Print Date : 22-Aug-2023

DEPARTMENT FOR THE AGING - FY 2024

Asset Name : **BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE**
Address : **30 DELANCEY ST. IN SARA ROOSEVELT PARK**
Borough : **MANHATTAN** | **Agency's Number** : **N/A**
Program / Asset # : **DFTA001.000 / 14135** | **Yr Built/Renovated** : **1965 /**
Area Sq Ft : **6,300** | **Project Type** : **AGING**
Date of Survey : **17-Sep-2020** | **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **420** **Lot** : **1** **BIN** : **1079081**

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	$418,200	
Electrical	$89,900	$133,500
Mechanical	$75,300	
Total	**$583,300**	**$133,500**
Importance Code A	$418,200	
Importance Code B	$165,200	$133,500
Total	**$583,300**	**$133,500**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	$69,400		$1,600	
Interior Architecture	$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 A	$69,800	$300	$2,000	$300
Importance Code B	$79,500	$500	$73,500	$1,000
Importance Code C	$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.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT FOR THE AGING - 125

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$5,100	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	80%	Now	$112,000	LIFE	* *	5	$13,900	
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Rear Wall Bordering The Patio								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2052	* *	5-10	$6,000	
Mosaic Tile	5%			2042	* *	10	$2,700	
Stucco Cement	5%	Now	$14,400	2037	* *	5	$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$76,600	2057	* *	5	$800	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Kitchen								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%								
Location : Kitchen And Lounge, Throughout								
Hardware Missing, Extent : Severe, Area Affected : 40%								
Location : Kitchen								
Parapets								
Masonry: Brick	25%	Now	$27,200	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
No Component	75%							
Roof								
Modified Bitumen	100%	Now	$229,500	2042	* *			
Drains Clogged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Soffits								
Stucco Cement	100%	4+	$22,800	2037	* *	5	$6,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Off Courtyard								
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.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT FOR THE AGING - 125

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	$800	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceramic Tile	5%	Now	$10,400	2047	* *	5	$200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Terrazzo	40%	Now	$17,200	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Lobby Hall								
Vinyl Tile	50%	4+	$2,500	2037	* *	3	$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen, Office, Computer Room, Gymnasium								
Interior Walls								
Cast in Place Concrete	5%	Now	$2,700	LIFE	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Room								
Ceramic Tile	5%	Now	$11,700	2047	* *	5	$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Concrete Masonry Unit	10%	Now	$1,300	LIFE	* *	5	$300	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Mechanical Room								
Masonry: Brick	5%	Now	$1,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Plaster	65%	Now	$11,200	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Mechanical, Room, Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	7%	0-2	$4,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	3%			LIFE	* *	5	$900	

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

DEPARTMENT FOR THE AGING - 125

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	$4,400	2052	* *	5	$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	85%			2045	* *	5	$8,000	
Plaster	10%	Now	$2,800	LIFE	* *	5	$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Room, Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 95%								
Location : Mechanical Room, Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$2,100	2052	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Asphalt	40%	Now	$12,200	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Cast in Place Concrete	10%			2045	* *			
Paver: Asphalt	50%			2041	* *	5	$3,500	
Activity Yard								
Pavers/Stone	100%	4+	$17,500	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$7,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$63,500	5	$200	

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DEPARTMENT FOR THE AGING - 125

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 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	80%	2-4	$16,800	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
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%			2027	$89,900	10	$5,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
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								
No Component	80%							
Generic	10%			2040	* *	1	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	10%			2027	$1,200	1	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallway And Exit Doors								
Explanation : Motion Sensor And Intrusion Alarm								

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

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

DEPARTMENT FOR THE AGING - 125

BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

Asset # : 14135

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2042	* *	5	$2,000	
Buried Tank(s), Extent : Light, Area Affected : 100%								
Location : Outside Boiler Room								
Conversion Equipment								
Hot Water Boiler	100%			2045	* *	1	$3,100	
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$1,300	2040	* *	4	$300	
Corroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Terminal Devices								
Air Handler	65%			2027	$75,300	1	$2,500	
Other Observation, Extent : Light, Area Affected : 70%								
Location : 1st Floor Mechanical Room								
Explanation : 2 Units								
Convector/Radiator	30%			2030	$15,100	1	$600	
Fan Coil Unit/Heat	5%			2037	* *	1	$100	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	90%			2027	$21,000	1		
No Component	10%							
Ventilation								
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	100%	0-2	$1,200	2042	* *	4	$100	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room								
Backflow Preventer								
Generic	100%			2032	$2,700	1	$400	
Fixtures								
Generic	100%							

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

Print Date : 22-Aug-2023

DEPARTMENT FOR THE AGING - FY 2024

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

CAPITAL	FY 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**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,400	
Ceramic Tile	5%	0-2	$4,300	2042	* *	5	$800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms And Kitchen								
Quarry Tile	5%			2046	* *	5	$2,300	
Vinyl Tile	85%			2038	* *	3	$9,900	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$2,100	
Glass: Single Pane	5%			LIFE	* *	5	$1,500	
Gypsum Board	90%			LIFE	* *	5	$22,300	
Ceilings								
AcousTileSusp.Lay-In	95%	2-4	$48,100	2046	* *	5	$14,800	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Administrative Office And Kitchen								
Exposed Struc: Concrete	5%			LIFE	* *	5	$200	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2033	$59,800	1		
Panelboards								
Molded Case Bkrs	100%			2032	$97,500	5	$500	
Wiring								
Thermoplastic	100%			2033	$75,400	1		
Lighting								
Interior Lighting								
Fluorescent	98%			2028	$297,200	10	$18,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	2%			2033	$6,100	10	$400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby								
Egress Lighting								
Exit, Battery	100%			2028	$28,800	10	$1,400	
Alarm								
Security System								
Generic	100%			2033	$38,200	1	$7,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cafeteria, Hallways								
Explanation : CCTV Surveillance Cameras								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$52,500	1-3	$12,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Strobe Lights, Horns And Manual Pull Stations. Connected To The Main Fire Alarm Panel Of The Building								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Utilities Supplied From Building								
Conversion Equipment								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Utilities Supplied From Building								
Air Conditioning								
Energy Source								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Utilities Supplied From Building								
Conversion Equipment								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Utilities Supplied From Building								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$27,100	
Terminal Devices								
Not Accessible	100%							
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$11,600	
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Utilities Supplied From Building								
HW Heat Exchanger								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$5,800	
Fire Pump								
Not Accessible	100%							
Chemical System								
Generic	100%			2031	$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 CITIZENS**		
Address	: **1001 QUENTIN ROAD @ E.10 ST**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DFTA014.000 / 14457**	**Yr Built/Renovated**	: **1931 / 2002**
Area Sq Ft	: **33,700**	**Project Type**	: **AGING**
Date of Survey	: **09-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **6642** **Lot** : **45**	**BIN**	: **3176314**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Marble	10%	0-2	$5,500	LIFE	* *	5	$2,300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
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	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Edges Of Entrance And Rear Canopies								
Plaza Roof: Stone Panels	20%			2054	* *			
Roll Roofing	75%	2-4	$4,000	2033	$80,100	5	$10,500	
Blisters, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Debris Present, Extent : Moderate, Area Affected : 5%								
Location : Upper Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%	Now	$10,500	LIFE	* *	5	$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2037	* *	5	$2,500	
Quarry Tile	5%			2039	* *	5	$3,800	
Vinyl Tile	65%			2034	$884,600	3	$16,400	
Vinyl Tile	20%	0-2	$5,400	2034	$272,200	3	$3,800	
Blisters, Extent : Light, Area Affected : 5%								
Location : Lobby								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	$2,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,600	
Gypsum Board	87%	0-2	$9,400	LIFE	* *	5	$20,500	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Mosaic Tile	3%			LIFE	* *	10	$700	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2039	* *	5	$3,200	
AcousTileSusp.Lay-In	80%	4+	$13,100	2039	* *	5	$20,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Struc: Concrete	2%			LIFE	* *	5-10	$1,300	
Exposed Struc: Steel	3%			LIFE	* *	10	$3,000	
Gypsum Board	10%			LIFE	* *	5-10	$17,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2044	* *			
Concrete Masonry Unit	50%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$22,100	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$127,000	5	$100	
Raceway								
Conduit	90%			2034	$53,800	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5		
Molded Case Bkrs	5%			2042	* *	5		
Molded Case Bkrs	90%			2033	$87,700	5	$800	
Wiring								
Thermoplastic	90%			2034	$67,900	1		
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	$70,000	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2042	* *	10	$4,100	
Exit, Battery	50%			2042	* *	10	$1,100	
Exterior Lighting								
Fluorescent	10%			2034	$13,100	10	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Compact Fluorescent Lights.								
HID	10%			2029	$15,400	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2042	* *	1	$12,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Activity Rooms, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2042	* *	1-3	$20,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detector And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Furnace	100%			2034	$102,400	1	$16,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 6 Rooftop Package Units Heat, Cool With Interior Electric Reheat Coils								
Controls								
Electrical	100%			2029	$183,000			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2034	$553,000	2	$2,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6 Package Units On Roof								
Ventilation								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$29,800	
Exhaust Fans								
Roof	100%			2034	$63,900	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$46,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 120 Gallon Water Heater With Two Additional 120 Gallon Storage Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$1,000	4	$1,100	
Backflow Preventer								
Generic	100%			2044	* *	1	$2,100	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2034	$15,000	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 120 Gallon Units								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Units From 1st To 5th Floor, One Unit From Basement To 5th Floor								
Explanation : 3 Units								
Fire Suppression								
Chemical System								
Generic	100%			2029	$19,900	1-3	$101,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Covers 25 Square Feet								

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Wood	100%			2050	* *	5		
Interior								
Floors								
Carpet	20%			2033	$235,000	3	$20,400	
Cast in Place Concrete	20%			LIFE	* *	5	$59,500	
Terrazzo	35%			LIFE	* *	5	$37,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridor, Near Multipurpose Room								
Traffic Topping	5%			2039	* *	5	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Fluid Applied Epoxy Resin Floor Finish								
Vinyl Tile	20%			2039	* *	3	$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%	Now	$3,400	LIFE	* *	5	$7,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 5%								
Location : Basement								
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 Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : This Component Is Actually Fiber Glass Suspended 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								
Cast in Place Concrete	100%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switch Rated At 400 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$200	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$100	
Molded Case Bkrs	90%			2050	* *	5	$1,100	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	95%			2047	* *	5	$300	
Variable Frequency Drive	5%			2047	* *			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : For Dry Coolers								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : The Ground Connected To The Main Building Grounding								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	$661,600	10	$41,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st Floor And Basement								
Motion Sensors in Use, Extent : Light, Area Affected : 100%								
Location : Basement								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st Floor And Basement								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$5,500	
Exit, LED	50%			2062	* *	1		
Exterior Lighting								
HID	20%			2029	$41,400	10		
No Component	80%							
Alarm								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%	Now	$83,300	2044	* *	1	$15,300	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 1st Floor								
Explanation : Surveillance Camera System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$28,000	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	25%			2037	* *	1	$5,600	
Heat Pump Air Sourced	50%			2028		2	$7,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Basement								
Explanation : Water Sourced Heat Pumps Observed								
Hot Water Boiler	25%			2032	$117,900	1	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	$3,400	
Terminal Devices								
Fan Coil Unit/Heat	25%			2039	* *	1	$3,700	
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,100	
Exhaust Fans								
Interior	10%			2034	$19,700	2	$100	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2029	$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%								
Location : Basement To 2nd Floor								
Explanation : 1 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 : Basement								
Explanation : Fire Pump Serves The Entire Facility								

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	$17,400	LIFE	* *	5	$10,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Balcony Openings								
Metal Sect. OHD	5%			2047	* *	5	$1,800	
Slate Panels	5%	Now	$8,600	LIFE	* *	5	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Window Sills								
Windows								
Aluminum	90%	0-2	$10,000	2042	* *	5	$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Protective Metal Grilles								
Metal Louvers	10%	0-2	$1,300	2037	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : All Louvers								
Parapets								
Masonry: Brick Cavity	15%			LIFE	* *	5-10	$10,800	
Masonry: Limestone	10%	0-2	$6,300	LIFE	* *	5	$1,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Panel	5%			2054	* *	5	$2,000	
Metal: Cage/Fence	70%	Now	$34,300	2039	* *	5	$23,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Upper Roof								
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Roof								
Modified Bitumen	80%			2042	* *	10	$23,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Single Ply Membrane	20%	0-2	$5,900	2039	* *			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Lower Balcony Roofs								
Ponding, Extent : Light, Area Affected : 10%								
Location : Lower Balcony Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Balcony Roof								
Explanation : This Is Actually A Fluid Applied Roof System								
Soffits								
Cement - Fiber Panel	100%			2034		10		
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	* *	5	$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								
Ceramic Tile	10%			2043	* *	5	$3,100	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,200	
Gypsum Board	85%			LIFE	* *	5-10	$44,100	
Ceilings								
AcousTileSusp.Lay-In	95%			2047	* *	5	$28,300	
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$1,900	
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	$2,700	2044	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Parking Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Asphalt	100%	Now	$5,700	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Parking Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$14,700	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$105,800	5	$100	
Raceway								
Conduit	90%			2054	* *	1		
Conduit	10%			2034	$2,500	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5		
Molded Case Bkrs	95%			2050	* *	5	$500	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	90%			2054	* *	1		
Thermoplastic	10%			2034	$2,800	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	68%			2029	$197,200	10	$12,400	
Other Observation, Extent : N/A, Area Affected : 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%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$7,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Activity Rooms, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Pump Air Sourced	85%			2032		2	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Equipment Rooms								
Explanation : 3 Units								
Radiant Heater	15%			2034	$75,900	2	$1,400	
Controls								
Electrical	100%			2029	$108,100			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Heat Pump Water Sourced	90%			2032	$305,100			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Units, Equipment Rooms								
Split Unit	10%	2-4	$9,200	2044	* *			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Old Unit For The Kitchen								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Old Condenser On The Roof								
Terminal Devices								
Air Handler/Dir Expansion	100%			2034	$372,900	1		
Heat Rejection								
Evaporative Condenser	10%			2034	$10,200	2	$1,400	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Roof								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$17,600	
Exhaust Fans								
Interior	40%			2034	$34,500	2	$200	
Roof	60%			2034	$22,600	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Four Fans								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2033	$115,500	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen Closet								
Explanation : Two Heaters, 120 Gallons Each								

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

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

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Print Date : 22-Aug-2023

DEPARTMENT FOR THE AGING - FY 2024

Asset Name	: **LEONARD COVELLO SENIOR CENTER**		
Address	: **312 E. 109TH ST. BTWN 1ST AVE. - 2ND AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DFTA002.000 / 14136**	**Yr Built/Renovated**	: **1920 / 2007**
Area Sq Ft	: **27,621**	**Project Type**	: **AGING**
Date of Survey	: **30-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1680** **Lot** : **45**	**BIN**	: **1074278**

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	$106,000	$161,500
Interior Architecture	$83,600	$669,300
Electrical	$8,000	$144,500
Mechanical	$51,100	$852,600
Total	**$248,700**	**$1,827,900**
Importance Code A	$106,000	$255,600
Importance Code B	$59,100	$1,572,300
Importance Code C	$83,600	
Total	**$248,700**	**$1,827,900**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	$40,100			
Interior Architecture	$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/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$298,900**	**$14,400**	**$65,800**	**$54,600**
Importance Code A	$55,600	$2,700	$2,800	$2,700
Importance Code B	$216,500	$11,700	$63,000	$51,800
Importance Code C	$26,800			
Total	**$298,900**	**$14,400**	**$65,800**	**$54,600**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT FOR THE AGING - 125
LEONARD COVELLO SENIOR CENTER
Asset # : 14136

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2028	$35,700	3	$4,100	
Cast in Place Concrete	10%	Now	$6,900	LIFE	* *	5	$9,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2035	* *	5	$2,100	
Vinyl Tile	60%	Now	$13,400	2032	$669,300	3	$9,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor At Entry								
Wood	20%			2060	* *	5	$15,500	
Interior Walls								
Glass: Single Pane	5%	Now	$6,700	LIFE	* *	5	$1,700	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Weight Room								
Gypsum Board	20%			LIFE	* *	5	$5,400	
Masonry: Brick	10%	Now	$83,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Plaster	60%	Now	$12,800	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Stair								
Wood	5%			LIFE	* *	5	$9,000	
Ceilings								
AcousTileSusp.Lay-In	65%	4+	$8,700	2045	* *	5	$13,400	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : 4th Floor								
Gypsum Board	10%			LIFE	* *	5	$5,200	
Metal Panel	15%			LIFE	* *	5	$7,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Plaster	10%	Now	$6,100	LIFE	* *	5	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stair Bulkhead								
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	90%			2042	* *			
Iron Picket	10%			2052	* *			
Site Pavements								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$2,300	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Adjacent To Front Entrance Steps								
Sinking/Subsiding, Extent : Moderate, Area Affected : 2%								
Location : Adjacent To Front Entrance Steps								
On-Site Walkways								
Asphalt	65%	Now	$4,200	2047	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Rear Yard								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear Yard								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Rear Yard								
Cast in Place Concrete	5%	Now	$1,500	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front Entry Steps								
Steel Grating	30%	2-4	$1,700	2062	* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Exterior Stair In Rear Yard								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%	4+	$7,400	2062	* *	5		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Fused Disc Sw	50%			2032	$7,400	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%	4+	$25,400	2062	* *	5	$400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Raceway								
Conduit	20%			2052	* *	1		
Conduit	70%			2032	$41,900	1		
Conduit	10%			2062	* *	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Knife Sw	5%	0-2	$4,900	2057	* *	5		
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	20%			2048	* *	5	$100	
Molded Case Bkrs	55%			2031	$53,600	5	$400	
Covers Missing, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Basement								
Explanation : Panel In Storage Area								
Molded Case Bkrs	20%			2057	* *	5	$100	
Wiring								
Braided Cloth	60%	0-2	$45,200	2057	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Basement, 1st And 2nd Floors								
Thermoplastic	20%			2052	* *	1		
Thermoplastic	20%			2062	* *	1		
Motor Controllers								
Locally Mounted	30%			2045	* *	5	$100	
Locally Mounted	70%			2030	$49,000	5	$100	
Ground								
Grounding Devices								
Generic	100%	Now	$10,200	LIFE	* *	5	$400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	10%			2037	* *	10	$2,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 4th Floor								
Fluorescent	78%			2037	* *	10	$19,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2037	* *	10	$2,500	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 4th Floor								
Fluorescent	2%			2027	$8,000	10	$500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
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								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Security System								
No Component	20%							
Generic	80%	Now	$40,500	2042	* *	1	$7,400	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Only								
Explanation : CCTV Camera								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	* *	1-3	$3,500	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Steam Boiler	60%	Now	$7,100	2037	* *	1	$14,800	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement. 2 Of 3 Newer Units Have Defective Controls.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Newer Units								
Steam Boiler	40%			2030	$94,100	1	$10,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Older Units								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$15,200	2032	$758,600	4	$1,400	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Basement. Missing And Deteriorating Insulation.								
Terminal Devices								
Convector/Radiator	100%			2037	* *	1	$8,900	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Split Unit	20%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor And Roof								
Explanation : Indoor Fan Coil Units Utilize R-410a And Are Located In Closets And Above Ceiling Piped To Associated Roof Condensers.								
Split Unit	5%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Office								
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	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor								
Explanation : Duct Distribution Associated With Split System Of Fan Coil Units.								
No Component	80%							
Exhaust Fans								
Interior	20%			2042	* *	2	$200	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$300	2025	$16,700	2		
Not Energy Efficient, Extent : Moderate, Area Affected : 5%								
Location : Basement. Domestic Hot Water Storage Tank Missing Insulation.								
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								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : One Unit								
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.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	2-4	$3,300	LIFE	* *	5	$2,100	
Graffiti, Extent : Moderate, Area Affected : 2%								
Location : Front Facade								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Front Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$100	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Front Facade								
Window Wall	20%			2052	* *	5	$2,100	
Glazing Clouded, Extent : Light, Area Affected : 5%								
Location : Front Facade								
Windows								
Aluminum	75%			2048	* *	5		
Wood	25%			2040	* *	5		
Roof								
Roll Roofing	100%			2031		5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Roof								
Explanation : Not Accessible. Occupied By Head Start School. Covered With Rubber Pads For Childrens Play Area								
Soffits								
Metal Panel	100%			2042	* *	5-10	$900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$3,600	
Ceramic Tile	5%	2-4	$900	2035	* *	5	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Toilets								
Deteriorated Finish, Extent : Moderate, Area Affected : 2%								
Location : Toilets								
Quarry Tile	5%			2045	* *	5	$1,200	
Vinyl Tile	75%	Now	$16,800	2037	* *	3	$4,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
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.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$700	2041	* *	5	$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Toilets								
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$500	
Concrete Masonry Unit	5%			LIFE	* *	5	$300	
Gypsum Board	45%	Now	$1,600	LIFE	* *	5	$3,500	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Recreation Room 1st And 3rd Floor								
Masonry: Brick	5%	2-4	$2,400	LIFE	* *			
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	30%			LIFE	* *	5	$1,200	
Ceilings								
AcousTileSusp.Lay-In	95%	4+	$25,600	2045	* *	5	$7,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Recreation Room 1st Floor								
Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	$1,700	2052	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : At Roof								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$600	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$14,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Main Service Disconnect Switch Rated 1200 Amperes								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$105,800	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : 2 Vertical Sections								
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		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	50%			2037	* *	10	$5,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Compact Fluorescent Lamps								
Fluorescent	30%			2037	* *	10	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	20%			2037	* *	10	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$1,300	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	15%			2037	* *	10		
Incandescent	15%			2037	* *	2		
No Component	70%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2037	* *	1	$2,100	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2037	* *	1-3	$7,000	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2052	* *	5	$3,400	
No. 2 Fuel Oil, Extent : Light, Area Affected : 100%								
Location : Basement Level								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 2000 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	$11,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Six No.2 Oil Fired Modular Steam Boilers, The Boilers Serve All Five Floors								
Distribution								
Steam Piping/Pump	100%			2042	* *			
Terminal Devices								
Air Handler	50%			2032	$101,800	1	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First, Second And Third Floors								
Explanation : Water Sourced Air Conditioning Units Observed. Associated Malfunctioning Cooling Tower Is In The Process Being Replaced.								
Convector/Radiator	50%			2037	* *	1	$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	5%			2027	$2,000	1		
Water Cooled interior Pkg Unit	95%			2030	$184,500	2		
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$14,400	
Heat Rejection								
Water Cooling Tower	100%			2037	* *	2	$11,100	
Repairs In Progress, Extent : N/A, Area Affected : 100%								
Location : Upper Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,200	
Exhaust Fans								
Roof	100%			2032	$21,000	2	$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.

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	98%			2042	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement								
Brass/Copper	2%	Now	$1,700	2062	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement Water Meter Room								
Explanation : Badly Corroded Main Water Supply Isolation Valve								
Water Heater With Tanks								
Gas Fired	90%			2030	$15,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Direct Fired Unit With 120 Gallons Storage Tank								
Gas Fired	10%	0-2		2032	$1,700	2		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : Storage Tank As A Notable Degree Of Corrosion.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Explanation : Grease Trap Undersized								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1		$700
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building								
Explanation : 1 Unit Serving Basement And All Floors								
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2042	* *	1-2		$800
No Backflow Preventer, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Chemical System								
Generic	100%			2027	$15,900	1-3		$74,400
Other Observation, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Explanation : Hood Suppression System								

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	:	**SIROVICH FLOOR (1, MEZ, 2, PART OF 3)**			
Address	:	**331 E. 12TH ST. BTWN 1ST AVE. - 2ND AVE.**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DFTA012.000 / 14146**	**Yr Built/Renovated**	:	**1927 / 2010**
Area Sq Ft	:	**20,096**	**Project Type**	:	**AGING**
Date of Survey	:	**05-Feb-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Floors 1,2,3**			
Block	:	**454** **Lot** : **52**	**BIN**	:	**1006502**

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	$231,600	
Electrical	$63,500	$268,300
Mechanical		$654,900
Total	**$295,100**	**$923,200**
Importance Code B	$203,700	$923,200
Importance Code C	$91,400	
Total	**$295,100**	**$923,200**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Interior Architecture	$39,900	$1,600		$2,100
Electrical	$800	$600	$43,300	$600
Mechanical	$25,200	$12,400	$40,800	$12,700
Elevators/Escalators	$11,800	$11,800	$11,800	$11,800
Total	**$77,700**	**$26,400**	**$95,900**	**$27,300**
Importance Code A	$2,000	$2,000	$2,000	$2,000
Importance Code B	$62,300	$23,600	$93,900	$25,300
Importance Code C	$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.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Kitchen								
Explanation : Recently Painted.								
Ceramic Tile	5%			2041	* *	5	$1,500	
Marble Panels	5%			LIFE	* *	5	$1,100	
Terrazzo	10%			LIFE	* *	5	$2,400	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Lobby Area								
Vinyl Tile	55%	4+	$8,900	2037	* *	3	$6,200	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : 1st Floor Multipurpose Room								
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Backstage Doorway At Auditorium								
Wood	20%	4+	$140,200	2047	* *	5	$5,600	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Auditorium Multipurpose Room								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Auditorium Multipurpose Room								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$1,800	
Fiberglass Panel	10%			LIFE	* *			
Marble Panels	5%	Now	$91,400	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Lobby Area								
Vertical Cracks, Extent : Severe, Area Affected : 30%								
Location : Lobby								
Worn/Eroded, Extent : Severe, Area Affected : 70%								
Location : Lobby								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Lobby Stair								
Explanation : Patching Evident, With Caulking Type Material								
Plaster	80%	Now	$13,400	LIFE	* *	5	$8,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Auditorium Back Stage Areas								
Loose/Delam Surface, Extent : Severe, Area Affected : 80%								
Location : Above North Facing Window In Cafeteria								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	2%	4+	$500	2045	* *	5	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Second Floor Hallway Near Stairway								
AcousTileSusp.Lay-In	18%			2045	* *	5	$5,400	
Plaster	80%	Now	$14,300	LIFE	* *	5	$15,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Auditorium Backstage Areas								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Auditorium Backstage Areas, And Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Backstage Areas, Lobby, And Various Locations Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$14,700	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	$63,500	5		
Fused Knife Sw	50%	2-4	$63,500	2062	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Raceway								
Conduit	100%			2032	$59,800	1		
Panelboards								
Fused Disc Sw	5%			2031	$4,900	5		
Molded Case Bkrs	65%			2040	* *	5	$300	
Molded Case Bkrs	30%			2031	$29,200	5	$200	
Wiring								
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								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2037	* *	10	$9,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 2nd, 3rd Floors And Kitchen								
Fluorescent	20%			2037	* *	10	$3,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby 1st Floor, Cafeteria And Some 2nd Floor								
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%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	* *	1	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$3,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Manual Pullbox And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2052	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Vault								
Explanation : One 3000 Gallon Tank, No.2 Fuel								
Conversion Equipment								
Steam Boiler	100%			2045	* *	1	$19,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Steam Boilers								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$11,000	2042	* *	4	$1,000	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room. Compressor Out Of Service								
Terminal Devices								
Air Handler	35%			2032	$129,300	1	$4,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Second And Third Floor Air Handlers								
Explanation : Dual Temperature Coil In Unit								
Convector/Radiator	65%			2037	* *	1	$4,200	
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2032	$144,800	1	$4,700	
Reciprocating Compr/Chiller	50%			2040	* *	1	$4,700	
R-134a Refrigerant, Extent : Light, Area Affected : 50%								
Location : Roof								
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2042	* *	4	$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Summer, Winter Piping For Air Handlers Not In Use. Left In Cooling Position At All Times								
Ductwork/Diffusers	50%			LIFE	* *	2	$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%			2052	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Basement								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2030	$16,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Direct Fired Units Using One 400 Gallon Storage Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	$3,900	4	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Dual Pumps Serves Area Of Abandoned Pool								
Pool Filter/Treatment								
Sand	100%			2037	* *	4	$7,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Pool And All Components Are Abandoned And Will Not Be Repaired For Use								
Sewage Ejector(s)								
Electric	100%			2032	$10,300	4	$800	
Backflow Preventer								
Generic	100%			2037	* *	1	$1,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 2 Units, One Passenger From 1st To 7th And One Freight From 1st To 6th								
Hydraulic	30%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building								
Explanation : 1 Unit, Street To 1st Floor								
Fire Suppression								
Standpipe								
No Component	35%							
Generic	65%			2042	* *	1-5	$6,600	
Sprinkler								
Generic	100%			2042	* *	1-2	$5,600	
Fire Pump								
Generic	100%			2035	* *	1	$3,800	
Chemical System								
Generic	100%			2027	$15,900	1-3	$74,400	

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DEPARTMENT FOR THE AGING - 125

Project : AGING

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Miscellaneous Buildings	298,400	314,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Miscellaneous 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

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