	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ghting Interior Lighting Fluorescent	100% 100% 98% T-8 Lamps Location 2% Compact 1	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out	2032 2033 2028 Area Affe 2033	\$97,500 \$75,400 \$297,200 fected : 100% \$6,100	5 1 10	\$18,700	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting Fluorescent Fluorescent Egress Lighting	100% 100% 98% T-8 Lamps Location 2% Compact Location	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out	2032 2033 2028 Area Affd 2033 ht, Area	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100 Affected : 100%	5 1 10 10	\$18,700 \$400	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting Interior Lighting Fluorescent Fluorescent Fluorescent Egress Lighting Exit, Battery larm Exit, Battery	100% 100% 98% T-8 Lamps Location 2% Compact Location	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out	2032 2033 2028 Area Affd 2033 ht, Area	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100 Affected : 100%	5 1 10 10	\$18,700 \$400	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting Fluorescent Fluorescent Egress Lighting Exit, Battery	100% 100% 98% T-8 Lamps Location 2% Compact Location	s And Fixtu. 1 : Through Fluorescent 1 : Lobby	out	2032 2033 2028 Area Affd 2033 ht, Area	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100 Affected : 100%	5 1 10 10	\$18,700 \$400	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting Fluorescent Fluorescent Egress Lighting Exit, Battery larm Security System	100% 100% 7-8 Lamps Location 2% Compact Location 100%	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out	2032 2033 2028 Area Aff 2033 ht, Area 2028 2033	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100 Affected : 100% \$28,800 \$38,200	5 1 10 10 10	\$18,700 \$400 \$1,400	
Raceway Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic ighting Interior Lighting Fluorescent Fluorescent Egress Lighting Exit, Battery larm Security System	100% 100% 98% T-8 Lamps Location 2% Compact Location 100% 0ther Obs	s And Fixtu 1 : Through Fluorescent 1 : Lobby	out Light, Extent : Lig	2032 2033 2028 Area Aff 2033 ht, Area 2028 2033	\$97,500 \$75,400 \$297,200 ected : 100% \$6,100 Affected : 100% \$28,800 \$38,200	5 1 10 10 10	\$18,700 \$400 \$1,400	

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

DEPARTMENT FOR THE AGING - 125 CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset # : 14138

		ASSEL # . 14	150					
Electrical	Current Repair Future Replacement Mai					Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm Fire/Smoke Detection Generic, Digital	100% Other Observation, E Location : Through Explanation : Strob Alarm Panel Of The	out e Lights, Horns And			1-3	\$12,800 To The Main Fire		
Mechanical	Current I	Popair	Eutur	e Replacement	М	aintenance		
System Component Type		Estimated Cost		Estimated Cost		Estimated Cost	Priority	
Heating Energy Source Not Accessible	100% Other Observation, E Location : Through Explanation : Utilit	out		: 0%				
Conversion Equipment Not Accessible	100% Other Observation, E Location : Through Explanation : Utilit	out		: 0%				
Air Conditioning Energy Source Not Accessible	100% Other Observation, E Location : Through Explanation : Utilit	xtent : Light, Area A out	Affected	: 0%				
Conversion Equipment Not Accessible	100% Other Observation, E Location : Through Explanation : Utilit	Extent : Light, Area A out	Affected	: 0%				
Distribution Ductwork/Diffusers	100%		LIFE	* *	2	\$27,100		
Terminal Devices Not Accessible	100%							
Heat Rejection Not Accessible	100%							
Ventilation Distribution Ductwork/Diffusers Exhaust Fans	100%		LIFE	* *	2-5	\$11,600		
Not Accessible Plumbing H/C Water Piping	100%							
Brass/Copper	100%		2053	* *	1			

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DEPARTMENT FOR THE AGING - 125 CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset # : 14138

Mechanical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater With Tanks						
Not Accessible	100%					
	Other Observation, Extent :	Light, Area Affected : 0	0%			
	Location : Throughout					
	Explanation : Utilities Sup	plied From Building				
HW Heat Exchanger						
Not Accessible	100%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Not Accessible	100%					
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2053	* *	1-2	\$5,800	
Fire Pump						
Not Accessible	100%					
Chemical System						
Generic	100%	2031	\$15,900	1-3	\$80,900	

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

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

Print Date : 22-Aug-2023 DEPARTMENT FOR THE AGING - FY 2024

Asset Name	: COUNCIL CTR. FOR SENIOR CITIZ	ZENS	
Address	: 1001 QUENTIN ROAD @ E.10 ST		
Borough	: BROOKLYN	Agency's Number	: N/A
Program / Asset #	: DFTA014.000 / 14457	Yr Built/Renovated	: 1931 / 2002
Area Sq Ft	: 33,700	Project Type	: AGING
Date of Survey	: 09-Nov-2022	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,3,4,5		
Block	: 6642 Lot : 45	BIN	: 3176314

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$271,700
Interior Architecture		\$1,156,800
Electrical		\$406,400
Mechanical		\$902,200
Total		\$2,737,000
Importance Code A		\$374,100
Importance Code B		\$2,363,000
Total		\$2,737,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$10,200		\$37,000	\$2,100
Interior Architecture	\$59,200		\$2,200	\$5,400
Electrical	\$3,700	\$3,100	\$3,900	\$3,500
Mechanical	\$28,200	\$9,400	\$12,400	\$17,500
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$116,000	\$27,300	\$70,300	\$43,200
Importance Code A	\$11,800	\$1,700	\$38,600	\$3,700
Importance Code B	\$93,200	\$25,600	\$30,700	\$39,500
Importance Code C	\$10,900		\$1,000	
Total	\$116,000	\$27,300	\$70,300	\$43,200



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.

Asset # : 14457

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Marble	10%	0-2	\$5,500	LIFE	* *	5	\$2,300	
	-		ed, Extent : Modera	te, Area	Affected : 5%			
	Location	: Through	out					
Stucco Cement	90%			2047	* *	5	\$68,400	
Windows								
Aluminum	100%			2033	\$191,600	5	\$4,100	
Parapets								
Metal Panel	7%			2054	* *	5	\$600	
Pre-Cast Concrete	3%			LIFE	* *	5	\$900	
Stucco Cement	90%			2047	* *	5	\$5,500	
Roof								
Cast in Place Concrete	5%	Now	\$200	LIFE	* *			
		-	ings, Extent : Mod					
	Location	: Perimete	er Edges Of Entran	ce And R	Rear Canopies			
Plaza Roof: Stone Panel	s 20%			2054	* *			
Roll Roofing	75%	2-4	\$4,000	2033	\$80,100	5	\$10,500	
e	Blisters, E.	xtent : Ligi	ht, Area Affected : 5	5%				
	Location	: Upper Re	pof					
	Debris Pre	esent, Exter	nt : Moderate, Area	Affected	l : 5%			
	Location	: Upper Re	oof					
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
nterior								
Floors								
Cast in Place Concrete	5%	Now	\$10,500	LIFE	* *	5	\$5,500	
	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Basemer	nt -					
Ceramic Tile	5%			2037	* *	5	\$2,500	
Quarry Tile	5%			2039	* *	5	\$3,800	
Vinyl Tile	65%			2034	\$884,600	3	\$16,400	
Vinyl Tile	20%	0-2	\$5,400	2034	\$272,200	3	\$3,800	
5			ht, Area Affected : 5		· · / · ·		+-)	
	Location							
Interior Walls		•						
Ceramic Tile	5%			2037	* *	5	\$2,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,600	
Gypsum Board	87%	0-2	\$9,400	LIFE	* *	5	\$20,500	
-) [2 0 2					: 5%	2	<i>\$</i> 2 0,000	
		: Various						
Mosaic Tile				IIEE	* *	10	\$700	
Mosaic Tile	Paint Peel	ing, Extent	: Moderate, Area		: 5%	5	\$20,500	

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

Asset # : 14457

Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Ceilings						_		
AcousTileConcealSpLn	5%			2039	* *	5	\$3,200	
AcousTileSusp.Lay-In	80%		\$13,100	2039	**	5	\$20,200	
		issing Elem 1 : Through	ents, Extent : Light	Area A	ffected : 5%			
			Dui	1 100	ala ala	= 10	¢1.000	
Exposed Struc: Concrete				LIFE	* *	5-10	\$1,300	
Exposed Struc: Steel	3%			LIFE		10	\$3,000	
Gypsum Board	10%			LIFE	* *	5-10	\$17,300	
te Enclosure Fence/Gates								
Chain Link	50%			2044	* *			
Concrete Masonry Unit	50%			2044	* *			
te Pavements	5070			2004				
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
			Extent : Moderate,		ffected : 10%			
	-	1 : Through			<i></i>			
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Electrical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре		(••		()		
		(
		(()		
nder 600 Volts Service Equipment Fused Disc Sw	100%			2034	\$22,100	5	\$100	
nder 600 Volts Service Equipment Fused Disc Sw	100% Other Obs	servation, E	xtent : N/A, Area A	2034			\$100	
nder 600 Volts Service Equipment Fused Disc Sw	100% Other Obs Location	servation, E n : Electrico	al Room	2034 ffected :	100%		\$100	
nder 600 Volts Service Equipment Fused Disc Sw	100% Other Obs Location	servation, E n : Electrico		2034 ffected :	100%		\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	100% Other Obs Location Explana	servation, E 1 : Electrica tion : No A	al Room	2034 ffected : Rating (100% Capacity	5		
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	100% Other Obs Location	servation, E 1 : Electrica tion : No A	al Room	2034 ffected :	100%		\$100 \$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	100% Other Obs Location Explana 100%	servation, E 1 : Electrico tion : No A	al Room	2034 (fected : Rating (2034	100% Capacity \$127,000	5		
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit	100% Other Obs Location Explana 100% 90%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : <u>Rating</u> 2034 2034	100% Capacity \$127,000 \$53,800	5 5 1		
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit	100% Other Obs Location Explana 100%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : Rating (2034	100% Capacity \$127,000	5		
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards	100% Other Obs Locatior Explana 100% 90% 10%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : <u>Rating</u> 2034 2034 2044	100% Capacity \$127,000 \$53,800 **	5 5 1 1		
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw	100% Other Obs Location Explana 100% 90% 10%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : <u>Rating</u>) 2034 2034 2044 2042	100% Capacity \$127,000 \$53,800 ** **	5 5 1 1 5		
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs	100% Other Obs Location Explana 100% 90% 10% 5% 5%	ervation, E 1 : Electricc tion : No A	al Room	2034 (fected : 2034 2034 2044 2042 2042	100% <u>Capacity</u> \$127,000 \$53,800 ** ** **	5 5 1 1 5 5	\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	100% Other Obs Location Explana 100% 90% 10%	ervation, E 1 : Electricc tion : No A	al Room	2034 (fected : <u>Rating</u>) 2034 2034 2044 2042	100% Capacity \$127,000 \$53,800 ** **	5 5 1 1 5		
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring	100% Other Obs Location Explana 100% 90% 10% 5% 5% 90%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2044 2042 2042 2042 2033	100% <u>Capacity</u> \$127,000 \$53,800 ** ** ** \$87,700	5 5 1 1 5 5 5 5	\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring Thermoplastic	100% Other Obs Locatior Explana 100% 90% 5% 5% 90%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2034 2044 2042 2042 2033 2034	100% Capacity \$127,000 \$53,800 ** ** ** \$87,700 \$67,900	5 5 1 1 5 5 5 5 1	\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring Thermoplastic Thermoplastic	100% Other Obs Location Explana 100% 90% 10% 5% 5% 90%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2044 2042 2042 2042 2033	100% <u>Capacity</u> \$127,000 \$53,800 ** ** ** \$87,700	5 5 1 1 5 5 5 5	\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring Thermoplastic Thermoplastic Motor Controllers	100% Other Obs Location Explana 100% 90% 10% 5% 90% 90% 10%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2044 2042 2042 2042 2042 2033 2034 2034	100% <u>Capacity</u> \$127,000 \$53,800 ** ** ** \$87,700 \$67,900 **	5 5 1 1 5 5 5 5 1 1	\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring Thermoplastic Thermoplastic Thermoplastic Motor Controllers Locally Mounted	100% Other Obs Locatior Explana 100% 90% 5% 5% 90%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2034 2044 2042 2042 2033 2034	100% Capacity \$127,000 \$53,800 ** ** ** \$87,700 \$67,900	5 5 1 1 5 5 5 5 1	\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring Thermoplastic Thermoplastic Thermoplastic Motor Controllers Locally Mounted round	100% Other Obs Location Explana 100% 90% 10% 5% 90% 90% 10%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2044 2042 2042 2042 2042 2033 2034 2034	100% <u>Capacity</u> \$127,000 \$53,800 ** ** ** \$87,700 \$67,900 **	5 5 1 1 5 5 5 5 1 1	\$100	
Inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring Thermoplastic Thermoplastic Motor Controllers	100% Other Obs Location Explana 100% 90% 10% 5% 90% 90% 10%	servation, E 1 : Electrica tion : No A	al Room	2034 (fected : 2034 2034 2044 2042 2042 2042 2042 2033 2034 2034	100% <u>Capacity</u> \$127,000 \$53,800 ** ** ** \$87,700 \$67,900 **	5 5 1 1 5 5 5 5 1 1	\$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.

Asset # : 14457

lectrical	Current Repair	Futu	re Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting						
Interior Lighting						
LED	100%	2042	* *			
Egress Lighting	500/	2012	* *	10	¢ 4 1 0 0	
Emergency, Battery	50%	2042	* *	10	\$4,100	
Exit, Battery	50%	2042	•••	10	\$1,100	
Exterior Lighting Fluorescent	10%	2034	\$13,100	10	\$300	
Fuorescent	Other Observation, Extent : N/A, Area Location : Outside Perimeter			10	\$300	
	Explanation : Compact Fluorescent I	ights				
HID	10%	2029	\$15,400	10		
No Component	80%	2029	ψ15,400	10		
arm						
Security System						
Generic	100%	2042	* *	1	\$12,600	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location : Hallways, Activity Rooms,	Outside I	Perimeter			
	Explanation : CCTV Surveillance Ca	meras				
Fire/Smoke Detection						
Generic, Analog	100%	2042	* *	1 2	¢20.900	
8				1-3	\$20,800	
8	Other Observation, Extent : N/A, Area			1-5	\$20,800	
8				1-3	\$20,800	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual	Affected : Pull Stati	100% ons, Alarm Bells, S	'moke De	tector And Horns	
lechanical	Other Observation, Extent : N/A, Area Location : Throughout The Building	Affected : Pull Stati	100%	'moke De		
lechanical ystem Component Type	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual	Affected : Pull Stati Futu	100% ons, Alarm Bells, S	moke De	tector And Horns	Priorit
lechanical /stem Component Type	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost	Affected : Pull Stati Futu Year	100% ons, Alarm Bells, S re Replacement	'moke De M Cycle	etector And Horns	Priori
lechanical ystem Component Type	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost	Affected : Pull Stati Futu Year	100% ons, Alarm Bells, S re Replacement	'moke De M Cycle	etector And Horns	Priori
lechanical ystem Component Type eating	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost	Affected : Pull Stati Futu Year	100% ons, Alarm Bells, S re Replacement	'moke De M Cycle	etector And Horns	Priori
lechanical ystem Component Type eating Energy Source Electricity	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years)	Affected : Pull Stati Futu Year FY	100% ons, Alarm Bells, S re Replacement Estimated Cost	imoke De M Cycle (Yrs)	etector And Horns	Priori
lechanical vstem Component Type eating Energy Source	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years)	Affected : Pull Stati Futu Year FY	100% ons, Alarm Bells, S re Replacement Estimated Cost	imoke De M Cycle (Yrs)	etector And Horns	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100%	Affected : Pull Stati Futu Year FY 2044 2034	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400	imoke De M Cycle (Yrs)	aintenance Estimated Cost	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100%	Affected : Pull Stati Futu Year FY 2044 2034	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400	imoke De M Cycle (Yrs)	aintenance Estimated Cost	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area	Affected : Pull Stati Futu Year FY 2044 2034 Affected :	100% ons, Alarm Bells, S re Replacement Estimated Cost ** \$102,400 100%	imoke De M Cycle (Yrs) 1	aintenance Estimated Cost \$16,700	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof	Affected : Pull Stati Futu Year FY 2044 2034 Affected :	100% ons, Alarm Bells, S re Replacement Estimated Cost ** \$102,400 100%	imoke De M Cycle (Yrs) 1	aintenance Estimated Cost \$16,700	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof	Affected : Pull Stati Futu Year FY 2044 2034 Affected :	100% ons, Alarm Bells, S re Replacement Estimated Cost ** \$102,400 100%	imoke De M Cycle (Yrs) 1	aintenance Estimated Cost \$16,700	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Unit	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400 100% Cool With Interior	imoke De M Cycle (Yrs) 1	aintenance Estimated Cost \$16,700	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical r Conditioning Energy Source	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Uni 100%	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0 2029	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400 100% Cool With Interior S \$183,000	imoke De M Cycle (Yrs) 1	aintenance Estimated Cost \$16,700	Priori
lechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical r Conditioning Energy Source Electricity	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Unit	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400 100% Cool With Interior	imoke De M Cycle (Yrs) 1	aintenance Estimated Cost \$16,700	Priori
Iechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical r Conditioning Energy Source Electricity Conversion Equipment	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Uni 100%	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0 2029	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400 100% Cool With Interior S \$183,000	moke De M Cycle (Yrs) 1 1 Electric I	aintenance Estimated Cost \$16,700 Reheat Coils	Priori
Iechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical r Conditioning Energy Source Electricity Conversion Equipment Electricity Conversion Equipment Ext Pkg Unit -	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Uni 100%	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0 2029	100% ons, Alarm Bells, S re Replacement Estimated Cost * * \$102,400 100% Cool With Interior S \$183,000	moke De M Cycle (Yrs) 1 1 Electric I	aintenance Estimated Cost \$16,700	Priori
Iechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical ir Conditioning Energy Source Electricity Conversion Equipment	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Uni 100% 100%	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0 2029 2042 2034	100% ons, Alarm Bells, S re Replacement Estimated Cost ** \$102,400 100% Cool With Interior 1 \$183,000 ** \$553,000	moke De M Cycle (Yrs) 1 1 Electric I	aintenance Estimated Cost \$16,700 Reheat Coils	Priori
Iechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Furnace Controls Electrical r Conditioning Energy Source Electricity Conversion Equipment Electricity Conversion Equipment Ext Pkg Unit -	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : N/A, Area Location : Roof Explanation : 6 Rooftop Package Uni 100%	Affected : Pull Stati Futu Year FY 2044 2034 Affected : its Heat, 0 2029 2042 2034	100% ons, Alarm Bells, S re Replacement Estimated Cost ** \$102,400 100% Cool With Interior 1 \$183,000 ** \$553,000	moke De M Cycle (Yrs) 1 1 Electric I	aintenance Estimated Cost \$16,700 Reheat Coils	Priori

Ventilation

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

Asset # : 14457

Mechanical	Current R	Current Repair Future Replacement Maintenance			aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$29,800	
Exhaust Fans							
Roof	100%		2034	\$63,900	2	\$1,000	
Plumbing							
H/C Water Piping	1000/		2011	ب د بد	1		
Brass/Copper	100%		2044	* *	1		
Water Heater With Tanks	1000/		2022	¢ 4 (2 00			
Electric	100%		2032	\$46,200	4		
	Other Observation, Ex Location : Basement	tent : N/A, Area Aj	ijectea :	100%			
		11 117 / 11 /	W.J.T	111:0: 1120			
	Explanation : 120 Ge	allon water Heate	r with Iv	wo Additional 120	Gallon S	torage Tanks	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	100%		LIFE		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LIFE		1		
Sump Pump(s) Submersible	100%		2027	\$1,000	4	\$1,100	
Backflow Preventer	10070		2027	\$1,000	-	\$1,100	
Generic	100%		2044	* *	1	\$2,100	
Fixtures	10070		2044		1	\$2,100	
Generic	100%						
Hot Water Storage Tank	10070						
Generic	100%		2034	\$15,000	1		
	Other Observation, Ex	tent : N/A. Area A			1		
	Location : Basement	, , , ,					
	Explanation : Two 12	20 Gallon Units					
Vertical Transport		^					
Elevators							
Hydraulic	100%		LIFE	* *			
-	Other Observation, Ex	tent : Light, Area .	Affected	: 100%			
	Location : Two Units	From 1st To 5th I	Floor, Or	ne Unit From Base	ment To .	5th Floor	
	Explanation : 3 Unit	5					
Fire Suppression							
Chemical System							
Generic	100%		2029	\$19,900	1-3	\$101,100	
	Other Observation, Ex	tent : N/A, Area A	ffected :	100%			
	Location : Kitchen						
	Explanation : Covers	s 25 Square Feet					

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

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

Print Date : 22-Aug-2023 DEPARTMENT FOR THE AGING - FY 2024

Asset Name	: CPC OPEN DOOR SENIOR CENTER	CONDOMINIUM	
Address	: 168 GRAND ST. AKA 240 CENTRE ST	•	
Borough	: MANHATTAN	Agency's Number	: N/A
Program / Asset #	: DFTA005.000 / 14139	Yr Built/Renovated	: 1909 / 2015
Area Sq Ft	: 45,442	Project Type	: AGING
Date of Survey	: 25-Aug-2022	Landmark Status	: NONE
Areas Surveyed	: Basement, Sub Basement, Floors 1		
Block	: 472 Lot : 7501	BIN	: 1075959

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical	\$83,300	\$661,600
Mechanical		\$117,900
Total	\$83,300	\$779,500
Importance Code A		\$117,900
Importance Code B	\$83,300	\$661,600
Total	\$83,300	\$779,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Interior Architecture	\$131,100		\$11,900	\$1,300
Electrical	\$3,800	\$4,200	\$5,300	\$4,200
Mechanical	\$26,400	\$7,700	\$10,100	\$5,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$165,200	\$15,900	\$31,200	\$14,600
Importance Code A	\$2,500	\$1,100	\$2,500	\$1,100
Importance Code B	\$151,100	\$14,800	\$28,700	\$12,300
Importance Code C	\$11,600			\$1,300
Total	\$165,200	\$15,900	\$31,200	\$14,600



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

Asset # : 14139

Architecture	Cui	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cos ears)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Windows					_		
Wood	100%		2050	* *	5		
nterior							
Floors	200/		2022	\$225,000	2	¢20.400	
Carpet	20% 20%		2033	\$235,000 * *	3	\$20,400 \$50,500	
Cast in Place Concrete Terrazzo	20% 35%		LIFE LIFE	* *	5 5	\$59,500 \$37,200	
		bling, Extent : Light, A			3	\$57,200	
	Location : Co	orridor, Near Multipurp		u. J/0			
Traffic Topping	5%		2039	* *	5	\$4,300	
		tion, Extent : Light, Ar	ea Affected	: 100%			
	Location : Kit						
	Explanation :	Fluid Applied Epoxy	Resin Floor	· Finish			
Vinyl Tile	20%		2039	* *	3	\$5,100	
Interior Walls							
Ceramic Tile	10%		2043	* *	5	\$2,500	
Folding Partition	5%		2050	* *	5	\$3,100	
Glass: Single Pane	35%		LIFE	* *	5	\$13,200	
Gypsum Board	50% No			* *	5	\$7,500	
	Staining/Discol Location : Ba	loring, Extent : Moder sement	ate, Area Aj	fected : 5%			
	Worn/Eroded, B	Extent : Moderate, Are	a Affected :	5%			
	Location : Ba	sement					
Ceilings							
AcousTileSusp.Lay-In	10%		2047	* *	5	\$6,800	
Exposed Struc: Concrete	20%		LIFE	* *	5-10	\$17,000	
Glass: Susp Panels	30%		LIFE	* *	10	\$15,300	
	Other Observat Location : Th	tion, Extent : Light, Ar roughout	ea Affected	: 100%			
	Explanation :	This Component Is Ac	ctually Fibe	r Glass Suspendea	l Panels		
Gypsum Board	15%		LIFE	* *	5-10	\$35,100	
Plaster	25%		LIFE	* *	5-10	\$29,200	
Site Enclosure							
Retaining Walls							
Masonry: Fieldstone	100%		2044	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2039	* *			
On-Site Walkways	100%		2039	* *			
Cast in Place Concrete							

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

Under 600 Volts

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.

Asset # : 14139

			ASSEL # . 14	100				
Electrical	Current Repair Future Replacement Maintenance					aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment Fused Disc Sw	Location	servation, E 1 : Electrico				5	\$200	
Switchgear / Switchboard	Explana	tion : Two	Main Service Switc	n Ratea .	At 400 Amperes			
Fused Disc Sw	100%			2054	* *	5	\$200	
Raceway Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	\$100	
Molded Case Bkrs	90%			2050	* *	5	\$1,100	
Wiring Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted Variable Frequency Drive	95% 5%			2047 2047	* * * *	5	\$300	
	Other Obs Location	ı : Basemer	Extent : Light, Area	Affected	: 100%			
round								
Grounding Devices Generic	Location	servation, E 1 : Basemer	Extent : Moderate, 2 nt Ground Connected			5 Inding	\$1,300	
ighting								
Interior Lighting Fluorescent	100%			2034	\$661 600	10	\$41 700	
Fluorescent	Compact I Location Motion Se Location T-8 Lamps	Fluorescen n : 1st Floo msors in Us n : Basemen s And Fixtu	t Light, Extent : Lig r And Basement se, Extent : Light, A nt res, Extent : Light, r And Basement	ght, Area Irea Affeo	cted : 100%	10	\$41,700	
Egress Lighting								
Emergency, Battery Exit, LED	50% 50%			2039 2062	* *	10 1	\$5,500	
Exterior Lighting HID	20%			2029	\$41,400	10		
No Component	80%							

Alarm

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

Asset # : 14139

			ASSEL # . 14	100				
Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Alarm								
Security System Generic	Not in Ser		\$83,300 t : Severe, Area Aff out The Building	2044 Tected : 1	* *	1	\$15,300	
	Other Obs Location	ervation, E : Basemer	Extent : Light, Area at, 1st Floor eillance Camera Sy		: 100%			
Fire/Smoke Detection Generic, Digital	100%			2039	* *	1-3	\$28,000	
Mechanical		Current I	Repair	Futur	e Replacement	м	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2054	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	25%			2037	* *	1	\$5,600	
Heat Pump Air Sourced	50% Other Obs	ervation. F	Extent : Light, Area	2028 Affected	: 100%	2	\$7,000	
	Location	i : Through	out Basement r Sourced Heat Pur					
Hot Water Boiler	25%		Extent : Light, Area	2032	\$117,900	1	\$5,600	
	Location	tion : 2 Un	nt -	1)jeeteu	. 10070			
Distribution	î							
Hot Wtr Piping/Pump	100%			2042	* *	4	\$3,400	
Terminal Devices Fan Coil Unit/Heat	25%			2039	* *	1	\$3,700	
No Component Air Conditioning	75%							
Energy Source Electricity	100%			2050	* *	1		
Heat Rejection Not Accessible	100%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,100	
Exhaust Fans Interior	10%			2034	\$19,700	2	\$100	
No Component	90%							
Plumbing H/C Water Piping Brass/Copper	100%			2054	* *	1		
Diass/Copper	100%			2034	• •	1		

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

Asset # : 14139

Mechanical	Currer	Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing								
Water Heater With Tanks								
Gas Fired	100%		2029	\$16,700	2			
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Not Accessible	100%							
Sump Pump(s)								
Non-Submersible	100%		2034	\$8,900	4	\$1,400		
Sewage Ejector(s)								
Electric	100%		2042	* *	4	\$2,700		
Backflow Preventer								
Generic	100%		2039	* *	1	\$2,800		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%		LIFE	* *				
	Other Observation	, Extent : Light, Area	Affected	: 100%				
		ient To 2nd Floor						
	Explanation : 1 U	Unit						
Fire Suppression								
Standpipe								
Generic	100%		2060	* *	1-5	\$22,900		
Sprinkler								
Generic	100%		2060	* *	1-2	\$12,700		
Fire Pump								
Generic	100%		2043	* *	1	\$8,500		
	Other Observation	, Extent : Light, Area	Affected	: 100%				
	Location : Basem							
	Explanation : Fin	re Pump Serves The E	ntire Fac	cility				

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.

DEPARTMENT FOR THE AGING - FY 2024 Print Date: 22-Aug-2023

Asset Name	: CYPRESS HILLS SENIOR CENTER		
Address	: 3194 FULTON STREET @ LOGAN ST		
Borough	: BROOKLYN	Agency's Number	: N/A
Program / Asset #	: DFTA013.000 / 14456	Yr Built/Renovated	: 1971 / 2005
Area Sq Ft	: 19,914	Project Type	: AGING
Date of Survey	: 26-Oct-2022	Landmark Status	: NONE
Areas Surveyed	: Roof, Floors 1,2		
Block	: 4140 Lot : 13	BIN	: 3092631

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$390,000
Mechanical		\$977,600
Total		\$1,367,500
Importance Code A		\$75,900
Importance Code B		\$1,291,600
Total		\$1,367,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$93,000		\$900	
Interior Architecture	\$32,100		\$19,300	\$2,300
Electrical	\$14,500	\$1,900	\$2,300	\$1,900
Mechanical	\$29,000	\$7,300	\$7,200	\$13,800
Site Enclosure	\$2,700			
Site Pavements	\$5,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$181,000	\$13,200	\$33,600	\$21,900
Importance Code A	\$93,000	\$1,300	\$900	\$1,300
Importance Code B	\$50,500	\$11,800	\$32,700	\$19,000
Importance Code C	\$37,600			\$1,500
Total	\$181,000	\$13,200	\$33,600	\$21,900



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

Asset # : 14456

Architecture	Current Repair			Future Replacement Maintenance			aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls									
Masonry: Brick Cavity	Diagonal	Now Cracks, Ex : Balcony	\$17,400 tent : Moderate, Ar Openings	LIFE ea Affect	* * ted : 5%	5	\$10,200		
Metal Sect. OHD	5%			2047	* *	5	\$1,800		
Slate Panels	5%	Now	\$8,600	LIFE	* *	5	\$400		
		issing Elem : Window	ents, Extent : Mod	erate, Ar	ea Affected : 40%		·		
Windows									
Aluminum	90%		\$10,000	2042	* *	5	\$1,100		
		0	xtent : Moderate, A ve Metal Grilles	lrea Affe	cted : 15%				
Metal Louvers	10%	0-2	\$1,300	2037	* *				
	Corrosion	/Rusting, E	xtent : Moderate, A	lrea Affe	cted : 50%				
	Location	: All Louv	ers						
Parapets									
Masonry: Brick Cavity	15%			LIFE	* *	5-10	\$10,800		
Masonry: Limestone	10%	0-2	\$6,300	LIFE	* *	5	\$1,300		
		tar Miss/Er 1 : Through	od, Extent : Moder out	ate, Arec	a Affected : 50%				
Metal Panel	5%			2054	* *	5	\$2,000		
Metal: Cage/Fence	70%	Now	\$34,300	2039	* *	5	\$23,700		
-		issing Elem : Upper Ro	ents, Extent : Mode oof	erate, Ar	ea Affected : 5%				
		/Rusting, E : Through	xtent : Moderate, A out	lrea Affe	cted : 100%				
Roof									
Modified Bitumen	80%			2042	* *	10	\$23,400		
	-	Recent Replace Evident, Extent : N/A, Area Affected : 100% Location : Main Roof							
Single Ply Membrane	20%	0-2	\$5,900	2039	* *				
	Blisters, E		lerate, Area Affecte	ed : 10%					
	Location : Lower Balcony Roofs								
	Ponding, Extent : Light, Area Affected : 10% Location : Lower Balcony Roof								
	Other Obs	ervation, E	Extent : N/A, Area A alcony Roof	ffected :	100%				
			ls Actually A Fluid	Annlied	Roof System				
Soffits	ылрини		15 110 many 11 1 mu	прриси	sooj system				
Cement - Fiber Panel	100%			2034		10			
terior	100%			2034		10			

Interior

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

	Asset	#	1	14456
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Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component	% of Total		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре						· · ·		
iterior								
Floors	20/			LIDE		-	#2 (00	
Cast in Place Concrete	2%			LIFE	* *	5	\$2,600	
Ceramic Tile	5%			2043	* *	5	\$1,500	
Quarry Tile	10%			2047	* *	5	\$4,500	
Sheet Vinyl/Rubber	5%			2039	* *	5	\$2,200	
Vinyl Tile	78%			2039	* *	3	\$8,700	
Interior Walls	100/			20.42	* *	-	¢2 100	
Ceramic Tile	10%			2043	* *	5	\$3,100	
Concrete Masonry Unit	5%			LIFE		5	\$1,200	
Gypsum Board	85%			LIFE	* *	5-10	\$44,100	
Ceilings	0.50 /			20.47	ىلە بىلە	~	#20.200	
AcousTileSusp.Lay-In	95%			2047	* *	5	\$28,300	
Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$1,900	
ite Enclosure								
Fence/Gates	1000/	2.4	*27 00	2011	* *			
Chain Link	100%		\$2,700	2044				
		0	xtent : Moderate, A	геа Ађе	cted : 50%			
	Location	n : Parking	Area					
ite Pavements								
Public Sidewalk	1000/			2020	* *			
Cast in Place Concrete	100%			2039				
On-Site Walkways Cast in Place Concrete	100%			2039	* *			
	10070			2039				
Parking/Driveway Asphalt	1000/	Now	\$5,700	2037	* *			
			<i>Extent : Moderate</i>					
	-	i : Parking		, 11/0a 11 <u>/</u>	<i>jeeleu</i> : 5070			
Electrical				-				
		Current F	Repair	Futur	e Replacement		aintenance	
vstem Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре								
nder 600 Volts								
Service Equipment	1000/			2024	¢14.700	~	¢100	
Fused Disc Sw	100%			2034	\$14,700	5	\$100	
		i : Electrica	xtent : N/A, Area A	jjeciea :	100%			
				Cuite l	Duted 44 600 Anna			
Switch ass. / Switch 1.1.	Explana	uon : Main	Service Disconnec	i Switch	Katea At 600 Amp	eres.		
Switchgear / Switchboard Fused Disc Sw	100%			2034	¢105 000	5	¢100	
	100%			2034	\$105,800	5	\$100	
Raceway Conduit	0.007			2054	* *	1		
	90%			2054		1		
Conduit	10%			2034	\$2,500	1		
Panelboards						_		
Enced Directory	E0/			2050	* *			
Fused Disc Sw Molded Case Bkrs	5% 95%			2050 2050	* *	5 5	\$500	

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

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

Asset # : 14456

lectrical	Current Repair	Current Repair Future Replacement				
ystem Component Type	% of Fail Date Estim Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Wiring						
Thermoplastic	90%	2054	* *	1		
Thermoplastic	10%	2034	\$2,800	1		
Motor Controllers	1000/	a a 4 -	ate ate	_	* 100	
Locally Mounted	100%	2047	* *	5	\$100	
round						
Grounding Devices	1000/					
Not Accessible	100%					
ighting						
Interior Lighting	(0)) (2020	¢10 5 0 00	10	¢1 2 400	
Fluorescent	68%	2029	\$197,200	10	\$12,400	
	Other Observation, Extent :		100%			
	Location : Throughout The	Building				
	Explanation : T-12 Lamps					
Fluorescent	30%	2034	\$87,000	10	\$5,500	
	Other Observation, Extent :	N/A, Area Affected :	100%			
	Location : Lobby					
	Explanation : T-8 Lamps					
Incandescent	2%	2034	\$10,800	2		
Egress Lighting						
Emergency, Battery	50%	2034	\$16,300	10	\$2,400	
Exit, Service	50%	2039	* *	1		
Exterior Lighting						
HID	25%	2034	\$22,700	10		
Incandescent	5%	2034	\$5,200	2		
No Component	70%					
larm						
Security System						
Generic	100%	2039	* *	1	\$7,400	
	Other Observation, Extent :	N/A, Area Affected :	100%			
	Location : Hallways, Activ	ity Rooms, Outside I	Perimeter			
	Explanation : CCTV Surve	illance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2039	* *	1-3	\$12,300	
	Other Observation, Extent :	N/A, Area Affected :	100%			
	Location : Throughout The	Building				
	Explanation : Strobe Light	s, Manual Pull Stati	ons, Alarm Bells, S	moke De	tectors, Horns	
lechanical	Current Repair	Futu	e Replacement	М	aintenance	
ystem	% of Fail Date Estim				Estimated Cost	Drionit
Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Esumated Cost	Priority
eating						
Energy Source						
Electricity	100%	2044	* *			

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.

Asset # : 14456

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Conversion Equipment Heat Pump Air Sourced	85% Other Obs		xtent : N/A, Area A	2032 ffected :	100%	2	\$5,200	
		ı : Equipme						
		tion : 3 Un	its					
Radiant Heater	15%			2034	\$75,900	2	\$1,400	
Controls Electrical	100%			2029	\$108,100			
ir Conditioning								
Energy Source	1000/			0040	ate ate			
Electricity	100%			2042	* *	1		
Conversion Equipment Heat Pump Water Sourced	90%			2032	\$305,100			
	U	0	tent : Light, Area A Equipment Rooms	ffected :	100%			
Split Unit	Location Other Obs	igerant, Ex 1 : 1 Old Ui	\$9,200 tent : Light, Area A nit For The Kitcher xtent : N/A, Area A	-				
	Explana	tion : Old C	Condenser On The I	Roof				
Terminal Devices Air Handler/Dir Expansion	100%			2034	\$372,900	1		
Heat Rejection								
Evaporative Condenser	10% Obsolete I Location	Equipment,	Extent : Severe, Ar	2034 ea Affect	\$10,200 ted : 100%	2	\$1,400	
No Component	90%							
Ventilation								
Distribution	1000/			LIPP	* *	2.5	¢17 (00	
Ductwork/Diffusers Exhaust Fans	100%			LIFE	• •	2-5	\$17,600	
Interior	40%			2034	\$34,500	2	\$200	
Roof	60%	ervation, E	Extent : N/A, Area A	2034	\$22,600	2	\$400	
si <u>i</u> '	Explana	tion : Four	Fans					
lumbing H/C Water Piping Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks	10				***			
Electric	Location	ervation, E 1 : Kitchen			\$115,500 100%	4		
	Explana	tion : Two I	Heaters, 120 Gallo	ns Each				

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 14456

Mechanical	Current Repair	Current Repair Future Re		М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	25% 0-2 \$1,200		* *	1		
	Blockage /Clogged, Extent : Moderat	e, Area Affe	ected : 10%			
	Location : Backyard					
	Other Observation, Extent : N/A, Area	a Affected :	100%			
	Location : Kitchen					
	Explanation : One Grease Trap Belo	ow Floor				
Cast Iron	75%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2039	* *	1	\$1,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : N/A, Area	a Affected :	100%			
	Location : Basement To 1st Floor					
	Explanation : 1 Unit					
Fire Suppression						
Chemical System						
Generic	100%	2029	\$15,900	1-3	\$80,900	
	Other Observation, Extent : N/A, Area	a Affected :	100%			
	Location : Kitchen Hood					
	Explanation : Covers 20 Square Fee	et				

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 - FY 2024 Print Date: 22-Aug-2023

Asset Name Address	: 312 I	DNARD COVEI E. 109TH ST. B'		2ND AVE.		
Borough		NHATTAN		Agency's Number	: N/A	
Program / Asset #	: DFT	A002.000 / 1413	6	Yr Built/Renovated	: 1920 / 2007	
Area Sq Ft	: 27,62	21		Project Type	: AGING	
Date of Survey	: 30-N	1ar-2021		Landmark Status	: NONE	
Areas Surveyed	: Base	ment, Roof, Flo	ors 1,2,3,4			
Block	: 1680	Lot	: 45	BIN	: 1074278	
CAPITAL				FY 2025 - 2028		FY 2029 - 2034
Exterior Architec	ture			\$106,000		\$161,500
Interior Architect	ure			\$83,600		\$669,300
Electrical				\$8,000		\$144,500
Mechanical				\$51,100		\$852,600
Total				\$248,700		\$1,827,900
Importance Code	А			\$106,000		\$255,600
Importance Code	В			\$59,100		\$1,572,300
Importance Code	С			\$83,600		
Total				\$248,700		\$1,827,900
EXPENSE			FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architec	ture		\$40,100			
Interior Architect	ure		\$64,400			\$39,800
Electrical			\$134,100	\$1,300	\$45,800	\$1,300
Mechanical			\$46,700	\$9,200	\$16,000	\$9,500
Site Pavements			\$9,700			
Elevators/Escalat	ors		\$3,900	\$3,900	\$3,900	\$3,900
Total			\$298,900	\$14,400	\$65,800	\$54,600
Importance Code	А		\$55,600	\$2,700	\$2,800	\$2,700
Importance Code	В		\$216,500	\$11,700	\$63,000	\$51,800
	~					

\$51,800 Importance Code C \$26,800 \$298,900 \$14,400 \$54,600 \$65,800



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

Total

Asset # : 14136

rchitecture	Current Repair	Future Replacement	Maintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Prioriț
terior					
Exterior Walls					
Cast in Place Concrete	4% Now \$10,500 Cracking/Crumbling, Extent : Modera Location : Base Of Building At North		5	\$9,000	
Cast Stone/Terra Cotta	2% Now \$7,000	LIFE **	5	\$7,000	
	Joint Mortar Miss/Erod, Extent : Mode Location : Throughout	erate, Area Affected : 10%			
Exposed Struc: Steel	1%	LIFE **	5	\$1,400	
1	Other Observation, Extent : N/A, Area Location : Above Window Heads Explanation : Steel Lintel			.,	
Masonry: Brick	90%	LIFE **	5	\$40,500	
5	Recent Repair Evident, Extent : N/A, A Location : Throughout		-		
Masonry: Limestone	3% Now \$10,400 Joint Mortar Miss/Erod, Extent : Light Location : Throughout	LIFE ** t, Area Affected : 10%	5	\$1,000	
Windows					
Aluminum	100% 4+ \$106,000 Ctrwt/Balnc Not Funct, Extent : Mode Location : Throughout	2040 * * rate, Area Affected : 60%	5	\$5,700	
Parapets					
Cast Stone/Terra Cotta	20%	LIFE **	5	\$11,500	
	Recent Repair Evident, Extent : N/A, A Location : Main Roof	rea Affected : 30%			
Masonry: Brick	40%	LIFE **	5	\$3,000	
Metal Rail	15%	2045 **	5-10	\$20,100	
	Recent Installation, Extent : N/A, Area Location : Main Roof	Affected : 100%			
Pre-Cast Concrete	25% Recent Replace Evident, Extent : N/A, Location : Main Roof	LIFE * * Area Affected : 50%	5	\$11,600	
Roof					
Modified Bitumen	100% Recent Replace Evident, Extent : N/A, Location : Main Roof	2032 \$161,500 Area Affected : 25%	10	\$15,100	

Interior

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.

Asset # : 14136

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors								
Carpet	5%			2028	\$35,700	3	\$4,100	
Cast in Place Concrete	Cracking/	Now Crumbling, 1 : Basemer	\$6,900 Extent : Moderate t	LIFE , Area Aj	* * fected : 10%	5	\$9,000	
Ceramic Tile	5%			2035	* *	5	\$2,100	
Vinyl Tile	-		\$13,400 Extent : Moderate r At Entry	2032 , Area Aj	\$669,300 ffected : 10%	3	\$9,300	
Wood	20%			2060	* *	5	\$15,500	
Interior Walls								
Glass: Single Pane	Glazing B	Now roken/Crac 1 : Weight F	\$6,700 ked, Extent : Mode Coom	LIFE rate, Are	* * a Affected : 10%	5	\$1,700	
Gypsum Board	20%			LIFE	* *	5	\$5,400	
Masonry: Brick	Cracking/ Location Joint Mor Location Worn/Eroo	1 : Basemer tar Miss/Er 1 : Basemer	rod, Extent : Moder ht : Moderate, Area A	ate, Arec	Affected : 30%			
Plaster	Location	Crumbling, 1 : Stair Bu		-	-	5	\$8,100	
	Paint Pee Location	-	: Moderate, Area	Affected	: 5%			
Wood	5%			LIFE	* *	5	\$9,000	
Ceilings								
AcousTileSusp.Lay-In			\$8,700 Extent : Light, Are r	2045 ea Affecte	* * ed : 10%	5	\$13,400	
Gypsum Board	10%			LIFE	* *	5	\$5,200	
Metal Panel	15%			LIFE	* *	5	\$7,800	
		/Rusting, E 1 : Basemer	xtent : Moderate, A at	lrea Affe	cted : 50%			
Plaster	Cracking/	Now Crumbling, 1 : Stair Bu	\$6,100 Extent : Moderate Ikhead	LIFE , Area Aj	* * ffected : 20%	5	\$2,600	
ite Enclosure								
Fence/Gates	0.007			2042	* *			
Concrete Masonry Unit	90%			2042	* *			
Iron Picket	10%			2052	r †			

Site Pavements

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.

Asset # : 14136

Architecture		Current	Repair	Futu	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements								
Public Sidewalk	1000/	NT	\$2.2 00	0007	* *			
Cast in Place Concrete		Now	\$2,300 Extent : Moderate	2037				
	-	-	t To Front Entrance	-	<i>Jecleu</i> . 276			
		-	xtent : Moderate, A	-	cted : 2%			
	-	-	t To Front Entrance					
On-Site Walkways		<u> </u>						
Asphalt	65%	Now	\$4,200	2047	* *			
-		issing Elen 1 : Rear Yar	eents, Extent : Mode d	erate, Ar	ea Affected : 15%			
		Crumbling 1 : Rear Yar	Extent : Moderate d	, Area Aj	ffected : 20%			
		d/Bulging, 1 : Rear Yar	Extent : Moderate, d	Area Afj	fected : 15%			
Cast in Place Concrete		Now	\$1,500	2052	* *			
	0	Crumbling 1 : Front Ei	Extent : Moderate ntry Steps	, Area Aj	ffected : 10%			
				20.62	* *	1		
Steel Grating	30%	2-4	\$1,700	2062	4-4-	1		
Steel Grating	Corrosion	/Rusting, E	xtent : Moderate, A			I		
Steel Grating	Corrosion	/Rusting, E				I		
	Corrosion	/Rusting, E 1 : Exterior	xtent : Moderate, A Stair In Rear Yard	rea Affe	cted : 25%		aintenance	
lectrical	Corrosion Location	/Rusting, E a : Exterior Current	xtent : Moderate, A Stair In Rear Yard Repair	rea Affe Futur	cted : 25%	М	aintenance	D • • • •
lectrical	Corrosion	/Rusting, E a : Exterior Current	xtent : Moderate, A Stair In Rear Yard	rea Affe	cted : 25%	M	aintenance Estimated Cost	Priorit
lectrical ystem Component Type nder 600 Volts	Corrosion Location	/Rusting, E a : Exterior Current Fail Date	xtent : Moderate, A Stair In Rear Yard Repair	rea Affe Futur Year	cted : 25%	M Cycle		Priorit
ilectrical ystem Component Type nder 600 Volts Service Equipment	Corrosion Location % of Total	Rusting, E : Exterior Current Fail Date (Years)	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost	rea Affe Futur Year FY	cted : 25% re Replacement Estimated Cost	M Cycle (Yrs)		Priorit
electrical ystem Component Type nder 600 Volts	Corrosion Location % of Total 50%	/Rusting, E a : Exterior Current Fail Date (Years) 4+	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400	rea Affe Futur Year FY 2062	cted : 25% re Replacement Estimated Cost * *	M Cycle		Priorit
ectrical ystem Component Type nder 600 Volts Service Equipment	Corrosion Location % of Total 50% On Extend	/Rusting, E : Exterior Current Fail Date (Years) 4+ led Life, Ex	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 stent : Light, Area A	rea Affe Futur Year FY 2062	cted : 25% re Replacement Estimated Cost * *	M Cycle (Yrs)		Priorit
electrical ystem Component Type inder 600 Volts Service Equipment	Corrosion Location % of Total 50% On Extend Location	/Rusting, E a : Exterior Current Fail Date (Years) 4+ ded Life, Ex a : Basement	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 tent : Light, Area A tt	Futur Futur Year FY 2062 ffected :	re Replacement Estimated Cost ** 100%	M Cycle (Yrs)		Priorit
electrical ystem Component Type inder 600 Volts Service Equipment	Corrosion Location % of Total 50% On Extend Location Other Obs	/Rusting, E a : Exterior Current Fail Date (Years) 4+ ded Life, Ex a : Basement reveation, E	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 tent : Light, Area A tt Extent : N/A, Area A	Futur Futur Year FY 2062 ffected :	re Replacement Estimated Cost ** 100%	M Cycle (Yrs)		Priorit
Electrical System Component Type Inder 600 Volts Service Equipment	Corrosion Location % of Total 50% On Extend Location Other Obs Location	/Rusting, E current Gurrent Fail Date (Years) 4+ led Life, Ex a : Basemen rervation, E a : Electrico	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 etent : Light, Area A tt Extent : N/A, Area A al Room	rea Affe Futur Year FY 2062 ffected : ffected :	eted : 25% e Replacement Estimated Cost ** 100% 100%	M Cycle (Yrs)		Priorit
Electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw	Corrosion Location % of Total 50% On Extend Location Other Obs Location Explana	/Rusting, E (Rusting, E Current Fail Date (Years) 4+ ded Life, Ex 4+ ded Life, Ex 5 Electrication, E 5 Electrication : One	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 tent : Light, Area A tt Extent : N/A, Area A	rea Affe Futur Year FY 2062 ffected : ffected : Disconne	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch	M Cycle (Yrs) 5	Estimated Cost	Priorit
electrical ystem Component Type inder 600 Volts Service Equipment	Corrosion Location % of Total 50% On Extend Location Other Obs Location 50% Other Obs Location	Rusting, E (Rusting, E Exterior Current Fail Date (Years) 4+ led Life, Ex + - Basement servation, E - Electrication, E - Electrication, E - Electrication, E - Electrication, E	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost Estimated Cost (1) (1) (1) (2) (2) (2) (2) (2) (2) (2) (2) (2) (2	Futur Futur Year FY 2062 ffected : Disconne 2032 ffected :	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch \$7,400 100%	M Cycle (Yrs)		Priorit
Electrical System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw	Corrosion Location % of Total 50% On Extend Location Other Obs Location 50% Other Obs Location	Rusting, E (Rusting, E Exterior Current Fail Date (Years) 4+ led Life, Ex + - Basement servation, E - Electrication, E - Electrication, E - Electrication, E - Electrication, E	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost Estimated Cost (1) (4) (4) (4) (5) (4) (4) (5) (4) (5) (6) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	Futur Futur Year FY 2062 ffected : Disconne 2032 ffected :	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch \$7,400 100%	M Cycle (Yrs) 5	Estimated Cost	Priorit
Electrical System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Fused Disc Sw	Corrosion Location % of Total 50% On Extend Location Other Obs Location Explana 50% Other Obs Location Explana	/Rusting, E a : Exterior Current Fail Date (Years) 4+ ded Life, Ex a : Basement servation, E tion : One servation, E a : Electrication : One	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 tent : Light, Area A at Extent : N/A, Area A al Room 600 Ampere Main L Extent : N/A, Area A al Room 400 Ampere Main L	rea Affe Futur Year FY 2062 ffected : ffected : 2032 ffected : 2032	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch \$7,400 100%	M Cycle (Yrs) 5	Estimated Cost	Priorit
Electrical System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw	Corrosion Location % of Total 50% On Extend Location Other Obs Location Explana 50% Other Obs Location Explana	/Rusting, E /Rusting, E Current Fail Date (Years) 4+ ded Life, Ex 4+ ded Life, Ex 1: Basement rervation, E 1: Electrication : One for environ in the formation of the formation for the formation of	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost \$7,400 tent : Light, Area A at Extent : N/A, Area A al Room 600 Ampere Main L Extent : N/A, Area A al Room 400 Ampere Main L \$25,400	rea Affe Futur Year FY 2062 ffected : ffected : 2032 ffected : Disconne 2032	cted : 25% e Replacement Estimated Cost ** 100% 100% <u>ct Switch</u> \$7,400 100% <u>ct Switch</u> **	M Cycle (Yrs) 5	Estimated Cost	Priorit
Electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Switchgear / Switchboard	Corrosion Location % of Total 50% On Extend Location Explana 50% Other Obs Location Explana 100% On Extend	/Rusting, E /Rusting, E Current Fail Date (Years) 4+ ded Life, Ex 4+ ded Life, Ex 1: Basement rervation, E 1: Electrication : One for environ in the formation of the formation for the formation of	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost S7,400 tent : Light, Area A at Extent : N/A, Area A al Room 600 Ampere Main E Extent : N/A, Area A al Room 400 Ampere Main E \$25,400 tent : Light, Area A	rea Affe Futur Year FY 2062 ffected : ffected : 2032 ffected : Disconne 2032	cted : 25% e Replacement Estimated Cost ** 100% 100% <u>ct Switch</u> \$7,400 100% <u>ct Switch</u> **	M Cycle (Yrs) 5	Estimated Cost	Priorit
Electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs	Corrosion Location % of Total 50% On Extend Location Explana 50% Other Obs Location Explana 100% On Extend	/Rusting, E a : Exterior Current Fail Date (Years) 4+ led Life, Ex a : Basement servation, E a : Electrication : One servation, E a : Electrication : One 4+ led Life, Ex	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost S7,400 tent : Light, Area A at Extent : N/A, Area A al Room 600 Ampere Main E Extent : N/A, Area A al Room 400 Ampere Main E \$25,400 tent : Light, Area A	rea Affe Futur Year FY 2062 ffected : ffected : 2032 ffected : Disconne 2032	cted : 25% e Replacement Estimated Cost ** 100% 100% <u>ct Switch</u> \$7,400 100% <u>ct Switch</u> **	M Cycle (Yrs) 5	Estimated Cost	Priorit
Electrical System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Fused Disc Sw	Corrosion Location % of Total 50% On Extend Location Explana 50% Other Obs Location Explana 100% On Extend	/Rusting, E a : Exterior Current Fail Date (Years) 4+ led Life, Ex a : Basement servation, E a : Electrication : One servation, E a : Electrication : One 4+ led Life, Ex	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost S7,400 tent : Light, Area A at Extent : N/A, Area A al Room 600 Ampere Main E Extent : N/A, Area A al Room 400 Ampere Main E \$25,400 tent : Light, Area A	rea Affe Futur Year FY 2062 ffected : ffected : 2032 ffected : Disconne 2032	cted : 25% e Replacement Estimated Cost ** 100% 100% <u>ct Switch</u> \$7,400 100% <u>ct Switch</u> **	M Cycle (Yrs) 5	Estimated Cost	Priorit
Electrical System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Switchgear / Switchboard Molded Case Bkrs Raceway	Corrosion Location % of Total 50% On Extend Location Other Obs Location Explana 50% Other Obs Location Explana 100% On Extend Location	/Rusting, E a : Exterior Current Fail Date (Years) 4+ led Life, Ex a : Basement servation, E a : Electrication : One servation, E a : Electrication : One 4+ led Life, Ex	xtent : Moderate, A Stair In Rear Yard Repair Estimated Cost S7,400 tent : Light, Area A at Extent : N/A, Area A al Room 600 Ampere Main E Extent : N/A, Area A al Room 400 Ampere Main E \$25,400 tent : Light, Area A	rea Affe Futur Year FY 2062 ffected : 2032 ffected : 2032 ffected : 2032 ffected : 2032	cted : 25% e Replacement Estimated Cost ** 100% 100% ct Switch \$7,400 100% ct Switch ** 100%	M Cycle (Yrs) 5 5 5	Estimated Cost	Priority

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.

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Asset # : 14136

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Panelboards					_		
Fused Knife Sw	5% 0-2	\$4,900	2057	* *	5		
	On Extended Life, Ex Location : Basemen		Affected	: 100%			
Molded Case Bkrs	20%		2048	* *	5	\$100	
Molded Case Bkrs	55%		2031	\$53,600	5	\$400	
	Covers Missing, Exte Location : Basemen		a Affected	d : 10%			
	Other Observation, E	xtent : N/A, Area A	ffected :	20%			
	Location : Basemen	t					
	Explanation : Pane	l In Storage Area					
Molded Case Bkrs	20%		2057	* *	5	\$100	
Wiring							
Braided Cloth	60% 0-2	\$45,200	2057	* *	1		
	Insulation Aged, Exte	ent : Severe, Area A	ffected :	100%			
	Location : Basemer	t, 1st And 2nd Floo	ors				
Thermoplastic	20%		2052	* *	1		
Thermoplastic	20%		2062	* *	1		
Motor Controllers							
Locally Mounted	30%		2045	* *	5	\$100	
Locally Mounted	70%		2030	\$49,000	5	\$100	
round							
Grounding Devices							
Generic	100% Now	\$10,200	LIFE	* *	5	\$400	
	Other Observation, E		a Affecte	d : 100%			
	Location : Basemen						
• 1	Explanation : Corre	oded					
ighting							
Interior Lighting	100/		2027	* *	10	\$2.500	
Fluorescent	10% Compact Fluorescent	Light Extent Lie	2037		10	\$2,500	
	Location : 4th Floo		ni, Areu	Ajjecieu . 10076			
T1		1	2027	* *	10	¢10.000	
Fluorescent	78%		2037		10	\$19,800	
	T-8 Lamps And Fixtu Location : Through		Area Affe	ectea : 100%			
Fluorescent	10%		2037	* *	10	\$2,500	
	T-5 Lamps And Fixtu Location : 4th Floo	-	Area Affe	ected : 100%			
Fluorescent	2%		2027	\$8,000	10	\$500	
	T-12 Lamps And Fixt	ures, Extent : Light				<i>40</i> 00	
	Location : Basemen	-	,	,			

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Asset # : 14136

ectrical		Current I	Repair	Futur	e Replacement	Replacement Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
hting								
Egress Lighting								
Emergency, Battery	20%			2037	* *	10	\$1,300	
Emergency, Battery	30%			2027	\$13,600	10	\$2,000	
Exit, LED	10%			2072	* *	1		
Exit, Service	20%			2037	* *	1		
Exit, Service	20%			2027	\$2,300	1		
Exterior Lighting	100/			20.40	* *			
LED No Common ent	10% 90%			2040	• •			
No Component	90%							
rm Security System								
No Component	20%							
Generic		Now	\$40,500	2042	* *	1	\$7,400	
Generie			t : Severe, Area Aff		00%	1	ψ7,400	
			out The Building					
		-	Extent : N/A, Area A	ffected :	100%			
		a : Front Or		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
		tion : CCT						
Fire/Smoke Detection	1							
No Component	80%							
Generic, Digital	20%			2037	* *	1-3	\$3,500	
Generic, Digital		0	in			-		
Generic, Digital	20%	Current		Futur	e Replacement	M	aintenance	
Generic, Digital			Repair Estimated Cost			-		Priorit
Generic, Digital echanical stem Component	20%	Fail Date		Futur Year	e Replacement	M Cycle	aintenance	Priori
Generic, Digital echanical stem Component Type ating Energy Source	20% % of Total	Fail Date		Futur Year FY	e Replacement Estimated Cost	M Cycle	aintenance	Priori
Generic, Digital echanical stem Component Type ating Energy Source Natural Gas	20%	Fail Date		Futur Year	e Replacement	M Cycle	aintenance	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment	20%	Fail Date (Years)	Estimated Cost	Futur Year FY 2042	re Replacement Estimated Cost * *	M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital echanical stem Component Type ating Energy Source Natural Gas	20% % of Total 100% 60%	Fail Date (Years)	Estimated Cost \$7,100	Futur Year FY 2042 2037	re Replacement Estimated Cost * *	M Cycle (Yrs)	aintenance	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment	20% % of Total 100% 60% Controller	Fail Date (Years) Now	Estimated Cost \$7,100 ng, Extent : Moder	Futur Year FY 2042 2037 2037	re Replacement Estimated Cost * * * * Affected : 100%	M Cycle (Yrs) 1 1	aintenance Estimated Cost	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment	20% % of Total 100% 60% Controller Location	Fail Date (Years) Now Not Worki	Estimated Cost \$7,100 ng, Extent : Moder tt. 2 Of 3 Newer Ur	Futur Year FY 2042 2037 ate, Area itis Have	e Replacement Estimated Cost * * * * Affected : 100% 2 Defective Control	M Cycle (Yrs) 1 1	aintenance Estimated Cost	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment	20% % of Total 100% 60% Controller Location Other Obs	Fail Date (Years) Now Not Worki : Basemer ervation, E	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A	Futur Year FY 2042 2037 ate, Area itis Have	e Replacement Estimated Cost * * * * Affected : 100% 2 Defective Control	M Cycle (Yrs) 1 1	aintenance Estimated Cost	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment	20% % of Total 100% 60% Controller Location Other Obs Location	Fail Date (Years) Now Not Worki Sasemen ervation, E Sasemen	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A at	Futur Year FY 2042 2037 ate, Area itis Have	e Replacement Estimated Cost * * * * Affected : 100% 2 Defective Control	M Cycle (Yrs) 1 1	aintenance Estimated Cost	Priori
Generic, Digital Chanical stem Component Type ating Energy Source Natural Gas Conversion Equipment Steam Boiler	20% % of Total 100% 60% Controller Location Other Obs Location Explana	Fail Date (Years) Now Not Worki : Basemer ervation, E	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A at	Futur Year FY 2042 2037 ate, Area hits Have ffected :	te Replacement Estimated Cost * * * * Affected : 100% Defective Control 100%	M Cycle (Yrs) 1 1 :s.	aintenance Estimated Cost \$14,800	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment	20% % of Total 100% 60% Controller Location Other Obs Location Explana 40%	Fail Date (Years) Now Not Worki : Basemen rervation, E : Basemen tion : 3 New	Stimated Cost \$7,100 ng, Extent : Moder nt. 2 Of 3 Newer Un Extent : N/A, Area A to wer Units	Futur Year FY 2042 2037 ate, Area its Have ffected : 2030	te Replacement Estimated Cost * * * * Affected : 100% Defective Control 100% \$94,100	M Cycle (Yrs) 1 1	aintenance Estimated Cost	Priori
Generic, Digital Chanical stem Component Type ating Energy Source Natural Gas Conversion Equipment Steam Boiler	20% % of Total 100% 60% Controller Location Other Obs Location Explana 40% Other Obs	Fail Date (Years) Now Not Worki : Basemer rervation, E tion : 3 New rervation, E	Estimated Cost \$7,100 ng, Extent : Moder tt. 2 Of 3 Newer Un Extent : N/A, Area A tt wer Units Extent : N/A, Area A	Futur Year FY 2042 2037 ate, Area its Have ffected : 2030	te Replacement Estimated Cost * * * * Affected : 100% Defective Control 100% \$94,100	M Cycle (Yrs) 1 1 :s.	aintenance Estimated Cost \$14,800	Priori
Generic, Digital Chanical stem Component Type ating Energy Source Natural Gas Conversion Equipment Steam Boiler	20% % of Total 100% 60% Controller Location Other Obs Location Explana 40% Other Obs Location	Fail Date (Years) Now Not Worki : Basemer ervation, E : Basemen tion : 3 New rervation, E	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A at wer Units Extent : N/A, Area A at	Futur Year FY 2042 2037 ate, Area its Have ffected : 2030	te Replacement Estimated Cost * * * * Affected : 100% Defective Control 100% \$94,100	M Cycle (Yrs) 1 1 :s.	aintenance Estimated Cost \$14,800	Priori
Generic, Digital Component Type ating Energy Source Natural Gas Conversion Equipment Steam Boiler Steam Boiler	20% % of Total 100% 60% Controller Location Other Obs Location Explana 40% Other Obs Location	Fail Date (Years) Now Not Worki : Basemer rervation, E tion : 3 New rervation, E	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A at wer Units Extent : N/A, Area A at	Futur Year FY 2042 2037 ate, Area its Have ffected : 2030	te Replacement Estimated Cost * * * * Affected : 100% Defective Control 100% \$94,100	M Cycle (Yrs) 1 1 :s.	aintenance Estimated Cost \$14,800	Priori
Generic, Digital Chanical Component Type Type Type Type Type Conversion Equipment Steam Boiler Steam Boiler Distribution Central Plant Steam	20% % of Total 100% 60% Controller Locatior Other Obs Locatior Explana 40% Other Obs Locatior Explana	Fail Date (Years) Now Not Worki : Basemer ervation, E : Basemen tion : 3 New rervation, E	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A at wer Units Extent : N/A, Area A at	Futur Year FY 2042 2037 ate, Area its Have ffected : 2030	te Replacement Estimated Cost * * * * Affected : 100% Defective Control 100% \$94,100	M Cycle (Yrs) 1 1 :s.	aintenance Estimated Cost \$14,800	Priorit
Generic, Digital Component Type Type Type Component Conversion Equipment Steam Boiler Steam Boiler Distribution	20% % of Total 100% 60% Controller Location Other Obs Location Explana 40% Other Obs Location Explana 100%	Fail Date (Years) Now Not Worki : Basemen tervation, E : Basemen tion : 3 New ervation, E : Basemen tion : 2 Old Now	Estimated Cost \$7,100 ng, Extent : Moder at. 2 Of 3 Newer Un Extent : N/A, Area A to wer Units Extent : N/A, Area A to the Units	Futur Year FY 2042 2037 ate, Area its Have ffected : 2030 ffected : 2032	te Replacement Estimated Cost ** ** Affected : 100% Defective Control 100% \$94,100 100% \$758,600	M Cycle (Yrs) 1 1 s. 1	aintenance Estimated Cost \$14,800 \$10,900	Priorit
Generic, Digital Chanical Component Type Type Type Type Type Conversion Equipment Steam Boiler Steam Boiler Distribution Central Plant Steam	20% % of Total 100% 60% Controller Location Other Obs Location Explana 40% Other Obs Location Explana 100% Insul. Dete	Fail Date (Years) Now Not Worki : Basemen ervation, E : Basemen tion : 3 New ervation : 2 Old Now	Stimated Cost \$7,100 ng, Extent : Moder th. 2 Of 3 Newer Un Extent : N/A, Area A the wer Units Extent : N/A, Area A the the the Units \$15,200	Futur Year FY 2042 2037 ate, Area ffected : 2030 ffected : 2032 Area Aff	te Replacement Estimated Cost * * * * * Affected : 100% 2 Defective Control 100% \$94,100 100% \$758,600 fected : 10%	M Cycle (Yrs) 1 1 s. 1	aintenance Estimated Cost \$14,800 \$10,900	Priori
Generic, Digital Chanical Component Type Type Type Type Type Conversion Equipment Steam Boiler Steam Boiler Distribution Central Plant Steam	20% % of Total 100% 60% Controller Location Other Obs Location Explana 40% Other Obs Location Explana 100% Insul. Dete	Fail Date (Years) Now Not Worki : Basemen ervation, E : Basemen tion : 3 New ervation : 2 Old Now	Estimated Cost \$7,100 ng, Extent : Moder tt. 2 Of 3 Newer Un Extent : N/A, Area A tt wer Units Extent : N/A, Area A tt ler Units \$15,200 Extent : Moderate,	Futur Year FY 2042 2037 ate, Area ffected : 2030 ffected : 2032 Area Aff	te Replacement Estimated Cost * * * * * Affected : 100% 2 Defective Control 100% \$94,100 100% \$758,600 fected : 10%	M Cycle (Yrs) 1 1 s. 1	aintenance Estimated Cost \$14,800 \$10,900	Priori

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.

Asset # : 14136

Mechanical	Curror	ASSEL # . 14		e Replacement	M	aintenance	
System							D • •
Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Split Unit	20%		2037	* *			
		, Extent : N/A, Area A	Iffected :	100%			
	Location : 4th Flo	U	14:1: D	410 - A- 1 A- I	4. J. L. C		
		loor Fan Coil Units U Associated Roof Con		410a Ana Are Loca	ilea în C	losels Ana Adove	
Split Unit	5%	1155001410411005/0011	2037	* *			
opin omi		, Extent : N/A, Area A		100%			
	Location : 4th Fl		55				
	Explanation : Dx	Split System.					
Window/Wall Unit	50%		2027	\$51,100	1		
No Component	25%						
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$3,100	
		, Extent : N/A, Area A	Iffected :	100%			
	Location : 4th Fl					.	
		ct Distribution Assoc	iated Wi	th Split System Of I	Fan Coil	Units.	
No Component	80%						
Exhaust Fans	200/		20.42	* *	2	#200	
Interior	20%		2042	· · ·	2	\$200	
No Component	80%						
Plumbing H/C Water Piping							
Brass/Copper	100%		2042	* *	1		
Water Heater With Tanks	10070		2042		1		
Gas Fired	100% Now	\$300	2025	\$16,700	2		
		nt, Extent : Moderate			-		
		ent. Domestic Hot W			Insulatio	n.	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2032	\$5,400	4	\$600	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators	1000/		TIPP	* *			
Geared Traction	100% Other Observation	, Extent : N/A, Area A	LIFE				
	Location : Basem		ijjecieu :	100/0			
	Explanation : On						

Fire Suppression

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.

Asset # : 14136

Mechanical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Chemical System Generic	100%		2030	\$15,900	1-3	\$74,400	

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.

Print Date : 22-Aug-2023 DEPARTMENT FOR THE AGING - FY 2024

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	: 23-Nov-2020	Landmark Status	: NONE
Areas Surveyed	: Floors 1,2,3		
Block	: 479 Lot : 1	BIN	: 1007156

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$168,800
Mechanical		\$286,300
Total		\$455,100
Importance Code B		\$455,100
Total		\$455,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,300		\$1,300	
Interior Architecture	\$49,300			\$1,600
Electrical	\$1,100	\$900	\$12,400	\$1,100
Mechanical	\$11,200	\$7,400	\$40,100	\$7,400
Site Enclosure	\$1,700			
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$71,100	\$12,200	\$57,700	\$13,900
Importance Code A	\$4,400	\$1,100	\$2,400	\$1,100
Importance Code B	\$60,300	\$11,100	\$55,300	\$12,800
Importance Code C	\$6,400			
Total	\$71,100	\$12,200	\$57,700	\$13,900



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

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

Asset # : 14141

rchitecture	Curren	t Repair	Futur	re Replacement	М	aintenance	
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Masonry: Brick	75% 2-4	\$3,300	LIFE	* *	5	\$2,100	
		oderate, Area Affecte	ed : 2%				
	Location : Front			,			
		loderate, Area Affect	ed : 10%	0			
	Location : Throug		166 1	- 1 - 100/			
	Location : Front I	g, Extent : Light, Are Facade	га Ајјеси	ea : 10%			
		tent : Moderate, Area	a Affecte	d : 10%			
	Location : Throug	hout					
Masonry: Granite	5%		LIFE	* *	5	\$100	
	Staining/Discolorin Location : Front I	g, Extent : Light, Are Facade	ea Affecto	ed : 1%			
Window Wall	20%		2052	* *	5	\$2,100	
	Glazing Clouded, E Location : Front I	Extent : Light, Area A Facade	ffected :	5%			
Windows							
Aluminum	75%		2048	* *	5		
Wood	25%		2040	* *	5		
Roof							
Roll Roofing	100%		2031		5		
	Other Observation, Location : Main R	Extent : Moderate, A oof	4rea Affe	ected : 100%			
	Explanation : Not For Childrens Pla	Accessible. Occupie ny Area	d By Hee	ad Start School. Co	overed W	ith Rubber Pads	
Soffits	1000/		• • • •		- 10	* ••••	
Metal Panel	100%		2042	* *	5-10	\$900	
erior							
Floors	100/		LIEE	* *	5	\$2 600	
Cast in Place Concrete Ceramic Tile	10% 5% 2-4	\$900	LIFE 2035	* *	5 5	\$3,600 \$400	
Ceramic The		\$900 ments, Extent : Mode			5	\$400	
	Location : Toilets	ments, Extent . mou	<i>cruic</i> , <i>1</i> 17	eu 11jjeeteu : 270			
		n, Extent : Moderate,	Area Afi	fected · 2%			
	Location : Toilets	, Entent : 1100001010,	11/04/199	001001 : 270			
Quarry Tile	5%		2045	* *	5	\$1,200	
Vinyl Tile	75% Now	\$16,800	2037	* *	3	\$4,700	
		g, Extent : Moderate		ffected : 15%	5	\$ 1,700	
Wood	_		2060	* *	5	\$1,600	
Wood	5%		2060	* *	5	\$1,600	

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

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

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

Asset # : 14141

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	Broken/Mi Location Horizontal	: Toilets	\$700 nents, Extent : Mod Extent : Light, Area poms			5	\$300	
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	
Concrete Masonry Unit	5%			LIFE	* *	5	\$300	
Gypsum Board		etration, E	\$1,600 Extent : Moderate, A on Room 1st And 3			5	\$3,500	
Masonry: Brick		2-4 led, Extent : Basemer	\$2,400 : Moderate, Area A nt	LIFE Affected :	**			
Plaster	30%			LIFE	* *	5	\$1,200	
Ceilings AcousTileSusp.Lay-In	Location Water Pen	: Through etration, E	\$25,600 , Extent : Moderate out xtent : Moderate, A on Room 1st Floor	lrea Affe	-	5	\$7,900	
Exposed Struc: Steel	5%			LIFE	* *			
	0,0			2112				
Fence/Gates Chain Link		4+ ssing Elem : At Roof	\$1,700 nents, Extent : Ligh	2052 t, Area A	* * ffected : 10%			
Site Pavements								
Public Sidewalk Cast in Place Concrete	100% Cracking/ Location	0	\$600 Extent : Light, Are	2045 ea Affecte	* * ed : 10%			
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Jnder 600 Volts	1					1		
Service Equipment Fused Disc Sw	Location	: Basemen	Extent : N/A, Area A nt Electrical Room Service Disconnec			5 res		

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.

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

Asset # : 14141

lectrical	Curren	t Repair	Futur	e Replacement	Μ		
ystem Component Type	% of Fail Day Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2032	\$105,800	5		
		Extent : N/A, Area A ent Electrical Room ertical Sections	ffected :	100%			
Raceway	-						
Conduit	95%		2032	\$23,900	1		
Conduit	5%		2052	* *	1		
Panelboards							
Fused Disc Sw	5%		2031	\$1,900	5		
Molded Case Bkrs	75%		2031	\$29,200	5	\$200	
Molded Case Bkrs	20%		2048	* *	5	\$100	
Wiring							
Thermoplastic	90%		2032	\$25,200	1		
Thermoplastic	10%		2052	* *	1		
Motor Controllers							
Locally Mounted	90%		2030	\$63,000	5	\$100	
Locally Mounted	10%		2045	* *	5		
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
ighting							
Interior Lighting							
Fluorescent	50%		2037	* *	10	\$5,100	
	Other Observation,	Extent : N/A, Area A	ffected :	100%			
	Location : Throug	ghout The Building					
	Explanation : Co	mpact Fluorescent La	mps				
Fluorescent	30%	-	2037	* *	10	\$3,000	
1 1001000000		Extent : N/A, Area A		100%	10	\$2,000	
		ghout The Building	<i>JJ</i>				
	Explanation : T-8						
Fluorescent	20%	··· 1	2037	* *	10	\$2,000	
Tuorescent		Extent : N/A, Area A		100%	10	\$2,000	
		shout The Building	gjeerea .	10070			
	Explanation : T-1						
Egress Lighting	<u>Барганинон</u> . 1-1	- Lumps					
Emergency, Battery	50%		2037	* *	10	\$1,300	
Exit, Service	50%		2037	* *	1	$\phi_{1,500}$	
Exterior Lighting	5070		2057		1		
HID	15%		2037	* *	10		
Incandescent	15%		2037	* *	2		
No Component	70%		2037		4		
larm	/0/0						
Security System							
No Component	50%						

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.

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

Asset # : 14141

	/ (0001 /	7.14141					
lectrical	Current Repair	Future Repl	Future Replacement Maintenance				
ystem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
arm Fire/Smoke Detection Generic, Digital	100%	2037	* *	1-3	\$7,000		
lechanical	Current Repair	Future Repl	acement	Ма	aintenance		
ystem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating Energy Source Fuel Oil No 2	100% No. 2 Fuel Oil, Extent : Light, An Location : Basement Level Other Observation, Extent : Ligh Location : Basement	nt, Area Affected : 100%	* *	5	\$3,400		
Conversion Equipment Steam Boiler	Explanation : One 2000 Gallor 100% Other Observation, Extent : Ligh Location : Basement Boiler Ro Explanation : Six No.2 Oil Fire	2037 1t, Area Affected : 100% om		1	\$11,000		
Distribution		u mountar Steam Done	ers, The Done	is serv	e 111 1 1ve 1 10013		
Steam Piping/Pump	100%	2042	* *				
Terminal Devices Air Handler	50% Other Observation, Extent : Ligh	nt, Area Affected : 100%	\$101,800 %	1	\$3,400		
	Location : First, Second And T Explanation : Water Sourced A Cooling Tower Is In The Proces	ir Conditioning Units (Observed. Ass	sociated	Malfunctioning		
Convector/Radiator	50%	2037	* *	1	\$1,800		
ir Conditioning Energy Source	100%	2040	* *	1			
Electricity Conversion Equipment Window/Wall Unit Water Cooled interior Pkg Unit	5% 95%	2040 2027 2030	\$2,000 \$184,500	1 1 2			
Distribution Ductwork/Diffusers	100%	LIFE	* *	2	\$14,400		
Heat Rejection Water Cooling Tower	100% Repairs In Progress, Extent : N/A Location : Upper Roof	2037	* *	2	\$11,100		
entilation Distribution							
				2.5	# < 2 00		
Ductwork/Diffusers Exhaust Fans	100%	LIFE	* *	2-5	\$6,200		

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

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

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

Asset # : 14141

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing								
H/C Water Piping								
Brass/Copper	98%			2042	* *	1		
		ump w/Tan 1 : Basemer	k, Extent : Light, A nt	rea Affec	ted : 100%			
Brass/Copper	2%	Now	\$1,700	2062	* *	1		
	Other Ob.	servation, E	Extent : Severe, Are	a Affected	d : 100%			
	Location	ı : Basemer	nt Water Meter Roo	om –				
	Explana	tion : Badly	v Corroded Main W	Vater Sup	ply Isolation Valve	2		
Water Heater With Tanks								
Gas Fired	90%			2030	\$15,000	2		
		servation, E 1 : Basemer	Extent : Light, Area nt	Affected	: 100%			
	Explana	tion : 1 Dir	ect Fired Unit With	h 120 Gal	lons Storage Tank			
Gas Fired	10%	0-2		2032	\$1,700	2		
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	n : Basemer	nt Boiler Room					
	Explana	tion : Stora	ge Tank As A Nota	ble Degre	ee Of Corrosion.			
Sanitary Piping	_			_				
Cast Iron	100%			LIFE	* *	1		
	Other Ob.	servation, E	Extent : Moderate, 2	Area Affe	cted : 100%			
	Location	ı : Kitchen						
	Explana	tion : Grea	se Trap Undersized	ł				
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1	\$700	
Fixtures								
Generic	100%							
/ertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			Extent : Light, Area	Affected	: 100%			
		1 : Building						
	Explana	tion : 1 Un	it Serving Basemen	t And All	Floors			
Fire Suppression								
Sprinkler	7.00							
No Component	75%			20.42	* *	1.2	0000	
Generic	25%		Entering 14	2042		1-2	\$800	
	-	ow Prevent 1 : Basemer	er, Extent : Moderd	ue, Area	Ajjeciea : 100%			
Chambre 1 Sectors	Locuitor	i. Dusemer						
Chemical System Generic	1000/			2027	¢15 000	1 2	¢74 400	
Generic	100% Other Ob		Extent : Light, Area	2027 Affected	\$15,900 · 2%	1-3	\$74,400	
		i : Kitchen	мет . ыдпі, Area	mecieu	. 270			
			l Suppression Syste					

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.

Print Date : 22-Aug-2023 DEPARTMENT FOR THE AGING - FY 2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 331 E. 12 : MANHA	2TH ST. BT ATTAN 2.000 / 1414 2021	R (1, MEZ, 2, PA WN 1ST AVE 6 : 52		: N/A : 1927 / 2010 : AGING : NONE : 1006502	
	• • • •	Lot			. 1000002	
CAPITAL Interior Architect	ture			FY 2025 - 2028 \$231,600		FY 2029 - 2034
Electrical Mechanical	luic			\$63,500		\$268,300 \$654,900
Total				\$295,100		\$923,200
Importance Code Importance Code				\$203,700 \$91,400		\$923,200
Total				\$295,100		\$923,200
EXPENSE			FY 2025	FY 2026	FY 2027	FY 2028
Interior Architect	ture		\$39,900	\$1,600		\$2,100
Electrical			\$800	\$600	\$43,300	\$600
Mechanical			\$25,200	\$12,400	\$40,800	\$12,700
Elevators/Escalat	tors		\$11,800	\$11,800	\$11,800	\$11,800
Total			\$77,700	\$26,400	\$95,900	\$27,300
Importance Code	eΑ		\$2,000	\$2,000	\$2,000	\$2,000
Importance Code			\$62,300	\$23,600	\$93,900	\$25,300
Importance Code	сC		\$13,400	\$900		-
Total			\$77,700	\$26,400	\$95,900	\$27,300



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

Asset # : 14146

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors	50/			LIPP	* *	5	\$2.200	
Cast in Place Concrete	5% Other Obs	empation Fr	tent : N/A, Area A	LIFE flocted :		5	\$3,300	
		: 2nd Floor		ijecieu .	10070			
		ion : Recen						
Ceramic Tile	5%		<u>,</u>	2041	* *	5	\$1,500	
Marble Panels	5%			LIFE	* *	5	\$1,100	
Terrazzo	10%			LIFE	* *	5	\$2,400	
	Punct/Tear	/Impact Da	mage, Extent : Lig	ht, Area	Affected : 5%			
	Location	: Lobby Are	ea					
Vinyl Tile	55%	4+	\$8,900	2037	* *	3	\$6,200	
		-	nts, Extent : Light	-	ffected : 1%			
			Multipurpose Roo					
			Extent : Light, Are		ed : 1%			
		-	e Doorway At Aud					
Wood	20%	4+	\$140,200	2047	* *	5	\$5,600	
			xtent : Severe, Ar		ed : 100%			
			n Multipurpose R		1000/			
			Moderate, Area A n Multipurpose R		100%			
Interior Walls	Documon							
Ceramic Tile	5%			2041	* *	5	\$1,800	
Fiberglass Panel	10%			LIFE	* *			
Marble Panels	5%	Now	\$91,400	LIFE	* *			
			Extent : Severe, A	ea Affec	ted : 60%			
		: Lobby Are						
			t : Severe, Area Aj	fected :	30%			
	Location		G 4 4 6					
			Severe, Area Affe	cted : 70	0%			
	Location	-	tout Madauata	luga Affa	stad . 50/			
		: Lobby Sta	tent : Moderate, A ir	irea Ajje	cieu : 5%			
		-	ng Evident, With	⁷ aulkina	Type Material			
Plaster		Now	\$13,400	LIFE	<i>Type Material</i> **	5	\$8,500	
1 105101			\$15,400 Extent : Severe, Ai			5	\$6,500	
	-	-	m Back Stage Are					
			Extent : Severe, A		cted : 80%			
		0	rth Facing Windo	00				

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Asset # : 14146

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
interior								
Ceilings								
AcousTileConcealSpLn	2%		\$500	2045	* *	5	\$400	
		-	ients, Extent : Mode Floor Hallway Near		**			
AcousTileSusp.Lay-In	18%			2045	* *	5	\$5,400	
Plaster	Location Cracking/	issing Elen 1 : Auditori Crumbling	\$14,300 nents, Extent : Seven um Backstage Area , Extent : Severe, An um Backstage Area	s rea Affec	ted : 10%	5	\$15,000	
	Paint Peel	ling, Exten	um Backstage Area t : Moderate, Area 2 um Backstage Area	Affected	: 10%	tions Thi	roughout	
Electrical		Current			e Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw	Location	ervation, E 1 : Electrico	Extent : Light, Area al Room Basement 2500 Ampere Main			5	\$100	
Switchgear / Switchboard	Enplana		2000 Impere main	Disconn	cer Switch			
Fused Disc Sw	50%			2032	\$63,500	5		
Fused Knife Sw	50%	2-4	\$63,500	2062	* *	5		
		-	ctent : Moderate, Ar al Room Basement	ea Affec	ted : 100%			
Raceway					A=A A			
Conduit	100%			2032	\$59,800	1		
Panelboards	50/			2021	¢1 000	5		
Fused Disc Sw Molded Case Bkrs	5% 65%			2031 2040	\$4,900 * *	5 5	\$300	
Molded Case Bkrs	63% 30%			2040 2031	\$29,200	5	\$300 \$200	
Wiring	5070			2031	ψ29,200	5	ψ200	
Braided Cloth	70%			2031	\$52,800	1		
Thermoplastic	10%			2042	**	1		
Thermoplastic	20%			2032	\$15,100	1		
Motor Controllers								
Locally Mounted	90%			2030	\$63,000	5	\$100	
Locally Mounted	10%			2037	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	

Lighting

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Asset # : 14146

lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Interior Lighting						1.0	* • • • •	
Fluorescent	50%			2037	* *	10	\$9,200	
	-		res, Extent : Light, Floors And Kitche		ected : 100%			
Fluorescent	20%			2037	* *	10	\$3,700	
	-		Light, Extent : Lig t Floor, Cafeteria .					
LED	30%			2040	* *			
Egress Lighting								
Emergency, Battery	45%			2027	\$14,800	10	\$2,200	
Emergency, Battery	5%			2037	* *	10	\$200	
Exit, Service	40%			2027	\$3,400	1		
Exit, Service	10%			2037	* *	1		
Exterior Lighting								
HID	10%			2027	\$9,200	10		
No Component	90%							
arm								
Security System	000/							
No Component	80%			2027	* *	1	¢1.500	
Generic	20%		xtent : Light, Area	2037		1	\$1,500	
		i : Inside Ar	-	Ајјестей	. 10070			
			V Surveillance Can	iera				
Fire/Smoke Detection	Блрийни		Survemance Can	icru				
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	\$3,800	
, 8	Other Obs	ervation, E	xtent : Light, Area out The Building		: 100%		• -)	
		-	e Lights, Bell, Hori	n, Smoke	Detector, Manual	Pullbox .	And Fire Alarm	
lechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
eating								
Energy Source Interruptible Gas/Dual	100%			2052	* *	1		
Fuel						1		
			xtent : Light, Area	Affected	: 100%			
		ı : Basemen						
~ · - ·	Explana	tion : One 3	8000 Gallon Tank,	No.2 Fue	el			
Conversion Equipment	1000			0045	باد راد		#10.000	
Steam Boiler	100%		, , T • T , A	2045	* *	1	\$19,900	
			xtent : Light, Area	Affected	: 100%			
	Location	ı : Basemen	-		: 100%			

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Asset # : 14146

Mechanical	Cı	irrent R	epair	Futur	e Replacement	М	aintenance	
System Component Type		l Date 'ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Distribution Central Plant Steam Piping/Pmp	100% N	ow	\$11,000	2042	* *	4	\$1,000	
			: Moderate, Area om. Compressor (00				
Terminal Devices Air Handler			tent : Light, Area Second And Third			1	\$4,400	
		: Dual '	Temperature Coil					
Convector/Radiator	65%			2037	* *	1	\$4,200	
Air Conditioning Energy Source	1000/			2040	* *	1		
Electricity Conversion Equipment	100%			2048	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	50%			2032	\$144,800	1	\$4,700	
Reciprocating Compr/Chiller	50%			2040	* *	1	\$4,700	
1	R-134a Refrig Location : Re		xtent : Light, Area	Affected	l : 50%			
	Recent Replac Location : Re		nt, Extent : Light, .	Area Affe	ected : 100%			
Distribution CW & CHW Wtr Pipe/Pump	50%			2042	* *	4	\$700	
	Other Observe Location : B		ctent : Moderate, 2	Area Affe	cted : 100%			
	Explanation Position At A			For Air E	landlers Not In Us	e. Left In	Cooling	
Ductwork/Diffusers	50%			LIFE	* *	2	\$13,100	
Terminal Devices Air Handler/Cool/Ht	100%			2032	\$380,800	1	\$12,400	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,200	
Exhaust Fans Roof	100%			2032	\$38,100	2	\$600	
Plumbing								
H/C Water Piping Brass/Copper	100% Booster Pump Location : B		Extent : Light, Ai	2052 rea Affect	* * ted : 100%	1		

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

Asset # : 14146

			ASSEL # . 14					
Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2030	\$16,700	2		
			Extent : Light, Area	Affected	: 100%			
		ı : Basemer						
	Explana	tion : 2 Dii	rect Fired Units Us	ng One 4	400 Gallon Storage	e Tank		
Sanitary Piping	1000/			LIPP	ىك ىك	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/				*2 000		\$ 100	
Non-Submersible	100%		7 7 . 1 . 1	2032	\$3,900	4	\$400	
			Extent : Light, Area	Affected	: 100%			
		n : Basemer		06.41				
	Explana	tion : Dual	Pumps Serves Area	a Of Aba	ndoned Pool			
Pool Filter/Treatment	1000/			2027	* *	4	\$7.500	
Sand	100%		7 7 . 7 . 4	2037		4	\$7,500	
		servation, E 1 : 1st Floo	Extent : Light, Area	Affected	: 100%			
					1 1 1 1 1 117-12			
	Explana	tion : Pool	And All Componen	ts Are Al	banaonea Ana Will	Not Be I	Repaired For Use	
Sewage Ejector(s) Electric	100%			2032	\$10,200	4	\$800	
	100%			2032	\$10,300	4	\$800	
Backflow Preventer Generic	100%			2037	* *	1	\$1,200	
	100%			2057		1	\$1,200	
Fixtures Generic	100%							
	10070							
Vertical Transport Elevators								
Geared Traction	70%			LIFE	* *			
Geared Hacton			Extent : Light, Area		· 100%			
			out The Building	лујестеи	. 10070			
		0	its, One Passenger	From 1s	t To 7th And One P	Freight F	rom 1st To 6th	
II11'	_					-	10m 15t 10 0th	
Hydraulic	30%		Futant Light Aug					
		ervalion, 1 1 : Building	Extent : Light, Area	Ајјесіей	. 100%			
		-						
Fire Summargian	схріапа	uon : 1 Un	it, Street To 1st Flo	ur.				
Fire Suppression Standpipe								
No Component	35%							
Generic	53% 65%			2042	* *	1-5	\$6,600	
Sprinkler	0370			2042		1-5	\$0,000	
Generic	100%			2042	* *	1-2	\$5,600	
Fire Pump	10070			2042		1-2	\$5,000	
Generic	100%			2035	* *	1	\$3,800	
Chemical System	10070			2033		1	\$3,000	
	1000/			2027	¢15 000	12	\$74.400	
Generic	100%			2027	\$15,900	1-3	\$74,400	

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Project: AGING

CAPITAL		F	Y 2025 - 2028			FY 2029 - 2034
Miscellar	neous Buildings		298,400			314,800
EXPENSE		FY 2025	FY 2026		FY 2027	FY 2028
Miscellar	neous Buildings	20,700	6,300		15,600	9,000
ASSET #	NAME			SQFT	CAPITAL	EXPENSE
14137	BAYSIDE			5,200	338,100	28,400
14140	EAST CONCOURSE			4,233	275,200	23,200

 Note :
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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.