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** : NONE : 06-Jul-2016 **Landmark Status**

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

\$47,100 \$62,600 \$29,800	\$300 \$400	\$300 \$1,000	\$300 \$84,300
	·	•	•
\$47,100	\$300	\$300	\$300
\$139,500	\$700	\$1,300	\$84,700
\$2,500	\$700	\$1,200	\$33,700
\$14,800		\$100	\$50,400
\$75,400			\$600
\$46,800			
FY 2019	FY 2020	FY 2021	FY 2022
	\$46,800 \$75,400 \$14,800 \$2,500	\$46,800 \$75,400 \$14,800 \$2,500 \$700	\$46,800 \$75,400 \$14,800 \$2,500 \$700 \$1,200



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

rchitecture	Current Repair	Future Replac	ement	М	aintenance	
stem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls Cast in Place Concrete	5% Now Cracking/Crumbling, Extent: Location: Throughout	\$4,900 LIFE Moderate, Area Affected : 2	**	5	\$4,400	
Masonry: Brick	85% Now \$12 Cracking/Crumbling, Extent: Location: Throughout Diagonal Cracks, Extent: Mod Location: Rear Wall Borderi Int Mortar Miss/Erod, Extent: Location: Throughout Water Penetration, Extent: Mod Location: Throughout	lerate, Area Affected : 5% ng The Patio Light, Area Affected : 10%		5	\$14,800	
Mosaic Tile	5% Now Cracking/Crumbling, Extent: Location: Throughout	\$4,000 2047 Moderate, Area Affected : 1	**			
Stucco Cement	5% Now \$ Cracking/Crumbling, Extent: Location: Throughout Water Penetration, Extent: Mo	-		5	\$1,100	
Windows						
Aluminum	100% Now \$0 Broken/Missing Elements, External Location: Throughout Glazing Broken/Cracked, External Location: Kitchen And Lount Hardware Missing, Extent: Moderation: Kitchen, Throughout	nt : Moderate, Area Affected ge, Throughout. oderate, Area Affected : 40%	d : 40%	5	\$800	
Parapets						
Masonry: Brick	25% Now \$2 Cracking/Crumbling, Extent : Location : Throughout	25,300 LIFE Moderate, Area Affected : 4	* *	5	\$400	
No Component	75%					

^{**} 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

Architecture		Current R	epair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Roof								
Modified Bitumen	100%	Now	\$125,000	2037	* *			
	_	ng, Extent : a : Througho	Moderate, Area Aj	fected :	40%			
		ogged, Exter : Througho	nt : Moderate, Are out	a Affecto	ed : 100%			
		on Func/Mis a : Througho	ss, Extent : Modero out	ate, Area	ı Affected : 100%			
		Evident, Ext i : Througho	ent : Moderate, Ar out	ea Affec	ted : 20%			
	_	Growth, Ex	ctent : Moderate, A out	rea Affe	ected : 20%			
	Water Pen	_	tent : Moderate, A	rea Affe	cted : 20%			
nterior Floors								
Cast in Place Concrete	Cracking/	Now Crumbling, a: Througho	\$1,000 Extent : Moderate out	LIFE , Area Ą	* * ffected : 20%	5	\$1,000	
Ceramic Tile	5% Cracking/	Now	\$9,100 Extent : Moderate	2042 , Area Ą	* * ffected : 40%	5	\$200	
	Deteriora	_	Extent : Moderate,	Area Af	fected : 40%			
Terrazzo	Cracking/	Now Crumbling, a: Througho	\$17,500 Extent : Moderate out	LIFE , Area Ą	* * ffected : 10%	5	\$2,900	
Vinyl Tile	Cracking/	Now Crumbling, a: Througho	\$4,000 Extent : Light, Are	2032 a Affect	* * ed : 5%	3	\$1,800	

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

DEPARTMENT FOR THE AGING - 125 BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE

rchitecture		Current l	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Interior Walls	5 0 /	3.7	#2.200		ata ata			
Cast in Place Concrete	Loose/Del	Now am Surface : Mechan	\$2,300 e, Extent : Moderat ical Room	LIFE e, Area A	* * ffected : 5%			
Ceramic Tile	Broken/Ma Location Cracking/	: Through	Extent : Moderate			5	\$200	
Concrete Masonry Unit	Diagonal	Now Cracks, Ex a: Mechan	\$1,600 tent : Light, Area A ical Room	LIFE ffected :	* *	5	\$300	
Masonry: Brick	Cracking/ Location Jnt Mortal	: Through	d, Extent : Moderat		•			
Plaster	Cracking/ Location Water Pen	: Mechani	\$11,300 Extent : Moderate ical, Room, Throug xtent : Moderate, A out	hout.		5	\$1,400	
SGFT/Glazed Masonry	_	0-2 Crumbling, 1 : Through	\$3,900 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%			
Wood	3%			LIFE	* *	5	\$900	
Ceilings AcousTileConcealSpLn			\$3,800 Extent : Moderate	2047 , Area Aj	* * ffected : 100%	5	\$300	
AcousTileSusp.Lay-In	Cracking/	Now Crumbling, 1: Through	\$6,500 Extent : Moderate out	2040 , Area Aj	* * fected : 20%	5	\$4,000	
Plaster	Cracking/ Location Loose/Del Location Staining/L Location Water Pen	a: Through am Surface a: Mechand Discoloring a: Mechand	e, Extent : Moderat ical Room, Througl , Extent : Moderate ical Room, Througl xtent : Moderate, A	e, Area A nout e, Area Aj nout.	ffected : 5%	5	\$600	

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

^{**} 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

		e Replacement		aintenance	
% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
			5		
	te, Area Affe	cted : 100%			
Explanation : One 400 Amperes M	ain Disconne	ect Switch			
100%	2027	\$48,800	5	\$200	
100%	2027	\$13,900	1		
90%	2026	\$20,100	5	\$200	
		* *	1		
Location: Throughout The Buildin	g				
20%	2027	\$3,700	1		
100%	2025	\$45,200	5		
		· · · · · · · · · · · · · · · · · · ·			
100%	LIFE	* *	5	\$100	
98%	2022	\$13,600	10	\$5,700	
Other Observation, Extent : Modera	te, Area Affe	cted : 100%			
Location : Throughout The Buildin	g				
Explanation: T-12 Lamps					
2%	2022	\$1,400	2		
50%	2022	\$4,200	10	\$800	
50%	2022	\$800	1		
100%	2022	\$23,800	10		
	Total (Years) 100% Other Observation, Extent: Modera Location: Electrical Room Explanation: One 400 Amperes M 100% 100% 10% 80% 2-4 \$14,80 Insulation Aged, Extent: Severe, Are Location: Throughout The Buildin 20% 100% 100% 98% Other Observation, Extent: Modera Location: Throughout The Buildin Explanation: T-12 Lamps 2% 50% 50%	Total (Years) FY	Total (Years) FY	Total (Years) FY	Total (Years) FY (Yrs)

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2037	* *	5	\$2,000	
	Buried Tank(s), Extent : Light, Area Affe	ected : 100%				
	Location : Outside Boiler Room					

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 I	Repair	Futur	Replacement	ement Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment						**	
Hot Water Boiler	100%		2047	**	1	\$3,100	
	Other Observation, E Location : 1st Floor	_		: 100%			
	Explanation: 1 Uni						
Distribution	Ехрининоп . 1 Оп	и, кесет тяшей.					
Hot Wtr Piping/Pump	100% Now	\$900	2026	\$9,200	4	\$300	
iiot wu i iping i wiip	Corroded, Extent : M	oderate, Area Affec			•	4200	
	Location : Through						
Terminal Devices							
Air Handler	70%		2022	\$58,000	1	\$2,700	
	Other Observation, E	_		: 70%			
	Location: 1st Floor		ı				
	Explanation: 2 Uni	its		**			
Convector/Radiator	30%		2025	\$9,500	1	\$600	
Air Conditioning							
Energy Source Electricity	100%		2035	* *	1		
Conversion Equipment	10070		2033		1		
Window/Wall Unit	90%		2022	\$11,000	1		
No Component	10%			4,			
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	10070		2037		1		
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	
	On Extended Life, Ex		Affected	: 100%			
Daaladaan Daaraataa	Location: Mechani	сси коот					
Backflow Preventer Generic	100%		2027	\$1,500	1	\$400	
Fixtures	10070		2021	\$1,500	1	\$ 4 00	
CIALUIES							

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

^{**} 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 / 14138Yr Built/Renovated: 1970 / 2001Area Sq Ft: 20,831Project Type: AGINGDate of Survey: 04-Jun-2014Landmark 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



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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	5%			2024	\$19,900	3	\$2,300	
Ceramic Tile	10%	0-2	\$3,000	2034	* *	5	\$1,600	
	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Toilet Ro	ooms And Kitchen					
Sheet Vinyl/Rubber	85%	4+	\$39,300	2030	* *	5	\$19,900	
,		ervation, E	Extent : Light, Area		: 5%		, , , , , , ,	
		: Through		33				
		_	ral Surface Stainin	Q				
Interior Walls	- 1		J	3				
Ceramic Tile	5%	0-2	\$2,800	2034	* *	5	\$1,000	
	Broken/Mi	ssing Elem	ients, Extent : Light	, Area A	ffected : 5%		. ,	
	Location	: Kitchen						
Gypsum Board	95%	0-2	\$3,200	LIFE	* *	5	\$23,500	
-) F			tent : Light, Area A		5%	-	4-0,000	
		: Entrance						
Ceilings								
AcousTileSusp.Lay-In	85%	4+	\$10,700	2038	* *	5	\$13,300	
ricous riics asp. 2ay iii		· ·	, Extent : Light, Are		ed : 5%	J	Ψ12,200	
			trative Office	33				
Cast in Place Concrete	5%			LIFE	* *	5	\$500	
Ceramic Tile	10%	0-2	\$3,000	LIFE	* *	5	\$1,900	
Columne The			nents, Extent : Light		ffected · 5%	3	Ψ1,700	
		: Kitchen	erus, Emem . Eigni	, 1110471	yeerea . 570			
	Locuiton	. Muchen						

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin FY	nated 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	
	T-8 Lamps And Fixtures, Extent: 1 Location: Throughout	Moderate, Area Affec	ted : 100%			
Fluorescent	2%	2030	* *	10	\$400	
	Compact Fluorescent Light, Exten	t : Moderate, Area Aj	ffected : 100	1%		
	Location : Lobby					
Egress Lighting						
Exit, LED	100%	2053	* *	1		
Alarm						

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 Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
No Component	50%					
Generic	50%	2030	* *	1	\$3,900	
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Caffeteria, Ho	allways				
	Explanation: CCTV S	urveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2030	* *	1-3	\$12,800	
_	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Strobe Lig	hts, Horns And Manua	l Pull Stations			

Future Replacement

Maintenance

Current Repair

	•					
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
Heating						
Energy Source						
Not Accessible	100%					
	Other Observation, Extent : L	ight, Area Affected	: 0%			
	Location: Throughout					
	Explanation: Utilities Supp	lied From Building				
Conversion Equipment						
Not Accessible	100%					
	Other Observation, Extent : L	ight, Area Affected	: 0%			
	Location: Throughout					
	Explanation : Utilities Supp	lied From Building				
Air Conditioning						
Energy Source						
Not Accessible	100%					
	Other Observation, Extent : L	ight, Area Affected	: 0%			
	Location: Throughout					
	Explanation: Utilities Supp	lied From Building				
Conversion Equipment						
Not Accessible	100%					
	Other Observation, Extent : L	ight, Area Affected	: 0%			
	Location: Throughout					
	Explanation: Utilities Supp	lied From Building				
Terminal Devices						
Not Accessible	100%					
Heat Rejection						
Not Accessible	100%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,600	
			<u></u>			
Exhaust Fans Not Accessible	100%					

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

Estimates are rounded to the nearest hundred dollars.

Mechanical

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

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

DEPARTMENT FOR THE AGING - 125 CITY HALL NEIGHBORHOOD SENIOR CENTER

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2045	* *	1		
Water Heater						
Not Accessible	100%					
	Other Observation, Extent .	: Light, Area Affected : 09	%			
	Location: Throughout					
	Explanation : Utilities Su	pplied From Building				
HW Heat Exchanger						
Not Accessible	100%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Not Accessible	100%					
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2045	* *	1-2	\$5,800	
Fire Pump						
Not Accessible	100%					
Chemical System						
Generic	100%	2023	\$1,900	1-3	\$3,700	

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 / 14457Yr Built/Renovated: 1931 / 2002Area Sq Ft: 33,700Project Type: AGINGDate of Survey: 28-Jul-2015Landmark 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



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

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

rchitecture	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior						
Exterior Walls Masonry: Brick	70% Diagonal Cracks, Extent : M	LIFE Ioderate, Area Affec	* * ted : 10%	5	\$21,300	
	Location : Loading Docks Spalling, Extent : Severe, Ar Location : 4th Floor Faca	55				
Masonry: Marble	10% Recent Replace Evident, Ext Location : South And West		* * ected : 100%	5	\$2,300	
Stucco Cement	15% Now Spalling, Extent : Severe, Ar Location : 4th Floor Faca		* *	5	\$5,700	
Stucco Cement	5% Spalling, Extent : Moderate, Location : Various Locatio		**	5	\$3,800	
Windows Aluminum	100% Now Broken/Missing Elements, E Location : Varous Location		\$172,200 Affected : 10%	5	\$2,100	
Parapets Masonry: Brick	75% Now Spalling, Extent : Severe, Ar Location : 5th And 4th Flo Vertical Cracks, Extent : Sev Location : 5th And 4th Flo	oors, South And West vere, Area Affected :	15%	5	\$1,800	
Metal Panel Pre-Cast Concrete	7% 3% Now Miss/Damaged Copings, Ex. Location: East Facade	2046 \$100 LIFE tent : Moderate, Area	* * * * a Affected : 10%	5 5	\$600 \$400	
Stucco Cement	10% Now Loose/Delam Surface, Exten Location : 5th And 4th Flo			5 t Terrace	\$300	
Stucco Cement	5% Loose/Delam Surface, Exten Location : East Facade	2039	* *	5	\$300	

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

Architecture	Curre	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof							
Cast in Place Concrete	5% Now	*	LIFE	* *			
	_	ashings, Extent : Mod					
	Location : Perin	neter Edges Of Entran	ce And Re	ear Canopies			
Plaza Roof: Stone Panel		. ,	2046	* *			
		, Extent : Moderate, A		ted : 15%			
		oof Drain Into 4th Floo					
		n, Extent : Moderate, A	Area Affec	rted : 25%			
	Location: 4th F						
		aining, Discoloring					
Roll Roofing	75%		2022	\$52,000	5	\$21,000	
		Extent: Moderate, A	rea Affecte	ed : 35%			
	Location: Roof	Penetrations					
nterior							
Floors	600/ O 6	***	•••	***		0.17.100	
Carpet	60% 0-2	\$385,700	2028	\$385,700	3	\$45,400	
	=	ing, Extent : Severe, A	rea А <u></u> ђест	ea : 75%			
	Location: Vario	us Locanons ent : Severe, Area Affe	ot od . 250	·/			
	Location : Vario		ciea : 257	0			
G		us Locations	2020	* *		Φ2.700	
Ceramic Tile	5%		2029	* *	5	\$2,500	
Quarry Tile	5%	Entered Medianate	2031		5	\$3,800	
		, Extent : Moderate, A Floor Kitchen Sink	rea А IJес	tea : 10%			
						0.7.1.0.0	
Vinyl Tile	27% 0-2	\$11,600	2026	\$115,600	3	\$5,100	
	=	ing, Extent : Moderate	e, Area Aff	ected: /5%			
	Location : At Va	rious Locations					
Wood	3%		2041	* *	5	\$2,800	
Interior Walls	5 0/		2026	a. a.	_	Φ2.000	
Ceramic Tile	5%		2029	* *	5	\$2,000	
Concrete Masonry Unit	5%	011200	LIFE	* *	5	\$800	
Gypsum Board	87% 0-2	\$14,200	LIFE	* *	5	\$20,500	
	_	tent : Moderate, Area	Affected :	25%			
	Location : Vario	us Locations					
Mosaic Tile	3%		LIFE	* *			

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

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

Asset #: 14457

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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	
	Location Cracking/C Location Misaligned Location Staining/D Location Worn/Eroa	: Stairwell Crumbling, : At Variou d/Bulging, : At Variou Discoloring, : At Variou	ents, Extent: Mode Karaoke Room, E Extent: Severe, A us Locations Extent: Moderate, us Locations Extent: Moderate us Locations : Moderate, Area A r Kitchen	Basement rea Affec Area Aff r, Area Af	ted : 25% fected : 25% ffected : 50%			
Exposed Concrete	2%			LIFE	* *	5	\$200	
Exposed Struc: Steel	3%			LIFE	* *			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location	: Through	out					
	Explana	tion : Metal	Decking					
Gypsum Board	10%			LIFE	* *	5	\$6,300	

ectrical	Current Repa	Current Repair Future F		M	Maintenance	
stem Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$8,300	5	\$100	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Electrical Ro	oom				
	Explanation: No Name	plate Available Ratings				
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

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

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

Asset #: 14457

Electrical	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100% 2-4 \$9,50		* *	5	\$500	
	Other Observation, Extent : Moderat	te, Area Affected :	100%			
	Location: Basement					
	Explanation : Corroded					
Lighting Interior Lighting						
Fluorescent	85%	2021	\$63,100	10	\$26,300	
Tuorescent	T-12 Lamps And Fixtures, Extent: M				\$20,500	
	Location: Throughout The Buildin					
Fluorescent	15%	2026	\$11,100	10	\$4,600	
Tuorescent	Compact Fluorescent Light, Extent :				Ψ 1,000	
	Location : Hallways		33			
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	
	Compact Fluorescent Light, Extent:	Moderate, Area A	ffected : 100	0%		
	Location : Outside					
HID	10%	2021	\$12,700	10		
No Component	80%					
Alarm						
Security System	700/					
No Component	70% 30%	2021	¢20.500	1	£2 000	
Generic			\$30,500	1	\$3,800	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways And Activity Rooms					
	Explanation: CCTV Surveillance C					
Fire/Smoke Detection	2.1p.manon . CC1 , Sm remance C					
Generic, Analog	100%	2021	\$348,500	1-3	\$20,800	
, 6	Other Observation, Extent : Moderat			-	,	
	Location: Throughout The Buildin					
	Explanation: Manual Pull Stations	s, Alarm Bells And	l Smoke Dete	ectors		

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

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.

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 14457

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Distribution				
Ductwork/Diffusers	100%	LIFE **	2-5 \$18,800	
Air Conditioning				
Energy Source	1000/	20.42		
Electricity	100%	2042 **	1	
Conversion Equipment	1000/	2021 **	2	
Ext Pkg Unit -	100%	2031 **	2 \$2,100	
Heating/Cooling				
Distribution Ductwork/Diffusers	1000/	1100 **	2 \$42.900	
	100%	LIFE **	2 \$43,800	
Heat Rejection Air Cooled Condenser	100%	2031 **	2 \$23,500	
Unit	100%	2031	2 \$23,500	
Ventilation				
Distribution				
Ductwork/Diffusers	100%	LIFE **	2-5 \$18,800	
Exhaust Fans	10070	EHE	2 3 \$\psi 10,000	
Roof	100%	2031 **	2 \$1,000	
Plumbing	10070	2001	2 \$1,000	
H/C Water Piping				
Brass/Copper	100%	2046 **	1	
Water Heater				
Electric	100%	2021 \$27,800	4 \$200	
	Other Observation, Extent: Liga	ht, Area Affected : 100%		
	Location: Basement			
	Explanation: 120 Gallon Water	er Heater With An Additional 120 (Gallon Storage Tank	
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	1000/	TIEE **		
Hydraulic	100%	LILE		
	Other Observation, Extent: Ligarity (2) 1 5 (1) P 5	и, Агеа Ајјестеа : 100%		
	Location: (2) 1 - 5, (1) B - 5			
Cira Cumpraggion	Explanation: 3 Units			
Fire Suppression Chemical System				
Generic	100%	2024 \$1,900	1-3 \$3,700	
Generic	100/0	2024 \$1,900	1-3 \$5,700	

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 / 14139Yr Built/Renovated: 1909 / 2015Area Sq Ft: 45,442Project Type: AGINGDate of Survey: 01-Jul-2015Landmark 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



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

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

Asset #: 14139

Architecture	Current Repa	ir Fut	Future Replacement		Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior								
Windows								
Metal Clad	100%	205		5				
	Other Observation, Exten	0 . 55	d : 100%					
	Location: Basement Le							
-	Explanation: Windows	Were Repaired After .	Sandy.					
nterior								
Floors	200/ 37	фо. с д оо 202	ф1 72 2 00		#20.400			
Carpet	20% Now	\$86,700 2022	* /	3	\$20,400			
	Punct/Tear/Impact Damag Location : Offices And I	•	, Area Affected : 100)%				
Cast in Place Concrete	10% 0-2	\$14,100 LIFI	**	5	\$14,900			
	Paint Peeling, Extent : Mo	oderate, Area Affecte	d : 30%					
	Location: Bathrooms							
	Worn/Eroded, Extent: Mo	derate, Area Affected	! : 30%					
	Location: Bathrooms							
Terrazzo	50%	LIFI	* *	5	\$26,600			
	Cracking/Crumbling, Extended Location: Corridor, New York (1987)	0						
	Other Observation, Exten Location: Main Hall							
	Explanation: This Com	nonent Is Actually De	unad Dubban Floori	na With T	Connaggo Dondon			
77' 170'1								
Vinyl Tile	20%	2034		3	\$6,800			
Interior Walls	100/	2020	**	_	Φ 2 500			
Ceramic Tile	10%	2039		5	\$2,500			
Folding Partition	5%	2048		5	\$3,100			
Glass: Single Pane	35%	LIFI	2	5	\$6,600			
Gypsum Board	50%	LIFI	2	5	\$7,500			
Ceilings	100/	204	* *	_	ØC 000			
AcousTileSusp.Lay-In	10% 20%	2043 LIFI		5 5	\$6,800			
Exposed Concrete		LIFI		3	\$2,100			
Glass: Susp Panels	30% Other Observation, Exten		۷					
	Location: Throughout	і . тоиетине, ліви Ај	јестей . 100/0					
	Explanation: This Com	nonent Is Actually Fi	per Glass Suspender	l Panals				
Cymana D		<u> </u>			¢12 000			
Gypsum Board	15%	LIFI		5	\$12,800			
Plaster	25%	LIFI		5	\$10,600			

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

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

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

Asset #: 14139

Electrical	Current Repair	Future Re	Future Replacement Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Est FY	timated 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	1000/				0.1.1.000	
Automatic	100%	2024	\$21,900	1	\$14,000	
Lighting						
Interior Lighting	500/	2021	* *	1.0	#20 000	
Fluorescent	50% Other Observation, Extent: Location: 1st Floor, Basen Explanation: T-8 Lamps			10	\$20,800	
Fluorescent	50%	2031	* *	10	\$20,800	
Tuorescent	Other Observation, Extent: Location: 1st Floor Explanation: Cfl Lamps		: 100%	10	\$20,000	
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	
	Other Observation, Extent:		: 100%			
	Location: Basement, 1st F					
	Explanation: CCTV Surve	illance Camera System				
Fire/Smoke Detection	0.00 ′					
No Component	80%	2021	عام عام		4-00	
Generic, Digital	20%	2031	* *	1-3	\$5,800	

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

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

Asset #: 14139

Mechanical		Current F	Repair	Futur	Future Replacement		Maintenance		
System Component Type		ail 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 &	25%			2035	* *	1	\$5,600		
Frame									
Heat Pump Air Sourced	20%			2027	\$28,800	2	\$2,800		
			xtent : Light, Area	Affected	: 100%				
		_	out Basement						
			Sourced Heat Pun	-					
Heat Pump Air Sourced	5%	0-2	\$7,200	2031	**	2	\$600		
	•	_	nt : Moderate, Area t, 1 Of 5 Defective		d : 10%				
Heat Pump Air Sourced	25%			2027	\$36,000	2	\$3,500		
•	Other Obser	vation, E	xtent : Light, Area	Affected	: 100%				
	Location:	Through	out First Floor						
	Explanatio	on : Water	· Sourced Heat Pun	nps (tern	iinal Type Observe	(d)			
Hot Water Boiler	25%			2039	* *	1	\$5,600		
	Other Obser	vation, E	xtent : Light, Area	Affected	: 100%		. ,		
	Location:	Basemen	t						
	Explanatio	on : 2 Uni	ts						
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		
	Other Obser Location:		xtent : Light, Area t	Affected	: 100%				
	Explanatio	on : 2 Dry	Coolers Observed						
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,300		
Exhaust Fans									
Interior	10%			2031	* *	2	\$100		
No Component	90%								
	Other Obser Location:		xtent : Light, Area out	Affected	: 0%				
	Explanatio	on : <u>E</u> quip	ment Accounted F	or Under	The Heating Sect	ion Of Th	is Report		
Plumbing		· · · · · · · · · · · · · · · · · · ·							
H/C Water Piping Brass/Copper	100%			2046	* *	1			
Water Heater									

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.

Mechanical	Current Repair	Future Replacemen	ure Replacement Maintenance			Future Replacement Mainter		nce		
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year Estimated C FY	ost Cycle (Yrs)	Estimated Cost	Priority					
Plumbing										
Sanitary Piping										
Cast Iron	100%	LIFE	* * 1							
Storm Drain Piping										
Not Accessible	100%									
Sump Pump(s)										
Non-Submersible	100%	2031	* * 4	\$1,400						
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	* *							
	Other Observation, Extent : Li	ght, Area Affected : 100%								
	<i>Location</i> : <i>B</i> , <i>G</i> , 1-2									
	Explanation : 1 Unit									
Fire Suppression										
Standpipe										
Generic	100%	2052	* * 1-5	\$23,800						
Sprinkler										
Generic	100%	2052	* * 1-2	\$12,700						
Fire Pump										
Generic	100%	2033	* * 1	\$8,500						
	Other Observation, Extent : Li	ght, Area Affected : 100%								
	Location: Basement									
	Explanation : Fire Pump Ser	ves The Entire Facility								

^{**} 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 / 14456Yr Built/Renovated: 1971 / 2005Area Sq Ft: 19,914Project Type: AGINGDate of Survey: 28-Jul-2015Landmark 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



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.

rchitecture		Current	Repair	Futu	Future Replacement Mainte		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Masonry: Brick Cavity	Cracking/ Location Diagonal	ı : At Vario Cracks, Ex	\$114,700 , Extent : Moderate us Locations tent : Severe, Area		-	5	\$10,200		
	Effloresce		, Lages t : Moderate, Area A nd Floor Terrace	Affected	: 15%				
	Expansion Location	ı Jnt Failuı ı : Through	re, Extent : Modera cout						
	Location	ı : Above T	Extent : Moderate, errace Doors						
	Location Weepholes	ı : Entry Fo	Extent : Severe, Area acade, Rear Facade t, Extent : Moderate	At Abut	ting Building				
M + 10 + OHD	<u> </u>			2031	* *	5	\$900		
Metal Sect. OHD	Other Obs Location	servation, I n : All Door	\$1,800 Extent : Moderate, A rs osion/rusting			3	\$900		
Slate Panels	5%	Now	\$8,900	LIFE	* *	5	\$400		
		issing Elen ı : Window	nents, Extent : Sever Sills	re, Area	Affected : 40%				
Windows									
Aluminum		/Rusting, E	\$9,000 Extent : Moderate, A ve Metal Grilles	2034 rea Affe	* * cted : 15%	5	\$1,100		
Metal Louvers	10%	0-2	\$1,400	2029	* *				
		/Rusting, E 1 : All Louv	Extent : Moderate, A vers	rea Affe	cted : 50%				
Parapets									
Masonry: Brick Cavity	15%			LIFE	* *	5	\$1,600		
Masonry: Limestone			\$5,500 d, Extent : Moderat	LIFE e, Area A	* * Affected : 50%	5	\$1,300		
M.4.1D. 1			oui	2046	* *	_	#2.000		
Metal Panel	5%		¢72 000	2046	* *	5	\$2,000	1	
Metal: Cage/Fence			\$72,800 Extent : Severe, Area	2031 Affected		5	\$23,700	1	

Asset #: 14456

Architecture	Cı	rrent Repa	nir	Future Replacement Maintenance			aintenance		
System Component Type		Date Est	imated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority	
xterior Roof									
Modified Bitumen	100% N	ow	\$170,100	2036	* *	k		1	
	Alligatoring, E	Extent : Mod	derate, Area A <u>j</u>	fected : 3	35%				
	Location : Vo	irious Loca	tions						
	Blisters, Exten	t : Moderai	e, Area Affecte	ed : 50%					
	Location : A								
	Debris Presen		Ioderate, Area	Affected	! : 20%				
	Location : Th	_							
	Drains Inad/M	-	ent : Severe, A	rea Affec	ted : 50%				
	Location : Th	_							
	Ponding, Exter			: 50%					
	Location : Vo			1.00	1 250/				
	Water Penetra			rea Affec	eted: 25%				
	Location : A	Roof Pene	trations						
nterior									
Floors Cast in Place Concrete	2%			LIFE	* *	k 5	\$1,300		
Cast in Place Concrete Ceramic Tile	2% 5%			2035	* *	3	\$1,500		
Quarry Tile	10%			2033	* *		\$4,500 \$4,500		
Sheet Vinyl/Rubber	5%			2039	* *		\$2,200		
Vinyl Tile	78%			2031	* *		\$11,600		
Interior Walls	7070			2031			\$11,000		
Ceramic Tile	10%			2035	* :	* 5	\$3,100		
Concrete Masonry Unit				LIFE	* *		\$600		
Gypsum Board		! +	\$21,500	LIFE	* *		\$15,600		
5) ps 20u	Cracking/Crui				fected : 20%		Ψ10,000		
	Location : Vo	_							
	Paint Peeling,	Extent : M	oderate, Area A	Affected :	20%				
	Location: Th	iroughout							
	Water Penetra	tion, Extent	: Moderate, A	rea Affec	rted : 25%				
	Location: E	levator Lob	by, Dance Stud	lio, Billio	ards Room				
Ceilings									
AcousTileSusp.Lay-In	95% N	ow	\$22,900	2039	* :	* 5	\$14,200		
	Broken/Missin	g Elements.	Extent : Light	t, Area Aj	fected : 15%				
	Location: 21								
	Misaligned/Bu	lging, Exte	nt : Light, Ared	ı Affected	l : 15%				
	Location: 21								
	Water Penetra								
	Location : E	evator Lob	by, Dance Stud	lio, Billio	ards Room				
Exposed Concrete	5%			LIFE	* *	* 5	\$200		

Electrical	Current Repair			Future Replacement Maintenance			
System Component Type	% of Fail Date Total (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.

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

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

Asset #: 14456

Electrical	Current Rep	air F <u>utu</u> i	Future Replacement		Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts		•					
Service Equipment							
Fused Disc Sw	100%	2026	\$4,800	5	\$100		
	Other Observation, Exten		cted : 100%				
	Location : Electrical R						
	Explanation : Main Sei	vice Disconnect Switch	Rated @ 600 Amp	eres			
Switchgear / Switchboard	1000/	2026	#01.000	-	#100		
Fused Disc Sw	100%	2026	\$81,000	5	\$100		
Raceway	0.00/	2046	* *	1			
Conduit	90%	2046	**	1			
Conduit	10%	2026	\$2,200	1			
Panelboards	7 0/	20.42	ماد رائ	-			
Fused Disc Sw	5%	2042	* *	5			
Molded Case Bkrs	95%	2042	* *	5	\$500		
Wiring	000/	2046	* *	1			
Thermoplastic	90%	2046		1			
Thermoplastic	10%	2026	\$2,400	1			
Motor Controllers	1000/	2020	* *	-	#100		
Locally Mounted	100%	2039	* *	5	\$100		
Ground							
Grounding Devices	1000/	LIED	* *	-	\$200		
Generic	100%	LIFE		5	\$300		
Lighting							
Interior Lighting Fluorescent	68%	2026	\$29,800	10	\$12,400		
Fluorescent	T-12 Lamps And Fixtures				\$12,400		
	Location : Throughout		ей Ајјестей . 100/0				
T1			* *	1.0	Φ5.500		
Fluorescent	30%	2031		10	\$5,500		
	T-8 Lamps And Fixtures,		a Affectea : 100%				
	Location : Activity Roo						
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	600/						
No Component	60%	***	a. ·		46.000		
Generic	40%	2031	* *	1	\$3,000		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Activity Roo						
	Explanation : CCTV Si	irveillance Cameras					

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

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

Asset #: 14456

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2031 **	1-3 \$12,600	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location: Throughout The Building			
	Explanation : Smoke Detectors, Strob	e Lights, Manual Pull Statio	ons And Bells	

Mechanical		Current Re	pair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Electricity	100%			2052	* *	1			
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,100		
Terminal Devices									
Air Handler	95%			2031	* *	1	\$11,700		
		Other Observation, Extent: Light, Area Affected: 100%							
		: Mechanica	•						
	Explana	tion : (3) Air	Handling Units I	Replaced	Recently, (1) Addi	tional No	ot Replaced		
Convector/Radiator	5%			2039	* *	1	\$300		
Air Conditioning									
Energy Source									
Electricity	100%			2042	* *	1			
Conversion Equipment									
Int Pkg Unit -	100%			2027	\$396,000	2	\$1,200		
Heating/Cooling									
Distribution									
Ductwork/Diffusers	100%		\$99,900	LIFE	* *	2	\$25,900		
			Moderate, Area						
	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								
	Explana	tion : Air Har	ndling Units Are	Package	d Heating, Cooling	With Co	ondenser		
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,100		
Exhaust Fans									
Roof	100%			2031	* *	2	\$600		
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 100%				
	Location	3							
	Explana	tion : (4) Fan	us						

Plumbing

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

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

Mechanical	Current Repair	Future Re	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2046	* *	1		
Water Heater						
Electric	100%	2024	\$16,400	4	\$200	
	Other Observation, Extent : Light,	Area Affected: 10	00%			
	Location: Kitchen Closet					
	Explanation : (2) Heaters, 120 (Gallons Each				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Light,	Area Affected: 10	00%			
	Location : Kitchen					
	Explanation : (1) Grease Trap B	elow Floor				
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2034	* *	1	\$1,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators	1000/					
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Mode	rate, Area Affected	! : 100%			
	Location: B-1					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler	000/					
No Component	98%					
Generic	2%	2052	* *	1-2	\$100	
Chemical System	1000/		.			
Generic	100%	2024	\$1,900	1-3	\$3,700	

^{**} 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 / 14136Yr Built/Renovated: 1920 / 2007Area Sq Ft: 27,621Project Type: AGINGDate of Survey: 06-Jul-2016Landmark 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



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 14136

Architecture	Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	20/ 0.2	¢	LIEE	* *	-	¢7,000	
Cast Stone/Terra Cotta	2% 0-2 Cracking/Crumbling, Location : Through Jnt Mortar Miss/Eroc Location : Through	out l, Extent : Light, A		d : 10%	5	\$7,000	
Masonry: Brick	94% Now Cracking/Crumbling, Location: Through Int Mortar Miss/Eroc Location: Through Spalling, Extent: Mo Location: Through	out l, Extent : Modera out derate, Area Affect	e, Area A	ffected : 25%	5	\$42,300	
Masonry: Limestone	3% 0-2 Jnt Mortar Miss/Eroc Location : Through		LIFE rea Affect	* * red : 10%	5	\$1,000	
Metal Panel	1% Now Corrosion/Rusting, E Location: Through	_	2037 Affected	**	5	\$800	
Windows Aluminum	100% Now Air Infiltration, Exter Location: Through		2035 Affected	**: 30%	5	\$5,700	
	Cracking/Crumbling, Location: Through Ctrwt/Balnc Not Fun Location: Through	Extent : Moderate out ct, Extent : Modera					
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$2,900	
Cast Stone/Terra Cotta	7% Now Cracking/Crumbling, Location: Through	out			5	\$4,000	
	Water Penetration, E. Location: Through		rea Affec	ted : 10%			
Masonry: Brick	80% Now Cracking/Crumbling, Location: Through	out			5	\$5,900	
	Water Penetration, E. Location: Through		rea Affec	eted : 20%			
Metal Security Bars	5%		2042	* *			
	Recent Replace Evide Location : Through	_		ected : 100%			
Pre-Cast Concrete	3%		LIFE	* *	5	\$1,400	

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

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

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail 1 Total (Yes		imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof	1000/ 37		** • • • • • • • • • • • • • • • • • •	•••	400.000				
Modified Bitumen	100% No		\$26,400	2027	\$88,000				
	Alligatoring, Ex		derate, Area A	ffected : 2	20%				
	Location: Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 50% Location : Throughout								
	Ponding, Extent		raa Affactad :	100%					
	Location : Thr	_	пеи Ајјестеи .	10/0					
Interior	Locuiton . Thi	ngnoui							
Floors									
Carpet	5% No	W	\$2,600	2026	\$26,300	3	\$3,100		
1	Staining/Discole	ring, Ext	. ,				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	Location : Thr	oughout							
	Worn/Eroded, E	xtent : Ma	oderate, Area A	Affected :	10%				
	Location: Thr	oughout							
Cast in Place Concrete	10% No	W	\$4,300	LIFE	* *	5	\$9,000		
	Cracking/Crum	oling, Exte	. ,		fected : 10%		,,,,,,,,		
	Location : Thr								
Ceramic Tile	5% No	W	\$16,000	2030	* *	5	\$1,000		
	Deteriorated Fi	ish, Exte	nt : Moderate,	Area Affa	ected : 30%		. ,		
	Location: Thr	oughout							
Vinyl Tile	60% No	W	\$21,100	2027	\$210,600	3	\$9,300		
3	Cracking/Crum	oling, Exte				-	4- <u>7-</u> 4-		
	Location : Thr	oughout	-						
Wood	20%			2055	* *	5	\$15,500		

Asset #: 14136

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Interior Walls							
Glass: Single Pane	5% Now	\$27,000	LIFE	* *	5	\$1,700	
	Cracking/Crumbling Location: Throug		e, Area A <u>f</u>	fected: 20%			
	Glazing Broken/Cra		rate Are	a Affected · 20%			
	Location: Throug		, are, 117e	arijjecica i 2070			
Gypsum Board	20%		LIFE	* *	5	\$5,400	
Masonry: Brick	10% Now	\$87,500	LIFE	* *			
	Cracking/Crumblin		, Area A <u>f</u>	fected : 40%			
	Location: Throug						
	Jnt Mortar Miss/Ero Location : Throug		e, Area A	Affected : 30%			
District			LIEE	* *		¢ (700	
Plaster	50% Now Cracking/Crumbling Location: Throug	*	LIFE , Area A <u>f</u>		5	\$6,700	
	Water Penetration, Location: Throug	Extent : Moderate, A	rea Affec	cted : 20%			
Plaster	10% Now Cracking/Crumbling Location: Stair	\$3,600 g, Extent : Moderate	LIFE e, Area Af	* * fected : 10%	5	\$1,300	
	Paint Peeling, Exter Location : Stair	nt : Moderate, Area .	Affected .	20%			
Wood	5%		LIFE	* *	5	\$9,000	
Ceilings							
AcousTileSusp.Lay-In	25%	440.400	2040	* *	5	\$10,300	
AcousTileSusp.Lay-In	60% Now Cracking/Crumblin, Location: Throug	· ·	2032 e, Area A <u>f</u>	* * fected : 20%	5	\$12,400	
Masonry: Infill Arch	5% Now	\$7,600	LIFE	* *			
	Cracking/Crumbling Location: Throug		ea Affecte	ed : 10%			
Plaster	10% Now Cracking/Crumblin, Location: Throug	hout			5	\$2,600	
	Water Penetration,		rea Affec	cted : 20%			
	Location : Throug	hout					

Electrical	C	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 14136

Electrical		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$2,400	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
		: Electric		ъ.	g			
		tion : One	600 Amperes Main					
Fused Disc Sw	50%			2027	\$2,400	5	\$100	
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Electric						
	Explanai	tion : One	400 Amperes Main	Disconn	ect Switch			
Switchgear / Switchboard	1000/			2025	фо д (00	_	#	
Molded Case Bkrs	100%			2027	\$97,600	5	\$700	
Raceway	200/			20.47	* *			
Conduit	20%			2047		1		
Conduit	70%			2027	\$36,700	1		
Conduit	10%			2057	* *	1		
Panelboards	50/	2.4	¢2.700	2052	* *	-		
Fused Knife Sw	5%	2-4	\$3,700 xtent : Severe, Area	2052		5		
		ea Lije, E. : Basemei		Ајјестеи	. 100%			
14 11 1 G DI		. Dusemei	<i>···</i>	20.42	ale ale		#100	
Molded Case Bkrs	20%			2043	**	5	\$100	
Molded Case Bkrs	55%			2026	\$41,000	5	\$400	
Molded Case Bkrs	20%			2052	* *	5	\$100	
Wiring	600/	0.0	#20.000	20.52	* *			
Braided Cloth	60%	0-2	\$39,900	2052		1		
		_	ent : Severe, Area A		100%			
		: Baseme	nt, 1st And 2nd Floo					
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	4000:	. .	* • • • • •			_	* 4.0 *	
Generic	100%	2-4	\$9,500	LIFE	**	5	\$400	
			Extent : Severe, Are	a Affecte	ed: 100%			
		: Basemer						
	Explanat	tion : Corr	oded					

Lighting

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

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

Asset #: 14136

Electrical	Current Repair	Future	Replacement	M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year l	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	10%	2032	* *	10	\$2,500		
		Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: 4th Floor						
	Explanation: Compact Fluorescent						
Fluorescent	58%	2032	* *	10	\$14,700		
	Other Observation, Extent: Moderate,	, Area Affect	ed : 100%				
	Location: Throughout The Building						
	Explanation: T-8 Lamps						
Fluorescent	10%	2032	* *	10	\$2,500		
	T-5 Lamps And Fixtures, Extent : Mode Location : 4th Floor	erate, Area A	Affected : 100%				
Fluorescent	20%	2037	* *	10	\$5,100		
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
	Location: 2nd Floor						
Fluorescent	2%	2022	\$1,200	10	\$500		
	T-12 Lamps And Fixtures, Extent: Mod						
	Location: Basement						
Egress Lighting							
Emergency, Battery	20%	2032	* *	10	\$1,300		
Emergency, Battery	30%	2022	\$11,200	10	\$2,000		
Exit, LED	10%	2067	* *	1			
Exit, Service	20%	2032	* *	1			
Exit, Service	20%	2022	\$1,500	1			
Exterior Lighting							
HID	100%	2032	* *	10	\$100		
Alarm							
Security System							
No Component	80%						
Generic	20% Now \$16,700	2037	* *	1	\$1,900		
	Not in Service, Extent : Severe, Area A	ffected : 100	0%				
	Location: Throughout The Building						
	Other Observation, Extent: Moderate,	Area Affect	ed : 100%				
	Location : Front Only						
- 	Explanation : CCTV Camera						
Fire/Smoke Detection	000/						
No Component	80%	2022	مام مام		** ***		
Generic, Digital	20%	2032	* *	1-3	\$3,400		

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2037	* *	1		

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

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

Asset #: 14136

Mechanical	Current Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	40% Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 3 Newer Units	2040 a Affected	**: 40%	1	\$10,900	
Steam Boiler	60% Other Observation, Extent: Light, Area Location: Mechanical Room Explanation: 2 Old Units	2025 a Affected	\$100,300 : 60%	1	\$16,400	
Distribution Central Plant Steam Piping/Pmp	100%	2027	\$437,100	4	\$2,000	
Terminal Devices Convector/Radiator	100%	2032	* *	1	\$8,900	
Air Conditioning Energy Source Electricity	100%	2035	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	20%	2031	* *	2	\$300	
Window/Wall Unit	Location : 4th Floor Recent Installation, Extent : Light, Area Location : 4th Floor 50%	a Affected	\$26,900	1		
No Component Ventilation	30%					
Distribution Ductwork/Diffusers	20% Other Observation, Extent: Light, Area Location: 4th Floor Only Explanation: New Air Ductwork	LIFE a Affected	**: 20%	2-5	\$3,100	
No Component	80%					
Exhaust Fans Interior No Component	20% 80%	2037	* *	2	\$200	
Plumbing H/C Water Piping Brass/Copper	100%	2037	* *	1		
Water Heater Gas Fired	100%	2020	\$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	

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.

Mechanical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%					
	Location: B-4					
	Explanation: One Unit					
Fire Suppression						
Chemical System						
Generic	100%	2025	\$1,900	1-3	\$4,000	

^{**} 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 / 14141Yr Built/Renovated: 1976 / 1999Area Sq Ft: 11,074Project Type: AGINGDate of Survey: 29-Jun-2017Landmark 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



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

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

Asset #: 14141

Architecture	Current	M	Maintenance					
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior								
Exterior Walls	7.50/ 2.4	Ф2 100	LIEE	* *	_	#2 100		
Masonry: Brick	75% 2-4 Graffiti, Extent: Mo Location: Front F Spalling, Extent: M Location: Throug. Staining/Discoloring Location: Front F	acade oderate, Area Affect hout g, Extent : Light, Are acade	ed : 10%	ed : 10%	5	\$2,100		
	Vertical Cracks, Ext Location : Through		a Affected	d : 5%				
Masonry: Granite	5% Staining/Discoloring Location: Front F	-	LIFE ea Affecte	* * ed : 1%	5	\$200		
Window Wall	20% Glazing Clouded, E. Location: Front F	-	2048 ffected : .	**	5	\$2,100		
Windows								
Aluminum	75%		2044	* *	5			
Wood	25%		2036	* *	5			
Parapets Metal: Cage/Fence	100% Other Observation, Location: Roof	Extent : Light, Area	2041 Affected	**: 100%	5-10			
		Accessible. Occupie	ed By Hed	ad Start School.				
Roof								
Roll Roofing	100% Other Observation, Location: Main Ro		2027 Area Affe	cted : 100%	5			
	Explanation : Not For Children's Pla	Accessible. Occupie y Area	d By Hea	ud Start School. Co	overed W	ith Rubber Pads		
Soffits Metal Panel	100%		2038	* *	5-10			
erior	10070		2038		3-10			
Floors								
Cast in Place Concrete	10%		LIFE	* *	5	\$7,300		
Ceramic Tile	5% 2-4	\$300	2031	* *	5	\$400		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Toilets							
	Deteriorated Finish Location : Toilets	, Extent : Moderate,	Area Aff	ected : 2%				
Quarry Tile	5%		2041	* *	5	\$1,200		
Vinyl Tile	75% Now Cracking/Crumbling Location: Through		2033 c, Area Af	* * fected : 10%	3	\$4,700		
Wood	5%	wai	2056	* *	5	\$1,600		
WOOd	370		2030		J	\$1,000		

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

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

Asset #: 14141

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	5%	Now	\$900	2037	* *	5	\$300	
		-	ents, Extent : Mode	erate, Ar	ea Affected : 2%			
		: Toilets						
	Horizonta	l Cracks, E	xtent : Light, Area	Affected	: 5%			
	Location	: Toilet Ro	ooms					
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$500	
Gypsum Board	45%	Now	\$500	LIFE	* *	5	\$3,500	
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 2%			
	Location	: Rec. Roc	om 1st And 3rd Floo	or				
Masonry: Brick	5%	2-4	\$2,500	LIFE	* *			
•	Worn/Eroc	led, Extent	: Moderate, Area A	ffected :	10%			
	Location	: Basemen	t					
Plaster	30%			LIFE	* *	5-10	\$3,300	
Ceilings								
AcousTileSusp.Lay-In	95%	4+	\$25,400	2041	* *	5	\$7,900	
	Staining/L	iscoloring,	Extent: Moderate	, Area Aj	ffected : 15%			
	Location	: Through	out					
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 2%			
	Location	: Rec Root	m 1st Floor					
Exposed Struc: Steel	5%			LIFE	* *	10	\$1,700	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

ectrical		Current I	Repair	Futur	e Replacement	Ma	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 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		

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

Asset #: 14141

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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		
	Other Observation, Extent:		: 100%				
	Location: Throughout The	_					
	Explanation: Compact Flo						
Fluorescent	30%	2033	* *	10	\$3,000		
	T-8 Lamps And Fixtures, Ext		ected : 100%				
	Location: Throughout The	e Building					
Fluorescent	20%	2033	* *	10	\$2,000		
	T-12 Lamps And Fixtures, E.	xtent : Light, Area Af	fected : 100%				
	Location : Throughout The	e Building					
Egress Lighting							
Emergency, Battery	50%	2033	* *	10	\$1,300		
Exit, Service	50%	2033	* *	1			
Exterior Lighting							
HID	15%	2033	* *	10			
Incandescent	15%	2033	* *	2			
No Component	70%						
Alarm							
Security System							
No Component	50%						
Generic	50%	2033	* *	1	\$2,100		
Fire/Smoke Detection							
Generic, Digital	100%	2033	* *	1-3	\$6,800		

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

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Asset #: 14141

Mechanical		Current Repair		Futur	e Replacement	M		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices Air Handler	50% Malfunction		\$7,300 nt : Moderate, Area	2033 a Affected	* * d : 25%	1	\$3,100	
			r And Basement M			ve Units		
Convector/Radiator	50%			2041	* *	1	\$1,800	
Air Conditioning							· ,	
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	33%			2029	* *	2	\$200	
2 2	Other Obser	vation, E	Extent : Light, Area	Affected	: 100%			
			or Fan Room					
			r Sourced Air Cond	litioner				
Int Pkg Unit - Heating/Cooling	65%		\$143,100	2033	* *	2	\$400	
			re, Area Affected :					
			it And 3rd Floor M					
	-		ent : Severe, Area A nt And 3rd Floor M					
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	1000/			2020	* *	1		
Brass/Copper	100% Booster Pun Location :	-	k, Extent : Light, A	2038 rea Affec		1		
	Corroded, E	xtent : M	 Joderate, Area Affeo nt, Coroded Main V					
Water Heater								
Gas Fired	100% Other Obser Location :		Extent : Light, Area nt	2026 Affected	\$6,300 : 100%	2	\$200	
	Explanatio	n : 1 Dir	ect Fired Unit With	120 Gal	llons Storage Tank			
Sanitary Piping Cast Iron			Extent : Moderate, 1	LIFE Area Affe	* * cted : 100%	1		
			se Tran Undersizea	1				
	Location:	Kitchen	Extent : Moderate, A		cted : 100%			

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

Asset #: 14141

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated 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	* *			
	Other Observation, Exte Location : Building	nt : Light, Area Affected	: 100%			
	Explanation: 1 Unit Se	erving Basement And All	Floors			
Fire Suppression						
Sprinkler						
No Component	75%					
Generic	25%	2038	* *	1-2	\$800	
	No Backflow Preventer, I Location : Basement	Extent : Moderate, Area	Affected : 100%			
Chemical System						
Generic	100%	2023	\$1,900	1-3	\$4,000	
	Other Observation, Exte Location : Kitchen	nt : Light, Area Affected	: 2%		•	
	Explanation: Hood Su	pression System				

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** : NONE : 08-Jun-2017 **Landmark Status**

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



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

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

Asset #: 14146

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors									
Carpet	3%			2027	\$11,500	3	\$1,400		
Cast in Place Concrete	7%			LIFE	* *	5	\$9,200		
		-	: Moderate, Area A	Affected	: 75%				
	Location :	2nd Floo	or Kitchen						
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		
	Broken/Missing Elements, Extent: Light, Area Affected: 1% Location: 1st Floor Multi-purpose Room								
	Cracking/Crumbling, Extent: Light, Area Affected: 1%								
			ge Doorway At Aud		. 170				
Wood	20%	- Determination	,02001,700,111,11000	2043	* *	5	\$11,300		
Interior Walls	2070			2043			\$11,500		
Ceramic Tile	5%			2037	* *	5	\$1,800		
Fiberglass Panel	10%			LIFE	* *	10	\$900		
Marble Panels	5%			LIFE	* *	10	\$700 \$700		
Plaster	80%	Now	\$11,300	LIFE	* *	5	\$8,500		
Tuster	Cracking/Crumbling, Extent: Severe, Area Affected: 15%								
	Location : Auditorium Back Stage Areas								
	Vertical Cra Location :		nt : Moderate, Ared Entrance	ı Affecte	d : 2%				
Ceilings									
AcousTileConcealSpLn	2%	Now	\$4,900	2048	* *	5	\$400		
_	Broken/Miss	sing Elem	ents, Extent : Sever	e, Area	Affected : 20%				
	Location : First Floor Room Adjacent To Lobby								
	Staining/Dis	coloring,	Extent : Severe, A	rea Affec	rted : 50%				
	Location:	First Flo	or Room Adjacent	To Lobb	y				
AcousTileSusp.Lay-In	18%			2041	* *	5	\$5,400		
Plaster	80%	Now	\$15,800	LIFE	* *	5	\$15,000		
	Broken/Missing Elements, Extent: Severe, Area Affected: 5%								
	Location : Auditorium Backstage Areas								
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location:	Auditori	um Backstage Area	S					
	Paint Peelin	g, Extent	: Moderate, Area	Affected	: 10%				
	Location:	Auditori	um Backstage Area	S					

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

Under 600 Volts

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

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

Asset #: 14146

Current Repair	Future	Replacement	M	aintenance	
% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
, '					
	2028	\$4,800	5	\$100	
	ate, Area Affec	ted : 100%			
Explanation: One 2500 Amperes	Main Disconn	ect Switch			
			5		
	te, Area Affecte	ed : 100%			
Location : Electrical Room					
			1		
_	, Area Affected	: 5%			
Location : Roof Bulkhead					
5%	2038	* *	1		
5%	2027	\$3,700	5		
65%	2044	* *	5	\$300	
30%	2027	\$22,400	5	\$200	
70%	2027	\$46,500	1		
10%	2048	* *	1		
20%	2028	\$13,300	1		
90%	2026	\$40,700	5	\$100	
Enclosure Corroded, Extent: Mode	erate, Area Affe	ected : 20%			
Location: Roof					
10%	2041	* *	5		
100%	LIFE	* *	5	\$600	
30%	2033	* *	10	\$5,500	
T-8 Lamps And Fixtures, Extent: N.	1oderate, Area	Affected : 100%			
Location: 2nd, 3rd Floors And K	<i>Litchen</i>				
60%	2023	\$26,600	10	\$11.100	
		-		Ψ11,100	
	,	33			
	2033	* *	10	0002	
			10	φ300	
Location: Hallways					
	2022	¢11 100	2		
5% Not in Service, Extent : Moderate, A	2023	\$11,100	2		
	100% Other Observation, Extent: Moder Location: Electrical Room Explanation: One 2500 Amperes 50% 50% 2-4 \$48,8 On Extended Life, Extent: Moderate Location: Electrical Room 95% Covers Missing, Extent: Moderate Location: Roof Bulkhead 5% 5% 65% 30% 70% 10% 20% Poly Enclosure Corroded, Extent: Mode Location: Roof 10% 100% 100% 7-8 Lamps And Fixtures, Extent: Mode Location: 2nd, 3rd Floors And K 60% T-12 Lamps And Fixtures, Extent: Location: Throughout 5%	Total Fail Date Estimated Cost Year FY	Note Fail Date Estimated Cost FY Estimated Cost Total (Years) Estimated Cost FY	No f Fail Date Estimated Cost Fy Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs) Estimated Cost Cycle (Yrs)

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

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

Asset #: 14146

Electrical	Current Re	pair Futur	e Replacement	nt Maintenance			
System Component Type	% of Fail Date E Total (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			
	Other Observation, Ext	ent : Moderate, Area Affe	cted : 100%				
	Location: Roof And C	Outside Perimeter					
	Explanation: Photoce	ell Not Working					
No Component	70%						
Marm							
Security System							
No Component	70%						
Generic	30%	2036	* *	1	\$2,300		
	Other Observation, Ext	ent : Light, Area Affected	: 100%				
	Location: Roof Garde	en					
	Explanation : Camera	<i>ts</i>					
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%	2028	\$62,300	1-3	\$3,800		

lechanical	Current Repa	air Futur	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating							
Energy Source Interruptible Gas/Dual Fuel	100%	2048	* *	1			
	Other Observation, Exter Location : Basement Va	0 . 55	: 100%				
	Explanation: 1 - 3,000	Gallon Tank #2 Fuel					
Conversion Equipment							
Steam Boiler	100%	2041	* *	1	\$19,900		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Basement						
	Explanation: 2 Dual F	uel Steam Boilers					
Distribution							
Central Plant Steam Piping/Pmp	100%	2038	* *	4	\$1,000		
Terminal Devices							
Air Handler	35%	2028	\$92,500	1	\$4,400		
	Other Observation, Exten	t : Light, Area Affected	: 100%				
	Location: Basement Second And Third Floor Air Handlers						
	Explanation : Dual Temperature Coil In Unit						
Convector/Radiator	65%	2033	* *	1	\$4,200		

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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Asset #: 14146

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source	1000/	2044	* *	1		
Electricity Conversion Equipment	100%	2044	T T	1		
Reciprocating	50%	2028	\$79,700	1	\$4,700	
Compr/Chiller	3070	2020	Ψ12,100	•	Ψ1,700	
Reciprocating Compr/Chiller	50%	2036	* *	1	\$4,700	
•	R-134a Refrigerant, Extent : Location : Roof	Light, Area Affected .	50%			
	Recent Replace Evident, Exte Location : Roof	nt : Light, Area Affec	ted : 100%			
Distribution CW & CHW Wtr	50%	2038	* *	4	\$500	
Pipe/Pump	Other Observation, Extent : I Location : Basement	Moderate, Area Affect	ted : 100%			
	Explanation : Summer / Win Position At All Times	nter Piping For Air H	andlers Not In U	se - Left	In Cooling	
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	
lumbing						
H/C Water Piping	100%	2048	* *	1		
Brass/Copper	Booster Pump w/Tank, Extent Location : Basement			1		
Water Heater						
Gas Fired	100% 2026 \$11,500 2 \$300 Other Observation, Extent: Light, Area Affected: 100% Location: Basement					
	Explanation: 2 - Direct Fir	ed Units Using 1 - 40	00 Gallon Storage	Tank		
Sanitary Piping	1000′					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LIFE		1		
Non-Submersible	100% Other Observation, Extent : 1	2028 Light, Area Affected :	\$2,900 100%	4	\$600	
	Location: Basement					
	Explanation: Dual Pumps	/ Serves Area Of Abai	ndoned Pool			

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

Asset #: 14146

Mechanical	Current Repai	r Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Pool Filter/Treatment							
Sand	100%	2033	* *	4	\$5,000		
	Other Observation, Extent	: Light, Area Affected :	100%				
	Location : 1st Floor						
G	Explanation: Pool And A	All Components Are Aba	ndoned And Will	Not Be F	Repaired For Use		
Sewage Ejector(s)	1000/	2020	¢5 400	4	¢1 200		
Electric	100%	2028	\$5,400	4	\$1,200		
Backflow Preventer	1000/	2022	* *	1	¢1 200		
Generic	100%	2033	* *	1	\$1,200		
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators Geared Traction	70%	LIFE	* *				
Gealed Traction	Other Observation, Extent						
	Location: Throughout Th		10070				
	Explanation: 2 Units - (1	o .	And (1) Freight 1	st To 6th			
Hydraulic	30%	LIFE	* *				
,	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Building						
	Explanation: 1 Unit, Stre	eet To 1					
Fire Suppression							
Standpipe							
No Component	35%						
Generic	65%	2038	* *	1-5	\$6,600		
Sprinkler							
Generic	100%	2038	* *	1-2	\$5,600		
Fire Pump							
Generic	100%	2031	* *	1	\$3,800		
Chemical System							
Generic	100%	2023	\$1,900	1-3	\$4,000		

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.

17,900

17,900

DEPARTMENT FOR THE AGING - 125

Project: AGING

14144

14145

PELHAM/FITZ

REGO PARK

CAPITAL		F	Y 2019 - 2022		FY 2023 - 2028		
Miscellar	neous Buildings		679,000		388,40		
EXPENSE		FY 2019	FY 2020		FY 2021 FY 20		
Miscellar	neous 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	

5,000

5,000

218,400

218,400

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