

Print Date : 25-Sep-2017

DEPARTMENT FOR THE AGING - FY 2018

Asset Name : BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE
Address : 30 DELANCEY ST. IN SARA ROOSEVELT PARK
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA001.000 / 14135 **Yr Built/Renovated** : 1965 /
Area Sq Ft : 6,300 **Project Type** : AGING
Date of Survey : 06-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 420 **Lot** : 1 **BIN** : 1079081

| CAPITAL | FY 2019 - 2022 | FY 2023 - 2028 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$327,600 | |
| Electrical | | \$94,000 |
| Mechanical | \$58,000 | |
| Total | \$385,600 | \$94,000 |
| Importance Code A | \$327,600 | |
| Importance Code B | \$58,000 | \$94,000 |
| Total | \$385,600 | \$94,000 |

| EXPENSE | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|-----------------------|------------------|----------------|----------------|-----------------|
| Exterior Architecture | \$46,800 | | | |
| Interior Architecture | \$75,400 | | | \$600 |
| Electrical | \$14,800 | | \$100 | \$50,400 |
| Mechanical | \$2,500 | \$700 | \$1,200 | \$33,700 |
| Total | \$139,500 | \$700 | \$1,300 | \$84,700 |
| Importance Code A | \$47,100 | \$300 | \$300 | \$300 |
| Importance Code B | \$62,600 | \$400 | \$1,000 | \$84,300 |
| Importance Code C | \$29,800 | | | |
| Total | \$139,500 | \$700 | \$1,300 | \$84,700 |



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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$4,900 | LIFE | ** | 5 | \$4,400 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 85% | Now | \$133,800 | LIFE | ** | 5 | \$14,800 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Rear Wall Bordering The Patio</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Mosaic Tile | 5% | Now | \$4,000 | 2047 | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Stucco Cement | 5% | Now | \$12,600 | 2032 | ** | 5 | \$1,100 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$68,900 | 2052 | ** | 5 | \$800 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Kitchen And Lounge, Throughout.</i> | | | | | | | | |
| <i>Hardware Missing, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Kitchen, Throughout.</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 25% | Now | \$25,300 | LIFE | ** | 5 | \$400 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| No Component | 75% | | | | | | | |

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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|-----------------------------|----------------|----------------------|--|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | Now | \$125,000 | 2037 | | | | ** |
| | | | <i>Alligating, Extent : Moderate, Area Affected : 40%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| | | | <i>Drains Clogged, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| | | | <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| | | | <i>Patching Evident, Extent : Moderate, Area Affected : 20%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| | | | <i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| | | | <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$1,000 | LIFE | | ** | 5 | \$1,000 |
| | | | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| Ceramic Tile | 5% | Now | \$9,100 | 2042 | | ** | 5 | \$200 |
| | | | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| | | | <i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| Terrazzo | 40% | Now | \$17,500 | LIFE | | ** | 5 | \$2,900 |
| | | | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| Vinyl Tile | 50% | Now | \$4,000 | 2032 | | ** | 3 | \$1,800 |
| | | | <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |

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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$2,300 | LIFE | ** | | | |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Mechanical Room</i> | | | | | | | | |
| Ceramic Tile | 5% | Now | \$10,000 | 2042 | ** | 5 | \$200 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Concrete Masonry Unit | 10% | Now | \$1,600 | LIFE | ** | 5 | \$300 | |
| <i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Mechanical Room</i> | | | | | | | | |
| Masonry: Brick | 5% | Now | \$700 | LIFE | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 65% | Now | \$11,300 | LIFE | ** | 5 | \$1,400 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Mechanical, Room, Throughout.</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| SGFT/Glazed Masonry | 7% | 0-2 | \$3,900 | LIFE | ** | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Wood | 3% | | | LIFE | ** | 5 | \$900 | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 5% | Now | \$3,800 | 2047 | ** | 5 | \$300 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 85% | Now | \$6,500 | 2040 | ** | 5 | \$4,000 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 10% | Now | \$3,700 | LIFE | ** | 5 | \$600 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Mechanical Room, Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 95%</i> | | | | | | | | |
| <i>Location : Mechanical Room, Throughout.</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

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

| 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% | | | 2027 | \$2,500 | 5 | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 400 Amperes Main Disconnect Switch</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2027 | \$48,800 | 5 | \$200 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2027 | \$13,900 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2026 | \$2,200 | 5 | | |
| Molded Case Bkrs | 90% | | | 2026 | \$20,100 | 5 | \$200 | |
| Wiring | | | | | | | | |
| Braided Cloth | 80% | 2-4 | \$14,800 | 2052 | ** | 1 | | |
| <i>Insulation Aged, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 20% | | | 2027 | \$3,700 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2025 | \$45,200 | 5 | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$100 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 98% | | | 2022 | \$13,600 | 10 | \$5,700 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-12 Lamps</i> | | | | | | | | |
| Incandescent | 2% | | | 2022 | \$1,400 | 2 | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2022 | \$4,200 | 10 | \$800 | |
| Exit, Service | 50% | | | 2022 | \$800 | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2022 | \$23,800 | 10 | | |

| 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% | | | 2037 | ** | 5 | \$2,000 | |
| <i>Buried Tank(s), Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Outside Boiler Room</i> | | | | | | | | |

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

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

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

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

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 100% | | | 2047 | ** | 1 | \$3,100 | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : 1st Floor Mechanical Room</i> | | | | | | | |
| | <i>Explanation : 1 Unit, Recent Installed.</i> | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | Now | \$900 | 2026 | \$9,200 | 4 | \$300 | |
| | <i>Corroded, Extent : Moderate, Area Affected : 25%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 70% | | | 2022 | \$58,000 | 1 | \$2,700 | |
| | <i>Other Observation, Extent : Light, Area Affected : 70%</i> | | | | | | | |
| | <i>Location : 1st Floor Mechanical Room</i> | | | | | | | |
| | <i>Explanation : 2 Units</i> | | | | | | | |
| Convector/Radiator | 30% | | | 2025 | \$9,500 | 1 | \$600 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2035 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Window/Wall Unit | 90% | | | 2022 | \$11,000 | 1 | | |
| No Component | 10% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$3,500 | |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2022 | \$21,000 | 2 | \$200 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2037 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2025 | \$5,200 | 4 | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Non-Submersible | 100% | Now | \$900 | 2037 | ** | 4 | \$100 | |
| | <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Mechanical Room</i> | | | | | | | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2027 | \$1,500 | 1 | \$400 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |

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 : 25-Sep-2017

DEPARTMENT FOR THE AGING - FY 2018

Asset Name : CITY HALL NEIGHBORHOOD SENIOR CENTER
Address : 100 GOLD ST. @ FRANKFORT ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA004.000 / 14138 **Yr Built/Renovated** : 1970 / 2001
Area Sq Ft : 20,831 **Project Type** : AGING
Date of Survey : 04-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 94 **Lot** : 25 **BIN** : 1001289

| CAPITAL | FY 2019 - 2022 | FY 2023 - 2028 |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$39,300 | |
| Total | \$39,300 | |
| Importance Code B | \$39,300 | |
| Total | \$39,300 | |

| EXPENSE | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Interior Architecture | \$22,800 | | \$800 | |
| Electrical | \$1,600 | \$20,700 | \$2,200 | \$1,600 |
| Mechanical | \$1,100 | \$1,000 | \$2,700 | \$700 |
| Total | \$25,400 | \$21,600 | \$5,700 | \$2,200 |
| Importance Code B | \$19,400 | \$21,600 | \$5,700 | \$2,200 |
| Importance Code C | \$6,100 | | | |
| Total | \$25,400 | \$21,600 | \$5,700 | \$2,200 |



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
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 | | | | | | | | |
| Carpet | 5% | | | 2024 | \$19,900 | 3 | \$2,300 | |
| Ceramic Tile | 10% | 0-2 | \$3,000 | 2034 | ** | 5 | \$1,600 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Toilet Rooms And Kitchen</i> | | | | | | | | |
| Sheet Vinyl/Rubber | 85% | 4+ | \$39,300 | 2030 | ** | 5 | \$19,900 | |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : General Surface Staining</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | 0-2 | \$2,800 | 2034 | ** | 5 | \$1,000 | |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Kitchen</i> | | | | | | | | |
| Gypsum Board | 95% | 0-2 | \$3,200 | LIFE | ** | 5 | \$23,500 | |
| <i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Entrance Corridor</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 85% | 4+ | \$10,700 | 2038 | ** | 5 | \$13,300 | |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Administrative Office</i> | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$500 | |
| Ceramic Tile | 10% | 0-2 | \$3,000 | LIFE | ** | 5 | \$1,900 | |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Kitchen</i> | | | | | | | | |

| 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% | | | 2045 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2041 | ** | 5 | \$500 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2045 | ** | 1 | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 98% | | | 2030 | ** | 10 | \$18,700 | |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Fluorescent | 2% | | | 2030 | ** | 10 | \$400 | |
| <i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Lobby</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Exit, LED | 100% | | | 2053 | ** | 1 | | |

Alarm

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

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

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

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

Asset # : 14138

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

Alarm

Security System

No Component

50%

Generic

50%

2030

**

1

\$3,900

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

Location : Caffeteria, Hallways

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

Generic, Digital

100%

2030

**

1-3

\$12,800

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

Location : Throughout

Explanation : Strobe Lights, Horns And Manual Pull Stations

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

Heating

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

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

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 | | Priority |
|--------------------------------------|-----------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Plumbing | | | | | | | | |
| H/C Water Piping Brass/Copper | 100% | | | 2045 | ** | 1 | | |
| Water Heater Not Accessible | 100% | | | | | | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | <i>Explanation : Utilities Supplied From Building</i> | | | | | | |
| HW Heat Exchanger Not Accessible | 100% | | | | | | | |
| Sanitary Piping Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Backflow Preventer Not Accessible | 100% | | | | | | | |
| Fixtures Generic | 100% | | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler Generic | 100% | | | 2045 | ** | 1-2 | \$5,800 | |
| Fire Pump Not Accessible | 100% | | | | | | | |
| Chemical System Generic | 100% | | | 2023 | \$1,900 | 1-3 | \$3,700 | |

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

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

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

Print Date : 25-Sep-2017

DEPARTMENT FOR THE AGING - FY 2018

Asset Name : COUNCIL CTR. FOR SENIOR CITIZENS
Address : 1001 QUENTIN ROAD @ E.10 ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DFTA014.000 / 14457 **Yr Built/Renovated** : 1931 / 2002
Area Sq Ft : 33,700 **Project Type** : AGING
Date of Survey : 28-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 6642 **Lot** : 45 **BIN** : 3176314

| CAPITAL | FY 2019 - 2022 | FY 2023 - 2028 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$52,000 | \$172,200 |
| Interior Architecture | \$195,500 | \$115,600 |
| Electrical | \$411,500 | \$328,100 |
| Total | \$659,100 | \$615,900 |
| Importance Code A | \$52,000 | \$172,200 |
| Importance Code B | \$607,000 | \$443,700 |
| Total | \$659,100 | \$615,900 |

| EXPENSE | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$67,300 | | \$300 | \$10,500 |
| Interior Architecture | \$413,600 | | \$4,900 | \$16,800 |
| Electrical | \$11,900 | \$2,700 | \$72,600 | \$2,300 |
| Mechanical | \$7,300 | \$1,900 | \$51,600 | \$2,300 |
| Elevators/Escalators | \$14,800 | \$14,800 | \$14,800 | \$14,800 |
| Total | \$514,900 | \$19,400 | \$144,200 | \$46,700 |
| Importance Code A | \$68,900 | \$1,700 | \$2,100 | \$12,200 |
| Importance Code B | \$430,800 | \$17,700 | \$142,100 | \$34,500 |
| Importance Code C | \$15,200 | | | |
| Total | \$514,900 | \$19,400 | \$144,200 | \$46,700 |



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 |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 70% | | | LIFE | ** | 5 | \$21,300 | |
| | <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Loading Docks</i> | | | | | | | |
| | <i>Spalling, Extent : Severe, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : 4th Floor Facade At Terrace</i> | | | | | | | |
| Masonry: Marble | 10% | | | LIFE | ** | 5 | \$2,300 | |
| | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : South And West Facades</i> | | | | | | | |
| Stucco Cement | 15% | Now | \$16,500 | 2039 | ** | 5 | \$5,700 | |
| | <i>Spalling, Extent : Severe, Area Affected : 15%</i> | | | | | | | |
| | <i>Location : 4th Floor Facade At Terrace</i> | | | | | | | |
| Stucco Cement | 5% | | | 2039 | ** | 5 | \$3,800 | |
| | <i>Spalling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | |
| | <i>Location : Various Locations, East Facade</i> | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$8,600 | 2025 | \$172,200 | 5 | \$2,100 | |
| | <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Varous Locations</i> | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 75% | Now | \$30,800 | LIFE | ** | 5 | \$1,800 | |
| | <i>Spalling, Extent : Severe, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : 5th And 4th Floors, South And West Facades</i> | | | | | | | |
| | <i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i> | | | | | | | |
| | <i>Location : 5th And 4th Floors, South And West Facades</i> | | | | | | | |
| Metal Panel | 7% | | | 2046 | ** | 5 | \$600 | |
| Pre-Cast Concrete | 3% | Now | \$100 | LIFE | ** | 5 | \$400 | |
| | <i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : East Facade</i> | | | | | | | |
| Stucco Cement | 10% | Now | \$1,500 | 2039 | ** | 5 | \$300 | |
| | <i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i> | | | | | | | |
| | <i>Location : 5th And 4th Floors, South And West Facades, Beams At Terrace</i> | | | | | | | |
| Stucco Cement | 5% | | | 2039 | ** | 5 | \$300 | |
| | <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : East Facade</i> | | | | | | | |

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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$300 | LIFE | ** | | | |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Perimeter Edges Of Entrance And Rear Canopies</i> | | | | | | | | |
| Plaza Roof: Stone Panels | 20% | Now | \$7,400 | 2046 | ** | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : At Roof Drain Into 4th Floor Offices</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 4th Floor Terrace</i> | | | | | | | | |
| <i>Explanation : Staining, Discoloring</i> | | | | | | | | |
| Roll Roofing | 75% | | | 2022 | \$52,000 | 5 | \$21,000 | |
| <i>Patching Evident, Extent : Moderate, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : Roof Penetrations</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 60% | 0-2 | \$385,700 | 2028 | \$385,700 | 3 | \$45,400 | |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| Ceramic Tile | 5% | | | 2029 | ** | 5 | \$2,500 | |
| Quarry Tile | 5% | | | 2031 | ** | 5 | \$3,800 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 2nd Floor Kitchen Sink</i> | | | | | | | | |
| Vinyl Tile | 27% | 0-2 | \$11,600 | 2026 | \$115,600 | 3 | \$5,100 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : At Various Locations</i> | | | | | | | | |
| Wood | 3% | | | 2041 | ** | 5 | \$2,800 | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2029 | ** | 5 | \$2,000 | |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$800 | |
| Gypsum Board | 87% | 0-2 | \$14,200 | LIFE | ** | 5 | \$20,500 | |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| Mosaic Tile | 3% | | | LIFE | ** | | | |

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

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

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

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

| 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% | | | 2031 | ** | 5 | \$3,200 | |
| AcousTileSusp.Lay-In | 80% | 0-2 | \$195,500 | 2031 | ** | 5 | \$20,200 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Stairwell, Karaoke Room, Basement</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : At Various Locations</i> | | | | | | | | |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : At Various Locations</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : At Various Locations</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 3rd Floor Kitchen</i> | | | | | | | | |
| Exposed Concrete | 2% | | | LIFE | ** | 5 | \$200 | |
| Exposed Struc: Steel | 3% | | | LIFE | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Metal Decking</i> | | | | | | | | |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$6,300 | |

| 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% | | | 2026 | \$8,300 | 5 | \$100 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : No Nameplate Available Ratings</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$97,600 | 5 | \$100 | |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2026 | \$47,200 | 1 | | |
| Conduit | 10% | | | 2036 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2034 | ** | 5 | | |
| Molded Case Bkrs | 5% | | | 2034 | ** | 5 | | |
| Molded Case Bkrs | 90% | | | 2025 | \$67,200 | 5 | \$800 | |
| Wiring | | | | | | | | |
| Thermoplastic | 90% | | | 2026 | \$59,800 | 1 | | |
| Thermoplastic | 10% | | | 2036 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2024 | \$45,200 | 5 | \$200 | |

Ground

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 | | Priority |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Ground | | | | | | | | |
| Grounding Devices Generic | 100% | 2-4 | \$9,500 | LIFE | ** | 5 | \$500 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Corroded</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 85% | | | 2021 | \$63,100 | 10 | \$26,300 | |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Fluorescent | 15% | | | 2026 | \$11,100 | 10 | \$4,600 | |
| <i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2026 | \$22,700 | 10 | \$4,100 | |
| Exit, Battery | 50% | | | 2026 | \$15,500 | 10 | \$1,100 | |
| Exterior Lighting | | | | | | | | |
| Fluorescent | 10% | | | 2026 | \$10,800 | 10 | \$300 | |
| <i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Outside</i> | | | | | | | | |
| HID | 10% | | | 2021 | \$12,700 | 10 | | |
| No Component | 80% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2021 | \$30,500 | 1 | \$3,800 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways And Activity Rooms</i> | | | | | | | | |
| <i>Explanation : CCTV Surveillance Cameras</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic, Analog | 100% | | | 2021 | \$348,500 | 1-3 | \$20,800 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : Manual Pull Stations, Alarm Bells And Smoke Detectors</i> | | | | | | | | |

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

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$18,800 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2042 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Ext Pkg Unit - Heating/Cooling | 100% | | | 2031 | ** | 2 | \$2,100 | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2 | \$43,800 | |
| Heat Rejection | | | | | | | | |
| Air Cooled Condenser Unit | 100% | | | 2031 | ** | 2 | \$23,500 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$18,800 | |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2031 | ** | 2 | \$1,000 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2046 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2021 | \$27,800 | 4 | \$200 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 120 Gallon Water Heater With An Additional 120 Gallon Storage Tank</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Non-Submersible | 100% | | | 2026 | \$4,800 | 4 | \$700 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Hydraulic | 100% | | | LIFE | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : (2) 1 - 5, (1) B - 5</i> | | | | | | | | |
| <i>Explanation : 3 Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Chemical System | | | | | | | | |
| Generic | 100% | | | 2024 | \$1,900 | 1-3 | \$3,700 | |

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

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

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

Print Date : 25-Sep-2017

DEPARTMENT FOR THE AGING - FY 2018

Asset Name : CPC OPEN DOOR SENIOR CENTER CONDOMINIUM
Address : 168 GRAND ST. AKA 240 CENTRE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA005.000 / 14139 **Yr Built/Renovated** : 1909 / 2015
Area Sq Ft : 45,442 **Project Type** : AGING
Date of Survey : 01-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 472 **Lot** : 7501 **BIN** : 1075959

| CAPITAL | FY 2019 - 2022 | FY 2023 - 2028 |
|-------------------|-----------------------|-----------------------|
| Electrical | \$41,700 | |
| Mechanical | | \$64,800 |
| Total | \$41,700 | \$64,800 |
| Importance Code A | | \$64,800 |
| Importance Code B | \$41,700 | |
| Total | \$41,700 | \$64,800 |

| EXPENSE | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Interior Architecture | \$103,800 | | | \$181,800 |
| Electrical | \$2,600 | \$2,200 | \$40,000 | \$3,000 |
| Mechanical | \$21,000 | \$4,900 | \$15,200 | \$12,800 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$131,300 | \$11,100 | \$59,200 | \$201,600 |
| Importance Code A | \$9,600 | \$1,100 | \$2,600 | \$1,100 |
| Importance Code B | \$120,400 | \$10,000 | \$56,600 | \$200,500 |
| Importance Code C | \$1,300 | | | |
| Total | \$131,300 | \$11,100 | \$59,200 | \$201,600 |



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 | | Priority |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Windows | | | | | | | | |
| Metal Clad | 100% | | | 2051 | ** | 5 | | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement Level</i> | | | | | | | |
| | <i>Explanation : Windows Were Repaired After Sandy.</i> | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | Now | \$86,700 | 2022 | \$173,300 | 3 | \$20,400 | |
| | <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Offices And Library</i> | | | | | | | |
| Cast in Place Concrete | 10% | 0-2 | \$14,100 | LIFE | ** | 5 | \$14,900 | |
| | <i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i> | | | | | | | |
| | <i>Location : Bathrooms</i> | | | | | | | |
| | <i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i> | | | | | | | |
| | <i>Location : Bathrooms</i> | | | | | | | |
| Terrazzo | 50% | | | LIFE | ** | 5 | \$26,600 | |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Corridor, Near Multipurpose Room</i> | | | | | | | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Main Hall</i> | | | | | | | |
| | <i>Explanation : This Component Is Actually Poured Rubber Flooring With Terrazzo Border</i> | | | | | | | |
| Vinyl Tile | 20% | | | 2034 | ** | 3 | \$6,800 | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 10% | | | 2039 | ** | 5 | \$2,500 | |
| Folding Partition | 5% | | | 2048 | ** | 5 | \$3,100 | |
| Glass: Single Pane | 35% | | | LIFE | ** | 5 | \$6,600 | |
| Gypsum Board | 50% | | | LIFE | ** | 5 | \$7,500 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 10% | | | 2043 | ** | 5 | \$6,800 | |
| Exposed Concrete | 20% | | | LIFE | ** | 5 | \$2,100 | |
| Glass: Susp Panels | 30% | | | LIFE | ** | | | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : This Component Is Actually Fiber Glass Suspended Panels</i> | | | | | | | |
| Gypsum Board | 15% | | | LIFE | ** | 5 | \$12,800 | |
| Plaster | 25% | | | LIFE | ** | 5 | \$10,600 | |

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

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

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

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

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

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority | |
|--------------------------|----------------|-------------------|---|---------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2046 | ** | 5 | \$200 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2046 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2042 | ** | 5 | \$100 | |
| Molded Case Bkrs | 90% | | | 2042 | ** | 5 | \$1,100 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2046 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2039 | ** | 5 | \$300 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2024 | \$21,900 | 1 | \$14,000 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 50% | | | 2031 | ** | 10 | \$20,800 | |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : 1st Floor, Basement</i> | | | | | |
| | | | <i>Explanation : T-8 Lamps</i> | | | | | |
| Fluorescent | 50% | | | 2031 | ** | 10 | \$20,800 | |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : 1st Floor</i> | | | | | |
| | | | <i>Explanation : Cfl Lamps</i> | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 30% | | | 2031 | ** | 10 | \$3,300 | |
| Exit, LED | 30% | | | 2054 | ** | 1 | | |
| Exit, Service | 40% | | | 2031 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 20% | | | 2021 | \$34,300 | 10 | | |
| No Component | 80% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 80% | | | | | | | |
| Generic | 20% | | | 2031 | ** | 1 | \$3,400 | |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Basement, 1st Floor</i> | | | | | |
| | | | <i>Explanation : CCTV Surveillance Camera System</i> | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 80% | | | | | | | |
| Generic, Digital | 20% | | | 2031 | ** | 1-3 | \$5,800 | |

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 | | Priority |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 50% | | | 2046 | ** | 1 | | |
| Natural Gas | 50% | | | 2046 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Heat Exchanger, Plate & Frame | 25% | | | 2035 | ** | 1 | \$5,600 | |
| Heat Pump Air Sourced | 20% | | | 2027 | \$28,800 | 2 | \$2,800 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout Basement</i> | | | | | | | | |
| <i>Explanation : Water Sourced Heat Pumps Observed</i> | | | | | | | | |
| Heat Pump Air Sourced | 5% | 0-2 | \$7,200 | 2031 | ** | 2 | \$600 | |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement, 1 Of 5 Defective Units</i> | | | | | | | | |
| Heat Pump Air Sourced | 25% | | | 2027 | \$36,000 | 2 | \$3,500 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout First Floor</i> | | | | | | | | |
| <i>Explanation : Water Sourced Heat Pumps (terminal Type Observed)</i> | | | | | | | | |
| Hot Water Boiler | 25% | | | 2039 | ** | 1 | \$5,600 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2042 | ** | 4 | \$2,200 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2042 | ** | 1 | | |
| Heat Rejection | | | | | | | | |
| Air Cooled Condenser Unit | 100% | | | 2031 | ** | 2 | \$31,700 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 2 Dry Coolers Observed</i> | | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$25,300 | |
| Exhaust Fans | | | | | | | | |
| Interior | 10% | | | 2031 | ** | 2 | \$100 | |
| No Component | 90% | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Equipment Accounted For Under The Heating Section Of This Report</i> | | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2046 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2024 | \$25,900 | 2 | \$700 | |

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

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

** 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 | | Priority |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Plumbing | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Sump Pump(s) | | | | | | | | |
| Non-Submersible | 100% | | | 2031 | ** | 4 | \$1,400 | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2031 | ** | 4 | \$2,700 | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2031 | ** | 1 | \$2,800 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Hydraulic | 100% | | | LIFE | ** | | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : B, G, 1-2</i> | | | | | | |
| | | <i>Explanation : 1 Unit</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2052 | ** | 1-5 | \$23,800 | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2052 | ** | 1-2 | \$12,700 | |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2035 | ** | 1 | \$8,500 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : Fire Pump Serves The Entire Facility</i> | | | | | | |

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.

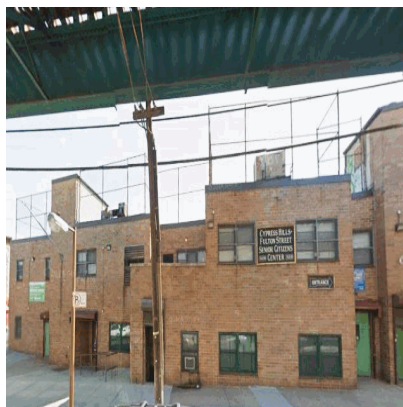
Print Date : 25-Sep-2017

DEPARTMENT FOR THE AGING - FY 2018

Asset Name : CYPRESS HILLS SENIOR CENTER
Address : 3194 FULTON STREET @ LOGAN ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DFTA013.000 / 14456 **Yr Built/Renovated** : 1971 / 2005
Area Sq Ft : 19,914 **Project Type** : AGING
Date of Survey : 28-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4140 **Lot** : 13 **BIN** : 3092631

| CAPITAL | FY 2019 - 2022 | FY 2023 - 2028 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$357,600 | |
| Electrical | | \$110,800 |
| Mechanical | \$99,900 | \$396,000 |
| Total | \$457,500 | \$506,800 |
| Importance Code A | \$357,600 | |
| Importance Code B | \$99,900 | \$506,800 |
| Total | \$457,500 | \$506,800 |

| EXPENSE | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$26,600 | | \$1,000 | |
| Interior Architecture | \$49,500 | \$2,300 | \$1,100 | \$2,900 |
| Electrical | \$1,900 | \$1,400 | \$9,400 | \$2,000 |
| Mechanical | \$4,700 | \$1,700 | \$14,600 | \$1,600 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$86,600 | \$9,300 | \$30,100 | \$10,500 |
| Importance Code A | \$26,600 | | \$1,100 | |
| Importance Code B | \$38,600 | \$7,800 | \$29,000 | \$10,500 |
| Importance Code C | \$21,500 | \$1,500 | | |
| Total | \$86,600 | \$9,300 | \$30,100 | \$10,500 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick Cavity | 90% | Now | \$114,700 | LIFE | ** | 5 | \$10,200 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : At Various Locations</i> | | | | | | | | |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Building Edges</i> | | | | | | | | |
| <i>Efflorescence, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Under 2nd Floor Terrace</i> | | | | | | | | |
| <i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Above Terrace Doors</i> | | | | | | | | |
| <i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Entry Facade, Rear Facade At Abutting Building</i> | | | | | | | | |
| <i>Weepholes Not Funct, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal Sect. OHD | 5% | 0-2 | \$1,800 | 2031 | ** | 5 | \$900 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : All Doors</i> | | | | | | | | |
| <i>Explanation : Corrosion/rusting</i> | | | | | | | | |
| Slate Panels | 5% | Now | \$8,900 | LIFE | ** | 5 | \$400 | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Window Sills</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 90% | 0-2 | \$9,000 | 2034 | ** | 5 | \$1,100 | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Protective Metal Grilles</i> | | | | | | | | |
| Metal Louvers | 10% | 0-2 | \$1,400 | 2029 | ** | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : All Louvers</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick Cavity | 15% | | | LIFE | ** | 5 | \$1,600 | |
| Masonry: Limestone | 10% | 0-2 | \$5,500 | LIFE | ** | 5 | \$1,300 | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal Panel | 5% | | | 2046 | ** | 5 | \$2,000 | |
| Metal: Cage/Fence | 70% | 0-2 | \$72,800 | 2031 | ** | 5 | \$23,700 | 1 |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | Now | \$170,100 | 2036 | ** | | | 1 |
| <i>Alligating, Extent : Moderate, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| <i>Blisters, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : At Various Locations</i> | | | | | | | | |
| <i>Debris Present, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Ponding, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : At Roof Penetrations</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 2% | | | LIFE | ** | 5 | \$1,300 | |
| Ceramic Tile | 5% | | | 2035 | ** | 5 | \$1,500 | |
| Quarry Tile | 10% | | | 2039 | ** | 5 | \$4,500 | |
| Sheet Vinyl/Rubber | 5% | | | 2031 | ** | 5 | \$2,200 | |
| Vinyl Tile | 78% | | | 2031 | ** | 3 | \$11,600 | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 10% | | | 2035 | ** | 5 | \$3,100 | |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$600 | |
| Gypsum Board | 85% | 4+ | \$21,500 | LIFE | ** | 5 | \$15,600 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Elevator Lobby, Dance Studio, Billiards Room</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 95% | Now | \$22,900 | 2039 | ** | 5 | \$14,200 | |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 2nd Floor</i> | | | | | | | | |
| <i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 2nd Floor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Elevator Lobby, Dance Studio, Billiards Room</i> | | | | | | | | |
| Exposed Concrete | 5% | | | LIFE | ** | 5 | \$200 | |

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

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
CYPRESS HILLS SENIOR CENTER
Asset # : 14456

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority | |
|--------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$4,800 | 5 | \$100 | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Electrical Room</i> | | | | | | | |
| | <i>Explanation : Main Service Disconnect Switch Rated @ 600 Amperes</i> | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$81,000 | 5 | \$100 | |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2046 | ** | 1 | | |
| Conduit | 10% | | | 2026 | \$2,200 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2042 | ** | 5 | | |
| Molded Case Bkrs | 95% | | | 2042 | ** | 5 | \$500 | |
| Wiring | | | | | | | | |
| Thermoplastic | 90% | | | 2046 | ** | 1 | | |
| Thermoplastic | 10% | | | 2026 | \$2,400 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2039 | ** | 5 | \$100 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$300 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 68% | | | 2026 | \$29,800 | 10 | \$12,400 | |
| | <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout The Building</i> | | | | | | | |
| Fluorescent | 30% | | | 2031 | ** | 10 | \$5,500 | |
| | <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Activity Rooms And Lobby</i> | | | | | | | |
| Incandescent | 2% | | | 2026 | \$4,400 | 2 | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2031 | ** | 10 | \$2,400 | |
| Exit, Service | 50% | | | 2031 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 25% | | | 2031 | ** | 10 | | |
| Incandescent | 5% | | | 2026 | \$3,200 | 2 | | |
| No Component | 70% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 60% | | | | | | | |
| Generic | 40% | | | 2031 | ** | 1 | \$3,000 | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Activity Rooms And Outside</i> | | | | | | | |
| | <i>Explanation : CCTV Surveillance Cameras</i> | | | | | | | |

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

| | | | | |
|------|------|----|-----|----------|
| 100% | 2031 | ** | 1-3 | \$12,600 |
|------|------|----|-----|----------|

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations And Bells

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

Heating

Energy Source
Electricity

| | | | | |
|------|------|----|---|--|
| 100% | 2052 | ** | 1 | |
|------|------|----|---|--|

Distribution

Ductwork/Diffusers

| | | | | |
|------|------|----|-----|----------|
| 100% | LIFE | ** | 2-5 | \$11,100 |
|------|------|----|-----|----------|

Terminal Devices

Air Handler

| | | | | |
|-----|------|----|---|----------|
| 95% | 2031 | ** | 1 | \$11,700 |
|-----|------|----|---|----------|

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

Location : Mechanical Spaces

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

Convactor/Radiator

| | | | | |
|----|------|----|---|-------|
| 5% | 2039 | ** | 1 | \$300 |
|----|------|----|---|-------|

Air Conditioning

Energy Source
Electricity

| | | | | |
|------|------|----|---|--|
| 100% | 2042 | ** | 1 | |
|------|------|----|---|--|

Conversion Equipment

Int Pkg Unit -
Heating/Cooling

| | | | | |
|------|------|-----------|---|---------|
| 100% | 2027 | \$396,000 | 2 | \$1,200 |
|------|------|-----------|---|---------|

Distribution

Ductwork/Diffusers

| | | | | | | |
|------|-----|----------|------|----|---|----------|
| 100% | 0-2 | \$99,900 | LIFE | ** | 2 | \$25,900 |
|------|-----|----------|------|----|---|----------|

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

Location : Ductwork Throughout The Building, All Systems

Heat Rejection

Air Cooled Condenser
Unit

| | | | | |
|------|------|----|---|----------|
| 100% | 2031 | ** | 2 | \$13,900 |
|------|------|----|---|----------|

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

Location : Mechanical Spaces

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

Ventilation

Distribution

Ductwork/Diffusers

| | | | | |
|------|------|----|-----|----------|
| 100% | LIFE | ** | 2-5 | \$11,100 |
|------|------|----|-----|----------|

Exhaust Fans

Roof

| | | | | |
|------|------|----|---|-------|
| 100% | 2031 | ** | 2 | \$600 |
|------|------|----|---|-------|

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

Location : Roof

Explanation : (4) Fans

Plumbing

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

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

*** 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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost |
| Plumbing | | | | | | | | |
| H/C Water Piping | Brass/Copper | 100% | | | 2046 | * * | 1 | |
| Water Heater | Electric | 100% | | | 2024 | \$16,400 | 4 | \$200 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Kitchen Closet</i> | | | | | | | | |
| <i>Explanation : (2) Heaters, 120 Gallons Each</i> | | | | | | | | |
| Sanitary Piping | Cast Iron | 100% | | | LIFE | * * | 1 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Kitchen</i> | | | | | | | | |
| <i>Explanation : (1) Grease Trap Below Floor</i> | | | | | | | | |
| Storm Drain Piping | Cast Iron | 100% | | | LIFE | * * | 1 | |
| Backflow Preventer | Generic | 100% | | | 2034 | * * | 1 | \$1,200 |
| Fixtures | Generic | 100% | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | Geared Traction | 100% | | | LIFE | * * | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : B-1</i> | | | | | | | | |
| <i>Explanation : 1 Unit</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler | No Component | 98% | | | | | | |
| | Generic | 2% | | | 2052 | * * | 1-2 | \$100 |
| Chemical System | Generic | 100% | | | 2024 | \$1,900 | 1-3 | \$3,700 |

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

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

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

Print Date : 25-Sep-2017

DEPARTMENT FOR THE AGING - FY 2018

Asset Name : LEONARD COVELLO SENIOR CENTER
Address : 312 E. 109TH ST. BTWN 1ST AVE. - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA002.000 / 14136 **Yr Built/Renovated** : 1920 / 2007
Area Sq Ft : 27,621 **Project Type** : AGING
Date of Survey : 06-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1680 **Lot** : 45 **BIN** : 1074278

| CAPITAL | FY 2019 - 2022 | FY 2023 - 2028 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$688,500 | \$130,300 |
| Interior Architecture | \$167,100 | \$210,600 |
| Electrical | \$41,100 | \$207,000 |
| Mechanical | | \$537,400 |
| Total | \$896,700 | \$1,085,200 |
| Importance Code A | \$688,500 | \$230,500 |
| Importance Code B | \$81,100 | \$854,700 |
| Importance Code C | \$127,100 | |
| Total | \$896,700 | \$1,085,200 |

| EXPENSE | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|-----------------------|------------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$46,800 | | | |
| Interior Architecture | \$83,900 | \$12,900 | | \$4,100 |
| Electrical | \$30,200 | \$700 | \$700 | \$37,300 |
| Mechanical | \$5,300 | \$19,700 | \$4,400 | \$31,200 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$170,200 | \$37,300 | \$9,100 | \$76,600 |
| Importance Code A | \$49,600 | \$2,700 | \$2,700 | \$2,800 |
| Importance Code B | \$93,700 | \$34,600 | \$6,400 | \$73,800 |
| Importance Code C | \$27,000 | | | |
| Total | \$170,200 | \$37,300 | \$9,100 | \$76,600 |



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
LEONARD COVELLO SENIOR CENTER
Asset # : 14136**

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Stone/Terra Cotta | 2% | 0-2 | \$6,400 | LIFE | ** | 5 | \$7,000 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 94% | Now | \$382,200 | LIFE | ** | 5 | \$42,300 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Spalling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 3% | 0-2 | \$7,400 | LIFE | ** | 5 | \$1,000 | |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal Panel | 1% | Now | \$200 | 2037 | ** | 5 | \$800 | |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$238,100 | 2035 | ** | 5 | \$5,700 | |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 5% | | | LIFE | ** | 5 | \$2,900 | |
| Cast Stone/Terra Cotta | 7% | Now | \$6,600 | LIFE | ** | 5 | \$4,000 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 80% | Now | \$68,300 | LIFE | ** | 5 | \$5,900 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal Security Bars | 5% | | | 2042 | ** | | | |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Pre-Cast Concrete | 3% | | | LIFE | ** | 5 | \$1,400 | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | Now | \$26,400 | 2027 | \$88,000 | | | |
| <i>Alligating, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Patching Evident, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Ponding, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | Now | \$2,600 | 2026 | \$26,300 | 3 | \$3,100 | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Cast in Place Concrete | 10% | Now | \$4,300 | LIFE | ** | 5 | \$9,000 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Ceramic Tile | 5% | Now | \$16,000 | 2030 | ** | 5 | \$1,000 | |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile | 60% | Now | \$21,100 | 2027 | \$210,600 | 3 | \$9,300 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Wood | 20% | | | 2055 | ** | 5 | \$15,500 | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Glass: Single Pane | 5% | Now | \$27,000 | LIFE | ** | 5 | \$1,700 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Gypsum Board | 20% | | | LIFE | ** | 5 | \$5,400 | |
| Masonry: Brick | 10% | Now | \$87,500 | LIFE | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 50% | Now | \$36,000 | LIFE | ** | 5 | \$6,700 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 10% | Now | \$3,600 | LIFE | ** | 5 | \$1,300 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Stair</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Stair</i> | | | | | | | | |
| Wood | 5% | | | LIFE | ** | 5 | \$9,000 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 25% | | | 2040 | ** | 5 | \$10,300 | |
| AcousTileSusp.Lay-In | 60% | Now | \$40,100 | 2032 | ** | 5 | \$12,400 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Infill Arch | 5% | Now | \$7,600 | LIFE | ** | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 10% | Now | \$5,400 | LIFE | ** | 5 | \$2,600 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

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

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
LEONARD COVELLO SENIOR CENTER
Asset # : 14136**

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|---|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 50% | | | 2027 | \$2,400 | 5 | \$100 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 600 Amperes Main Disconnect Switch</i> | | | | | | | | |
| Fused Disc Sw | 50% | | | 2027 | \$2,400 | 5 | \$100 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 400 Amperes Main Disconnect Switch</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2027 | \$97,600 | 5 | \$700 | |
| Raceway | | | | | | | | |
| Conduit | 20% | | | 2047 | ** | 1 | | |
| Conduit | 70% | | | 2027 | \$36,700 | 1 | | |
| Conduit | 10% | | | 2057 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Knife Sw | 5% | 2-4 | \$3,700 | 2052 | ** | 5 | | |
| <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Molded Case Bkrs | 20% | | | 2043 | ** | 5 | \$100 | |
| Molded Case Bkrs | 55% | | | 2026 | \$41,000 | 5 | \$400 | |
| Molded Case Bkrs | 20% | | | 2052 | ** | 5 | \$100 | |
| Wiring | | | | | | | | |
| Braided Cloth | 60% | 0-2 | \$39,900 | 2052 | ** | 1 | | |
| <i>Insulation Aged, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement, 1st And 2nd Floors</i> | | | | | | | | |
| Thermoplastic | 20% | | | 2047 | ** | 1 | | |
| Thermoplastic | 20% | | | 2057 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 30% | | | 2040 | ** | 5 | \$100 | |
| Locally Mounted | 70% | | | 2025 | \$31,700 | 5 | \$100 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 2-4 | \$9,500 | LIFE | ** | 5 | \$400 | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Corroded</i> | | | | | | | | |
| 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.

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**

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 10% | | | 2032 | ** | 10 | \$2,500 | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : 4th Floor</i> | | | | | | | |
| | <i>Explanation : Compact Fluorescent Lamps</i> | | | | | | | |
| Fluorescent | 58% | | | 2032 | ** | 10 | \$14,700 | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout The Building</i> | | | | | | | |
| | <i>Explanation : T-8 Lamps</i> | | | | | | | |
| Fluorescent | 10% | | | 2032 | ** | 10 | \$2,500 | |
| | <i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : 4th Floor</i> | | | | | | | |
| Fluorescent | 20% | | | 2037 | ** | 10 | \$5,100 | |
| | <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : 2nd Floor</i> | | | | | | | |
| Fluorescent | 2% | | | 2022 | | 10 | \$500 | |
| | <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 20% | | | 2032 | ** | 10 | \$1,300 | |
| Emergency, Battery | 30% | | | 2022 | | 10 | \$2,000 | |
| Exit, LED | 10% | | | 2067 | ** | 1 | | |
| Exit, Service | 20% | | | 2032 | ** | 1 | | |
| Exit, Service | 20% | | | 2022 | | 1 | \$1,500 | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2032 | ** | 10 | \$100 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 80% | | | | | | | |
| Generic | 20% | Now | \$16,700 | 2037 | ** | 1 | \$1,900 | |
| | <i>Not in Service, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout The Building</i> | | | | | | | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Front Only</i> | | | | | | | |
| | <i>Explanation : CCTV Camera</i> | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 80% | | | | | | | |
| Generic, Digital | 20% | | | 2032 | ** | 1-3 | \$3,400 | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 100% | | | 2037 | ** | 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
LEONARD COVELLO SENIOR CENTER
Asset # : 14136**

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 40% | | | 2040 | ** | 1 | \$10,900 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 40%</i> | | | | | | |
| | | <i>Location : Basement Boiler Room</i> | | | | | | |
| | | <i>Explanation : 3 Newer Units</i> | | | | | | |
| Steam Boiler | 60% | | | 2025 | \$100,300 | 1 | \$16,400 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 60%</i> | | | | | | |
| | | <i>Location : Mechanical Room</i> | | | | | | |
| | | <i>Explanation : 2 Old Units</i> | | | | | | |
| Distribution | | | | | | | | |
| Central Plant Steam Piping/Pmp | 100% | | | 2027 | \$437,100 | 4 | \$2,000 | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2032 | ** | 1 | \$8,900 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2035 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Interior Pkg Unit - Cooling | 20% | | | 2031 | ** | 2 | \$300 | |
| | | <i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i> | | | | | | |
| | | <i>Location : 4th Floor</i> | | | | | | |
| | | <i>Recent Installation, Extent : Light, Area Affected : 20%</i> | | | | | | |
| | | <i>Location : 4th Floor</i> | | | | | | |
| Window/Wall Unit | 50% | | | 2022 | \$26,900 | 1 | | |
| No Component | 30% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 20% | | | LIFE | ** | 2-5 | \$3,100 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 20%</i> | | | | | | |
| | | <i>Location : 4th Floor Only</i> | | | | | | |
| | | <i>Explanation : New Air Ductwork</i> | | | | | | |
| No Component | 80% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 20% | | | 2037 | ** | 2 | \$200 | |
| No Component | 80% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2037 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2020 | \$15,800 | 2 | \$400 | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Non-Submersible | 100% | | | 2027 | \$3,900 | 4 | \$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 | | Priority |
|--------------------------------------|-----------------------|--|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | | | ** | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : B-4</i> | | | | | | |
| | | <i>Explanation : One Unit</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Chemical System | | | | | | | | |
| Generic | 100% | | | 2025 | \$1,900 | 1-3 | \$4,000 | |

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.

Print Date : 25-Sep-2017

DEPARTMENT FOR THE AGING - FY 2018

Asset Name : MOTT ST. (CELLAR, 1, 2, PART OF 3)
Address : 180 MOTT ST. @ KENMARE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA007.000 / 14141 **Yr Built/Renovated** : 1976 / 1999
Area Sq Ft : 11,074 **Project Type** : AGING
Date of Survey : 29-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 479 **Lot** : 1 **BIN** : 1007156

| CAPITAL | FY 2019 - 2022 | FY 2023 - 2028 |
|-------------------|-----------------------|-----------------------|
| Electrical | | \$121,700 |
| Mechanical | \$143,100 | |
| Total | \$143,100 | \$121,700 |
| Importance Code B | \$143,100 | \$121,700 |
| Total | \$143,100 | \$121,700 |

| EXPENSE | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$3,200 | | | |
| Interior Architecture | \$48,400 | | \$1,400 | \$1,600 |
| Electrical | \$1,000 | \$800 | \$1,100 | \$900 |
| Mechanical | \$16,500 | \$2,200 | \$6,600 | \$2,500 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$73,100 | \$6,900 | \$13,000 | \$8,900 |
| Importance Code A | \$4,300 | \$1,100 | \$1,100 | \$1,100 |
| Importance Code B | \$62,000 | \$5,800 | \$11,900 | \$7,800 |
| Importance Code C | \$6,800 | | | |
| Total | \$73,100 | \$6,900 | \$13,000 | \$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
MOTT ST. (CELLAR, 1, 2, PART OF 3)
Asset # : 14141**

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 75% | 2-4 | \$3,100 | LIFE | ** | 5 | \$2,100 | |
| <i>Graffiti, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Front Facade</i> | | | | | | | | |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Front Facade</i> | | | | | | | | |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Granite | 5% | | | LIFE | ** | 5 | \$200 | |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 1%</i> | | | | | | | | |
| <i>Location : Front Facade</i> | | | | | | | | |
| Window Wall | 20% | | | 2048 | ** | 5 | \$2,100 | |
| <i>Glazing Clouded, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Front Facade</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 75% | | | 2044 | ** | 5 | | |
| Wood | 25% | | | 2036 | ** | 5 | | |
| Parapets | | | | | | | | |
| Metal: Cage/Fence | 100% | | | 2041 | ** | 5-10 | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| <i>Explanation : Not Accessible. Occupied By Head Start School.</i> | | | | | | | | |
| Roof | | | | | | | | |
| Roll Roofing | 100% | | | 2027 | | 5 | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Main Roof</i> | | | | | | | | |
| <i>Explanation : Not Accessible. Occupied By Head Start School. Covered With Rubber Pads For Children's Play Area</i> | | | | | | | | |
| Soffits | | | | | | | | |
| Metal Panel | 100% | | | 2038 | ** | 5-10 | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$7,300 | |
| Ceramic Tile | 5% | 2-4 | \$300 | 2031 | ** | 5 | \$400 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Toilets</i> | | | | | | | | |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Toilets</i> | | | | | | | | |
| Quarry Tile | 5% | | | 2041 | ** | 5 | \$1,200 | |
| Vinyl Tile | 75% | Now | \$10,600 | 2033 | ** | 3 | \$4,700 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Wood | 5% | | | 2056 | ** | 5 | \$1,600 | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | Now | \$900 | 2037 | ** | 5 | \$300 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Toilets</i> | | | | | | | | |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Toilet Rooms</i> | | | | | | | | |
| Concrete Masonry Unit | 10% | | | LIFE | ** | 5 | \$1,000 | |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$500 | |
| Gypsum Board | 45% | Now | \$500 | LIFE | ** | 5 | \$3,500 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Rec. Room 1st And 3rd Floor</i> | | | | | | | | |
| Masonry: Brick | 5% | 2-4 | \$2,500 | LIFE | ** | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Plaster | 30% | | | LIFE | ** | 5-10 | \$3,300 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 95% | 4+ | \$25,400 | 2041 | ** | 5 | \$7,900 | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Rec Room 1st Floor</i> | | | | | | | | |
| Exposed Struc: Steel | 5% | | | LIFE | ** | 10 | \$1,700 | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2041 | ** | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2028 | \$4,800 | 5 | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2028 | \$81,000 | 5 | | |
| Raceway | | | | | | | | |
| Conduit | 95% | | | 2028 | \$21,000 | 1 | | |
| Conduit | 5% | | | 2048 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2027 | \$1,500 | 5 | | |
| Molded Case Bkrs | 75% | | | 2027 | \$22,400 | 5 | \$200 | |
| Molded Case Bkrs | 20% | | | 2044 | ** | 5 | \$100 | |
| Wiring | | | | | | | | |
| Thermoplastic | 90% | | | 2028 | \$21,800 | 1 | | |
| Thermoplastic | 10% | | | 2048 | ** | 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
MOTT ST. (CELLAR, 1, 2, PART OF 3)
Asset # : 14141**

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 90% | | | 2026 | \$40,700 | 5 | \$100 | |
| Locally Mounted | 10% | | | 2041 | ** | 5 | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$300 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 50% | | | 2033 | ** | 10 | \$5,100 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : Compact Fluorescent Lamps</i> | | | | | | | | |
| Fluorescent | 30% | | | 2033 | ** | 10 | \$3,000 | |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Fluorescent | 20% | | | 2033 | ** | 10 | \$2,000 | |
| <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2033 | ** | 10 | \$1,300 | |
| Exit, Service | 50% | | | 2033 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 15% | | | 2033 | ** | 10 | | |
| Incandescent | 15% | | | 2033 | ** | 2 | | |
| No Component | 70% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 50% | | | | | | | |
| Generic | 50% | | | 2033 | ** | 1 | \$2,100 | |
| Fire/Smoke Detection | | | | | | | | |
| Generic, Digital | 100% | | | 2033 | ** | 1-3 | \$6,800 | |

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

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 | | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 50% | Now | \$7,300 | 2033 | ** | 1 | \$3,100 | |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 3rd Floor And Basement Mechanical Room, 2 Defective Units</i> | | | | | | | | |
| Convactor/Radiator | 50% | | | 2041 | ** | 1 | \$1,800 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2044 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Int Pkg Unit - Heating/Cooling | 33% | | | 2029 | ** | 2 | \$200 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 2nd Floor Fan Room</i> | | | | | | | | |
| <i>Explanation : Water Sourced Air Conditioner</i> | | | | | | | | |
| Int Pkg Unit - Heating/Cooling | 65% | Now | \$143,100 | 2033 | ** | 2 | \$400 | |
| <i>Broken, Extent : Severe, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Basement And 3rd Floor Mechanical Room</i> | | | | | | | | |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Basement And 3rd Floor Mechanical Rooms</i> | | | | | | | | |
| Window/Wall Unit | 2% | | | 2023 | \$400 | 1 | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2 | \$18,000 | |
| Heat Rejection | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$9,800 | |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2028 | \$17,200 | 2 | \$300 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2038 | ** | 1 | | |
| <i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Corroded, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement, Coroded Main Valve Train</i> | | | | | | | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2026 | \$6,300 | 2 | \$200 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 1 Direct Fired Unit With 120 Gallons Storage Tank</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Kitchen</i> | | | | | | | | |
| <i>Explanation : Grease Trap Undersized</i> | | | | | | | | |

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 | | Priority |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2033 | ** | 1 | \$700 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Building</i> | | | | | | |
| | | <i>Explanation : 1 Unit Serving Basement And All Floors</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler | | | | | | | | |
| No Component | 75% | | | | | | | |
| Generic | 25% | | | 2038 | ** | 1-2 | \$800 | |
| | | <i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| Chemical System | | | | | | | | |
| Generic | 100% | | | 2023 | \$1,900 | 1-3 | \$4,000 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 2%</i> | | | | | | |
| | | <i>Location : Kitchen</i> | | | | | | |
| | | <i>Explanation : Hood Supression System</i> | | | | | | |

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

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

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

Print Date : 25-Sep-2017

DEPARTMENT FOR THE AGING - FY 2018

Asset Name : SIROVICH FLOOR (1, MEZ, 2, PART OF 3)
Address : 331 E. 12TH ST. BTWN 1ST AVE. - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA012.000 / 14146 **Yr Built/Renovated** : 1927 / 2010
Area Sq Ft : 20,096 **Project Type** : AGING
Date of Survey : 08-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,Mez,2,3
Block : 454 **Lot** : 52 **BIN** : 1006502

| CAPITAL | FY 2019 - 2022 | FY 2023 - 2028 |
|-------------------|-----------------------|-----------------------|
| Electrical | \$48,800 | \$248,300 |
| Mechanical | | \$383,000 |
| Total | \$48,800 | \$631,300 |
| Importance Code B | \$48,800 | \$631,300 |
| Total | \$48,800 | \$631,300 |

| EXPENSE | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Interior Architecture | \$44,200 | | \$3,200 | \$3,500 |
| Electrical | \$14,400 | \$600 | \$600 | \$800 |
| Mechanical | \$16,500 | \$7,800 | \$13,700 | \$8,000 |
| Elevators/Escalators | \$11,800 | \$11,800 | \$11,800 | \$11,800 |
| Total | \$87,000 | \$20,200 | \$29,400 | \$24,200 |
| Importance Code A | \$2,000 | \$2,000 | \$2,000 | \$2,000 |
| Importance Code B | \$72,100 | \$18,200 | \$27,400 | \$21,300 |
| Importance Code C | \$12,900 | | | \$900 |
| Total | \$87,000 | \$20,200 | \$29,400 | \$24,200 |



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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 3% | | | 2027 | \$11,500 | 3 | \$1,400 | |
| Cast in Place Concrete | 7% | | | LIFE | ** | 5 | \$9,200 | |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : 2nd Floor Kitchen</i> | | | | | | | | |
| Ceramic Tile | 5% | | | 2037 | ** | 5 | \$1,500 | |
| Marble Panels | 5% | | | LIFE | ** | 5 | \$2,300 | |
| Terrazzo | 10% | | | LIFE | ** | 5 | \$4,700 | |
| Vinyl Tile | 50% | 4+ | \$2,600 | 2033 | ** | 3 | \$5,600 | |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i> | | | | | | | | |
| <i>Location : 1st Floor Multi-purpose Room</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i> | | | | | | | | |
| <i>Location : Backstage Doorway At Auditorium</i> | | | | | | | | |
| Wood | 20% | | | 2043 | ** | 5 | \$11,300 | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2037 | ** | 5 | \$1,800 | |
| Fiberglass Panel | 10% | | | LIFE | ** | 10 | \$900 | |
| Marble Panels | 5% | | | LIFE | ** | 10 | \$700 | |
| Plaster | 80% | Now | \$11,300 | LIFE | ** | 5 | \$8,500 | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Auditorium Back Stage Areas</i> | | | | | | | | |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Kitchen Entrance</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 2% | Now | \$4,900 | 2048 | ** | 5 | \$400 | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : First Floor Room Adjacent To Lobby</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : First Floor Room Adjacent To Lobby</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 18% | | | 2041 | ** | 5 | \$5,400 | |
| Plaster | 80% | Now | \$15,800 | LIFE | ** | 5 | \$15,000 | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Auditorium Backstage Areas</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Auditorium Backstage Areas</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Auditorium Backstage Areas</i> | | | | | | | | |

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

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
SIROVICH FLOOR (1, MEZ, 2, PART OF 3)
Asset # : 14146

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2028 | \$4,800 | 5 | \$100 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 2500 Amperes Main Disconnect Switch</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 50% | | | 2038 | ** | 5 | | |
| Fused Knife Sw | 50% | 2-4 | \$48,800 | 2058 | ** | 5 | | |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 95% | | | 2028 | \$49,800 | 1 | | |
| <i>Covers Missing, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Roof Bulkhead</i> | | | | | | | | |
| Conduit | 5% | | | 2038 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2027 | \$3,700 | 5 | | |
| Molded Case Bkrs | 65% | | | 2044 | ** | 5 | \$300 | |
| Molded Case Bkrs | 30% | | | 2027 | \$22,400 | 5 | \$200 | |
| Wiring | | | | | | | | |
| Braided Cloth | 70% | | | 2027 | \$46,500 | 1 | | |
| Thermoplastic | 10% | | | 2048 | ** | 1 | | |
| Thermoplastic | 20% | | | 2028 | \$13,300 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 90% | | | 2026 | \$40,700 | 5 | \$100 | |
| <i>Enclosure Corroded, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Locally Mounted | 10% | | | 2041 | ** | 5 | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$600 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 30% | | | 2033 | ** | 10 | \$5,500 | |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 2nd, 3rd Floors And Kitchen</i> | | | | | | | | |
| Fluorescent | 60% | | | 2023 | \$26,600 | 10 | \$11,100 | |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Fluorescent | 5% | | | 2033 | ** | 10 | \$900 | |
| <i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| Incandescent | 5% | | | 2023 | \$11,100 | 2 | | |
| <i>Not in Service, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Roof Bulkhead Elevator Machine Room</i> | | | | | | | | |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 45% | | | 2023 | \$12,200 | 10 | \$2,200 | |
| Emergency, Battery | 5% | | | 2033 | ** | 10 | \$200 | |
| Exit, Service | 40% | | | 2023 | \$2,200 | 1 | | |
| Exit, Service | 10% | | | 2033 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 30% | | | 2023 | \$22,700 | 10 | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof And Outside Perimeter</i> | | | | | | | | |
| <i>Explanation : Photocell Not Working</i> | | | | | | | | |
| No Component | 70% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2036 | ** | 1 | \$2,300 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof Garden</i> | | | | | | | | |
| <i>Explanation : Cameras</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic, Analog | 30% | | | 2028 | \$62,300 | 1-3 | \$3,800 | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2048 | ** | 1 | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement Vault</i> | | | | | | | | |
| <i>Explanation : 1 - 3,000 Gallon Tank #2 Fuel</i> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2041 | ** | 1 | \$19,900 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 2 Dual Fuel Steam Boilers</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Central Plant Steam Piping/Pmp | 100% | | | 2038 | ** | 4 | \$1,000 | |
| Terminal Devices | | | | | | | | |
| Air Handler | 35% | | | 2028 | \$92,500 | 1 | \$4,400 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement Second And Third Floor Air Handlers</i> | | | | | | | | |
| <i>Explanation : Dual Temperature Coil In Unit</i> | | | | | | | | |
| Convactor/Radiator | 65% | | | 2033 | ** | 1 | \$4,200 | |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority | |
|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2044 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 50% | | | 2028 | \$79,700 | 1 | \$4,700 | |
| Reciprocating Compr/Chiller | 50% | | | 2036 | ** | 1 | \$4,700 | |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Distribution | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 50% | | | 2038 | ** | 4 | \$500 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Summer / Winter Piping For Air Handlers Not In Use - Left In Cooling Position At All Times</i> | | | | | | | | |
| Ductwork/Diffusers | 50% | | | LIFE | ** | 2 | \$16,300 | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | | | 2028 | \$210,700 | 1 | \$12,400 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$17,700 | |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2028 | \$31,200 | 2 | \$600 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2048 | ** | 1 | | |
| <i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2026 | \$11,500 | 2 | \$300 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 2 - Direct Fired Units Using 1 - 400 Gallon Storage Tank</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Non-Submersible | 100% | | | 2028 | \$2,900 | 4 | \$600 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Dual Pumps / Serves Area Of Abandoned Pool</i> | | | | | | | | |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority | |
|---|----------------|----------------------|--------------------|------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | |
| Pool Filter/Treatment Sand | 100% | | | 2033 | ** | 4 | \$5,000 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1st Floor</i> | | | | | | | | |
| <i>Explanation : Pool And All Components Are Abandoned And Will Not Be Repaired For Use</i> | | | | | | | | |
| Sewage Ejector(s) Electric | 100% | | | 2028 | \$5,400 | 4 | \$1,200 | |
| Backflow Preventer Generic | 100% | | | 2033 | ** | 1 | \$1,200 | |
| Fixtures Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 70% | | | LIFE | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : 2 Units - (1) Passenger 1st To 7th And (1) Freight 1st To 6th</i> | | | | | | | | |
| Hydraulic | 30% | | | LIFE | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Building</i> | | | | | | | | |
| <i>Explanation : 1 Unit, Street To 1</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| No Component Generic | 35% | | | | ** | 1-5 | \$6,600 | |
| Sprinkler Generic | 65% | | | 2038 | ** | 1-2 | \$5,600 | |
| Fire Pump Generic | 100% | | | 2038 | ** | 1 | \$3,800 | |
| Chemical System Generic | 100% | | | 2023 | \$1,900 | 1-3 | \$4,000 | |

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

Project : AGING

| CAPITAL | FY 2019 - 2022 | | FY 2023 - 2028 | |
|-------------------------|-----------------------|----------------|-----------------------|----------------|
| Miscellaneous Buildings | 679,000 | | 388,400 | |
| EXPENSE | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
| Miscellaneous Buildings | 20,500 | 14,700 | 30,200 | 22,000 |

| ASSET # | NAME | SQFT | CAPITAL | EXPENSE |
|----------------|----------------|-------------|----------------|----------------|
| 14137 | BAYSIDE | 5,200 | 227,200 | 18,600 |
| 14140 | EAST CONCOURSE | 4,233 | 184,900 | 15,100 |
| 14142 | NEW DORP | 5,000 | 218,400 | 17,900 |
| 14144 | PELHAM/FITZ | 5,000 | 218,400 | 17,900 |
| 14145 | REGO PARK | 5,000 | 218,400 | 17,900 |

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.