

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : 122 COMMUNITY CENTER
Address : 150 FIRST AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0041.000 / 14800 **Yr Built/Renovated** : 1894 /
Area Sq Ft : 48,235 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 437 **Lot** : 1 **BIN** : 1005894

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$106,900
Mechanical	\$50,100	\$66,700
Total	\$50,100	\$173,600
Importance Code A	\$50,100	
Importance Code B		\$173,600
Total	\$50,100	\$173,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$37,400			
Interior Architecture	\$4,200	\$11,700		\$19,600
Electrical	\$8,700	\$8,800	\$7,900	\$11,100
Mechanical	\$11,000	\$14,700	\$36,600	\$12,800
Site Enclosure	\$45,800			
Total	\$107,100	\$35,100	\$44,500	\$43,500
Importance Code A	\$37,400	\$2,400	\$2,400	\$2,400
Importance Code B	\$23,900	\$28,900	\$42,100	\$41,100
Importance Code C	\$45,800	\$3,800		
Total	\$107,100	\$35,100	\$44,500	\$43,500



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 OF CULTURAL AFFAIRS - 126
122 COMMUNITY CENTER
Asset # : 14800

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	45%			LIFE	**	5	\$22,000	
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%								
Location : East 9th Street Facade								
Masonry: Limestone	10%	Now	\$18,800	LIFE	**	5	\$3,700	
Graffiti, Extent : Light, Area Affected : 10%								
Location : Along First Avenue								
Spalling, Extent : Severe, Area Affected : 5%								
Location : East 9th Street Facade								
Metal, Corrugated	25%			2063	**	1		
Metal/Glass Curt Wall	10%			LIFE	**	5	\$9,200	
Metal Panel	10%			2059	**	5-10	\$33,600	
Windows								
Aluminum	100%			2055	**	5	\$22,900	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$4,600	
Masonry: Brick	65%			LIFE	**	5	\$2,600	
Metal Rail	20%			2050	**	5-10	\$14,300	
Roof								
Metal Panel	3%			2050	**	10	\$1,600	
Modified Bitumen	95%			2041	**	10	\$27,100	
Slate	2%	Now	\$1,600	LIFE	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Original Entrance At First Avenue								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : 1st Avenue Entrance Alcove								
Soffits								
Metal Panel	100%			2059	**	5-10		
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$54,700	
Ceramic Tile	10%			2046	**	5	\$8,300	
Vinyl Tile	35%			2041	**	3	\$10,900	
Wood	25%			2068	**	5	\$39,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	10%			2046	**	5	\$7,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,100	
Gypsum Board	45%			LIFE	**	5	\$20,700	
Masonry: Brick	20%			LIFE	**			
Plaster	10%			LIFE	**	5	\$2,300	

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122 COMMUNITY CENTER
Asset # : 14800

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								
	AcousTileSusp.Lay-In	10%			2050	* *	5	\$8,300	
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	50%			LIFE	* *	5	\$52,100	
	Masonry: Vault Struct	15%			LIFE	* *			
	Metal Panel	5%			LIFE	* *	5	\$5,200	
	Plaster	10%			LIFE	* *	5	\$5,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	30%			2059	* *			
	Iron Picket	70%			2053	* *			
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$45,800	2063	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Graffiti, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
	Location : Wall Along Front Entrance								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2038	* *			
	On-Site Walkways								
	Cast in Place Concrete	70%			2046	* *			
	Cast in Place Concrete	30%			2038	* *			

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%			2059	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 3,000 Ampere Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2050	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 3 Numbers Of Transformer 208 To 208/120 Volts, 1x30 Kilovolt Amperes And 2x45 Kilovolt Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2059	* *	5	\$1,300	
	Raceway								
	Conduit	100%			2059	* *	1		

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122 COMMUNITY CENTER
Asset # : 14800

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Panelboards								
	Molded Case Bkrs	100%			2055	**	5	\$1,300	
	Wiring								
	Thermoplastic	100%			2059	**	1		
	Motor Controllers								
	Locally Mounted	50%			2050	**	5	\$200	
	Variable Frequency Drive	50%			2050	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$700	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2050	**	1	\$14,800	
	Generators								
	Diesel	100%			2046	**	1	\$18,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 150 Kilowatt Generator								
	Batteries								
	Lead/Acid	100%			2028	\$2,400	5	\$1,800	
Fuel Storage									
	Day Tank	50%			2055	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof At Generator								
	Explanation : 100 Gallon Capacity								
	Main Tank	50%			2068	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 80 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	85%			2041	**	10	\$37,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%								
	Location : Throughout The Building								
	Fluorescent	1%			2041	**	10	\$400	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 1%								
	Location : Stairs Leading To Basement Area								
	Incandescent	4%			2041	**	2		
	Other Observation, Extent : Light, Area Affected : 4%								
	Location : Art Studios And Theaters								
	Explanation : Halogen Lamps								
	LED	10%			2041	**			
	Other Observation, Extent : N/A, Area Affected : 10%								
	Location : Lobbies And Corridors								
	Explanation : LED Fixtures								

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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2041	* *	1		
	Exit, Battery	50%			2041	* *	10	\$1,600	
	Exterior Lighting								
	Fluorescent	10%			2033	\$18,800	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 10%							
		Location : Roof							
	LED	90%			2041	* *			
		Other Observation, Extent : N/A, Area Affected : 90%							
		Location : Building Perimeter							
		Explanation : LED Fixtures							
Alarm									
	Security System								
	Generic	50%			2041	* *	1	\$9,000	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout The Building							
		Explanation : CCTV System							
	Generic	50%			2041	* *	1	\$9,000	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$29,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Stations, Horns And Strobes, Smoke Detection							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2063	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%	0-2	\$50,100	2046	* *	1	\$21,500	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Basement. Corrosion From Chimney Flue Damper Malfunction And Dripping On Boiler Header							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Basement							
		Explanation : 1 Unit Is Working And The 2nd Unit Severely Corroded							
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,900	
Terminal Devices									
	Convactor/Radiator	90%			2046	* *	1	\$14,000	
	Unit Heater - Hot Water	10%			2038	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
122 COMMUNITY CENTER
Asset # : 14800

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	70%			2042	**	1	\$36,500	
	No Component	30%							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$62,800	
	Terminal Devices								
	Air Handler/Cool/Ht	70%			2038	**	1	\$20,900	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,900	
	Exhaust Fans								
	Roof	100%			2038	**	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2046	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$66,700	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 5th Floor								
	Explanation : Two 125 Gallon Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2038	**	4	\$2,900	
	Backflow Preventer								
	Generic	100%			2038	**	1	\$3,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 5th Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2059	**	1-5	\$24,300	
	Sprinkler								
	Generic	100%			2053	**	1-2	\$13,500	
	Fire Pump								
	Generic	100%			2042	**	1	\$9,000	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF THE MOVING IMAGE
Address : 36-01 35TH AVE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0040.000 / 14458 **Yr Built/Renovated** : 1920 / 2012
Area Sq Ft : 170,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Jun-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 644 **Lot** : 1 **BIN** : 4441089

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$133,600	\$412,800
Interior Architecture		\$5,462,800
Electrical	\$385,200	\$1,570,900
Mechanical	\$5,858,700	\$4,147,200
Total	\$6,377,500	\$11,593,600
Importance Code A	\$197,200	\$1,574,500
Importance Code B	\$6,180,300	\$4,801,300
Importance Code C		\$5,217,700
Total	\$6,377,500	\$11,593,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$7,500		\$39,100
Interior Architecture	\$87,000	\$118,000		\$18,200
Electrical	\$16,300	\$26,800	\$22,800	\$63,400
Mechanical	\$273,000	\$48,100	\$62,700	\$67,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$384,100	\$208,200	\$93,400	\$196,000
Importance Code A	\$5,000	\$19,200	\$11,800	\$51,300
Importance Code B	\$292,100	\$189,000	\$81,600	\$144,700
Importance Code C	\$87,000			
Total	\$384,100	\$208,200	\$93,400	\$196,000



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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF THE MOVING IMAGE
Asset # : 14458

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	60%	0-2	\$65,700	LIFE	* *	5	\$256,200	
	Horizontal Cracks, Extent : Light, Area Affected : 1%								
	Location : Window Sills								
	Vertical Cracks, Extent : Light, Area Affected : 1%								
	Location : Throughout								
	Metal/Glass Curt Wall	7%			LIFE	* *	5	\$11,200	
	Metal Panel	21%			2053	* *	5-10	\$123,300	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$13,900	
	Stucco Cement	7%			2046	* *	5	\$14,900	
Windows									
	Aluminum	97%			2049	* *	5	\$73,400	
	Metal Louvers	3%			2042	* *	10	\$14,200	
Parapets									
	Cast in Place Concrete	70%			LIFE	* *	5	\$67,000	
	Metal Panel	30%			2053	* *	5	\$10,800	
Roof									
	Modified Bitumen	100%	Now	\$67,900	2038	* *			
	Blisters, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Ponding, Extent : Light, Area Affected : 5%								
	Location : Roof								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Around Storm Drains Penetration								
Soffits									
	Metal Panel	100%			2053	* *	5-10	\$400	
Interior									
Floors									
	Carpet	75%			2032	\$4,129,100	3	\$326,700	
	Cast in Place Concrete	10%			LIFE	* *	5	\$63,500	
	Traffic Topping	10%			2038	* *	5	\$36,300	
	Vinyl Tile	5%			2038	* *	3	\$5,400	
Interior Walls									
	Cast in Place Concrete	5%	Now	\$42,800	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement Stairwell								
	Concrete Masonry Unit	5%			LIFE	* *	5	\$4,200	
	Fabric on Framing	15%			2034	\$5,129,400	5	\$15,800	
	Glass: Single Pane	5%			LIFE	* *	5	\$7,900	
	Gypsum Board	70%	0-2	\$44,200	LIFE	* *	5	\$88,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Mechanical Rooms, Staff Spaces								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF THE MOVING IMAGE
Asset # : 14458

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

AcousTileSusp.Lay-In	5%		2046	**	5	\$14,500		
Exposed Struc: Concrete	30%		LIFE	**	5	\$13,600		
Exposed Struc: Steel	15%		LIFE	**				
Gypsum Board	30%		LIFE	**	5	\$108,900		
Gypsum Board	20%		LIFE	**	5	\$72,600		

Other Observation, Extent : N/A, Area Affected : 100%

Location : Auditorium

Explanation : Actually Fabric Covered Ceiling Panels

Site Enclosure

Fence/Gates

Exposed Struc: Steel	100%		LIFE	**				
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Other Observation, Extent : Light, Area Affected : 100%

Location : Rear

Explanation : Metal Panel

Free Standing Walls

Cast in Place Concrete	100%		2068	**				
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2046	**				
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Parking/Driveway

Asphalt	100%		2042	**				
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Activity Yard

Pavers/Stone	100%		2042	**				
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Electrical

System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2053	**	5	\$700		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.

Transformers

Dry Type	100%		2046	**	5	\$600		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : 1,000 Kilovolt Amperes, 480 Volts Primary, 277 Volts Secondary

Switchgear / Switchboard

Fused Disc Sw	50%		2053	**	5	\$400		
Molded Case Bkrs	50%		2043	**	5	\$2,200		

Raceway

Conduit	60%		2053	**	1			
Conduit	40%		2043	**	1			

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AMERICAN MUSEUM OF THE MOVING IMAGE
Asset # : 14458

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	60%			2049	**	5	\$2,700	
	Molded Case Bkrs	40%			2041	**	5	\$1,800	
Wiring									
	Thermoplastic	60%			2053	**	1		
	Thermoplastic	40%			2043	**	1		
Motor Controllers									
	Locally Mounted	50%			2038	**	5	\$600	
	Variable Frequency Drive	50%			2046	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$2,500	
Stand-by Power									
Generators									
	Diesel	100%	Now	\$87,700	2048	**	1	\$59,200	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : Roof									
Lighting									
Interior Lighting									
	Fluorescent	15%			2038	**	10	\$23,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : T-5 Lamps									
	Fluorescent	10%			2028	\$297,400	10	\$15,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Spaces									
Explanation : T-12 Lamps									
	Incandescent	50%			2033	\$1,332,900	2	\$1,900	
	LED	25%			2041	**			
Egress Lighting									
	Emergency, Battery	50%			2033	\$152,900	10	\$20,500	
	Exit, LED	50%			2061	**	1		
Exterior Lighting									
	HID	10%			2033	\$85,000	10	\$100	
	No Component	90%							
Alarm									
Security System									
	Generic	100%			2038	**	1	\$63,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2038	**	1-3	\$104,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations, Horns									

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF THE MOVING IMAGE
Asset # : 14458

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Hot Water Boiler	60%			2031	\$1,161,700	1	\$50,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Old Wing Penthouse							
		Explanation : 2 Sets Of Small Boiler: 5 Units In Each Set							
	Steam Boiler	40%	0-2	\$63,500	2046	* *	1	\$60,600	
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : 1 Boiler Has Mechanical Defects.							
		Other Observation, Extent : N/A, Area Affected : 40%							
		Location : New Wing Penthouse							
		Explanation : 2 Units With 1 Hot Water Converter.							
Distribution									
	Hot Wtr Piping/Pump	10%	0-2	\$12,000	2041	* *	4	\$800	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Penthouse Boiler Room And Various Locations							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations And In The Penthouse							
	Hot Wtr Piping/Pump	80%			2041	* *	4	\$10,100	
	Steam Piping/Pump	10%	Now	\$29,200	2043	* *			
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Penthouse Boiler Room							
Terminal Devices									
	Air Handler	40%	0-2	\$137,200	2028	\$1,371,600	1	\$37,800	
		Not Energy Efficient, Extent : Moderate, Area Affected : 70%							
		Location : Penthouse							
	Air Handler	30%			2038	* *	1	\$31,500	
	Convactor/Radiator	20%			2031	\$298,000	1	\$11,000	
	Convactor/Radiator	10%			2046	* *	1	\$5,500	
Controls									
	Digital	50%			2031	\$2,616,700			
	Pneumatic	50%	0-2	\$176,100	2027	\$1,760,800			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2038	* *	1	\$78,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Multistacks. R-407c.							

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF THE MOVING IMAGE**

Asset # : 14458

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	10%	0-2	\$5,900	2043	* *	4	\$800	
		Corroded, Extent : Moderate, Area Affected : 20% Location : Various Locations							
	CW & CHW Wtr Pipe/Pump	90%			2043	* *	4	\$7,500	
Terminal Devices									
	Air Handler/Cool/Ht	60%			2028	\$2,121,400	1	\$63,100	
	Air Handler/Cool/Ht	40%			2038	* *	1	\$42,100	
Ventilation									
Distribution									
	Ductwork/Diffusers	60%			LIFE	* *	2-5	\$56,900	
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$37,900	
Exhaust Fans									
	Interior	50%			2028	\$404,100	2	\$2,600	
	Interior	30%			2038	* *	2	\$1,600	
	Roof	20%			2033	\$70,700	2	\$1,000	
Plumbing									
H/C Water Piping									
	Brass/Copper	10%	0-2	\$11,700	2043	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5% Location : Water Main							
	Brass/Copper	90%			2043	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2028	\$18,300	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse Explanation : 100 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	20%			2026	\$1,100	4	\$1,100	
	Submersible	80%			2028	\$4,500	4	\$2,900	
Sewage Ejector(s)									
	Electric	100%			2038	* *	4	\$10,100	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1 Unit From 1st To 3rd Floor, 1 Unit From Basement To 3rd Floor Explanation : 2 Units							

Fire Suppression

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

Estimates are rounded to the nearest hundred dollars.

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

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF THE MOVING IMAGE**

Asset # : 14458

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	Generic	100%		2053	* *	1-2	\$47,600	

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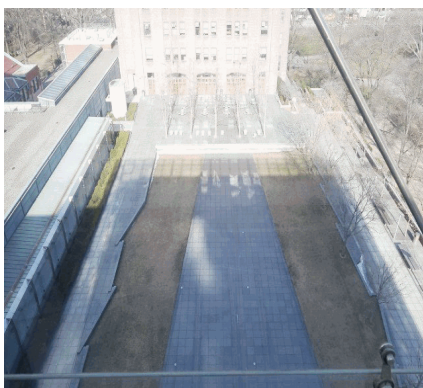
Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECT16,16A-ROSE TERRACE/ GARAGE
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.016 / 13564 **Yr Built/Renovated** : 2000 /
Area Sq Ft : 163,151 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 17-Oct-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$93,500	
Interior Architecture	\$707,800	\$461,700
Electrical		\$53,900
Mechanical	\$40,400	\$3,649,100
Total	\$841,700	\$4,164,600
Importance Code A	\$93,500	\$455,100
Importance Code B	\$748,200	\$3,709,500
Total	\$841,700	\$4,164,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$91,500		\$5,100	
Interior Architecture	\$76,800		\$1,500	
Electrical	\$15,200	\$15,200	\$18,300	\$15,200
Mechanical	\$21,300	\$13,700	\$25,100	\$10,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$208,800	\$32,900	\$53,900	\$29,800
Importance Code A	\$91,500	\$1,500	\$5,100	\$1,500
Importance Code B	\$78,700	\$31,400	\$48,900	\$28,300
Importance Code C	\$38,600			
Total	\$208,800	\$32,900	\$53,900	\$29,800



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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT16,16A-ROSE TERRACE/ GARAGE
Asset # : 13564

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								
Copper/Terne	12%			2069	**	10	\$19,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : North And West Facades							
	Explanation : Copper Panel							
Masonry: Brick	40%			LIFE	**	5	\$54,000	
Masonry: Limestone	3%	Now	\$17,100	LIFE	**	5	\$1,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Fascia At Garage Entry							
Metal/Glass Curt Wall	10%			LIFE	**	5	\$25,300	
Pre-Cast Concrete	20%	4+	\$21,000	LIFE	**	5	\$43,900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : Shaftway For Mechanical Equipment Southwesterly Corner							
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : South Facade							
Window Wall	15%			2054	**	5	\$38,000	
Windows								
Metal Louvers	100%			2037	**	10		
Parapets								
Copper/Terne	40%			2069	**	5	\$9,000	
Masonry: Brick	40%			LIFE	**	5-10	\$12,700	
Metal Rail	10%			2047	**	5-10	\$8,400	
Pre-Cast Concrete	10%			LIFE	**	5	\$5,800	
Roof								
Built-Up (BUR)	5%			2039	**	10	\$7,500	
Copper/Terne	5%			2062	**	10	\$18,900	
Plaza Roof: Stone Panels	45%	Now	\$93,500	2054	**			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Over Garage							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Over Garage							
Plaza Roof: Stone Panels	20%			2054	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Grass Covering, Tree Plantings And Fountain Heads							
Not Accessible	25%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : West Side Of Roof							
	Explanation : Construction Trailers In Use							
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$801,300	
Terrazzo	20%			LIFE	**	5	\$76,300	
Vinyl Tile	5%			2039	**	3	\$4,600	

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT16,16A-ROSE TERRACE/ GARAGE
Asset # : 13564

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	20%	2-4	\$18,300	LIFE	**	5	\$3,600	
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Garage								
Concrete Masonry Unit	50%			LIFE	**	5	\$18,100	
Gypsum Board	20%			LIFE	**	5-10	\$15,400	
Masonry: Brick	10%			LIFE	**	10	\$1,400	
Ceilings								
AcousTileSusp.Lay-In	5%			2039	**	5	\$12,200	
Exposed Struc: Concrete	75%			LIFE	**	5-10	\$228,900	
Gypsum Board	20%			LIFE	**	5-10	\$167,900	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	25%			2047	**			
Masonry: Granite	50%			LIFE	**			
Pavers/Stone	25%			2037	**			
Parking/Driveway								
Pavers/Stone	100%			2037	**			
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%			2044	**	1		
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	50%			2039	**	5	\$600	
Variable Frequency Drive	50%			2039	**			
Lighting								
Interior Lighting								
LED	100%			2042	**			
Egress Lighting								
Emergency, Service	50%			2034	\$53,900	1		
Exit, Service	50%			2034	\$29,600	1		
Alarm								
Security System								
Generic	100%			2039	**	1	\$60,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System And Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$100,500	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT16,16A-ROSE TERRACE/ GARAGE
Asset # : 13564

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2044	**	1		
	No Component	90%							
	Conversion Equipment								
	Radiant Heater	10%			2034	\$455,100	2	\$7,600	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$144,000	
	Exhaust Fans								
	Interior	100%			2029	\$775,600	2	\$5,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2044	**	1		
	No Component	90%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%	Now	\$1,600	2027	\$5,400	4	\$3,400	
	Broken, Extent : Severe, Area Affected : 30%								
	Location : Mechanical Room								
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2044	**	1-5	\$82,300	
	Sprinkler								
	Generic	100%			2034	\$2,418,400	1-2	\$45,700	
	Dry System, Extent : Light, Area Affected : 100%								
	Location : Garage								

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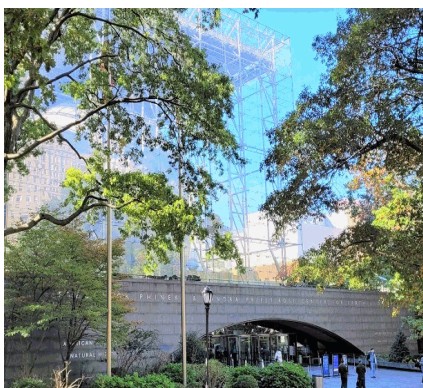
Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECT18,18A-ROSE CNTR PLANETARIUM
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.018 / 13565 **Yr Built/Renovated** : 2000 /
Area Sq Ft : 89,502 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 17-Oct-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,Att
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$211,400	\$211,400
Interior Architecture	\$165,900	\$92,100
Electrical	\$89,500	\$469,800
Mechanical	\$126,700	\$4,625,700
Total	\$593,600	\$5,399,000
Importance Code A	\$211,400	\$211,400
Importance Code B	\$308,400	\$5,187,600
Importance Code C	\$73,800	
Total	\$593,600	\$5,399,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$98,500		\$19,900	
Interior Architecture	\$188,400		\$10,900	\$10,000
Electrical	\$9,500	\$8,400	\$10,300	\$8,400
Mechanical	\$57,100	\$18,800	\$28,200	\$21,000
Elevators/Escalators	\$45,600	\$45,600	\$45,600	\$45,600
Total	\$399,100	\$72,800	\$114,900	\$85,100
Importance Code A	\$100,700	\$2,200	\$22,100	\$2,200
Importance Code B	\$262,600	\$70,600	\$92,800	\$82,800
Importance Code C	\$35,800			
Total	\$399,100	\$72,800	\$114,900	\$85,100



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT18,18A-ROSE CNTR PLANETARIUM
Asset # : 13565

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									
Copper/Terne	5%			2069	**	10	\$9,000		
Exposed Struc: Steel	10%			LIFE	**	5	\$48,200		
Glass: Special Gauge	55%			LIFE	**	1			
Masonry: Brick	10%			LIFE	**	5	\$15,400		
Masonry: Granite	10%	Now	\$32,600	LIFE	**	5	\$5,800		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Main Entrance On 81st Street									
Pre-Cast Concrete	10%			LIFE	**	5	\$50,200		
Windows									
Metal Louvers	5%			2043	**	10			
No Component	95%								
Parapets									
Concrete Masonry Unit	50%			LIFE	**	5-10	\$9,900		
Metal Rail	30%			2047	**	5-10	\$19,600		
Pre-Cast Concrete	5%			LIFE	**	5	\$2,300		
Stucco Cement	15%			2047	**	5	\$1,400		
Roof									
Built-Up (BUR)	25%			2039	**	10	\$19,800		
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
IRMA/Protected Membrane	30%			2039	**	10	\$23,800		
Metal Panel	5%			2047	**	10	\$7,300		
Plaza Roof: Stone Panels	15%			2054	**				
Skylight, Metal/Glass	5%			2054	**	10	\$13,200		
Sloped Glazing	20%			LIFE	**	5	\$422,800		
Soffits									
Masonry: Granite	100%			LIFE	**	5			
Interior									
Floors									
Carpet	15%			2030	\$380,900	3	\$40,200		
Cast in Place Concrete	5%			LIFE	**	5	\$29,300		
Granite Panels	10%			LIFE	**	5	\$20,100		
Sheet Vinyl/Rubber	15%			2039	**	5	\$30,100		
Steel Grating	5%			2054	**	1			
Terrazzo	45%			LIFE	**	5	\$94,200		
Vinyl Tile	5%			2039	**	3	\$2,500		
Interior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$6,000		
Fiberglass Panel	25%			LIFE	**	10	\$9,300		
Glass: Single Pane	15%			LIFE	**	5	\$33,500		
Gypsum Board	45%			LIFE	**	5-10	\$114,000		
Metal Panel	10%			LIFE	**	10	\$6,700		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Sphere									
Explanation : Special Construcion									

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT18,18A-ROSE CNTR PLANETARIUM
Asset # : 13565

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								
	AcousTileSusp.Lay-In	15%			2047	* *	5	\$20,100	
	Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$16,700	
	Exposed Struc: Steel	10%			LIFE	* *	10	\$26,800	
	Gypsum Board	10%			LIFE	* *	5-10	\$46,000	
	Metal Panel	55%			LIFE	* *	5	\$184,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Main Hall								
	Explanation : Installed Netting Throughout								
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2069	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2039	* *			
	On-Site Walkways								
	Cast in Place Concrete	10%			2039	* *			
	Masonry: Granite	35%			LIFE	* *			
	Pavers/Stone	55%			2037	* *			
	Parking/Driveway								
	Pavers/Stone	100%			2037	* *			

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									
	Air Circuit Breaker	100%			2054	* *	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement Accessed Through Building 16 Garage									
Explanation : Two 2,000 Ampere Circuit Breakers Fed From 81st Street Vault In Building 17									
Transformers									
	Dry Type	100%			2047	* *	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 300 And 112.5 Kilovolt Ampere									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2054	* *	5	\$400	
Raceway									
	Conduit	100%			2054	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2050	* *	5	\$2,400	
Wiring									
	Thermoplastic	100%			2054	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT18,18A-ROSE CNTR PLANETARIUM
Asset # : 13565

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									
	Motor Controllers								
	Locally Mounted	50%			2047	* *	5	\$300	
	Variable Frequency Drive	50%			2047	* *			
Lighting									
	Interior Lighting								
	Fluorescent	30%			2034	\$469,800	10	\$24,600	
				Compact Fluorescent Light, Extent : Light, Area Affected : 50%					
				Location : Throughout					
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%					
				Location : Throughout					
	LED	70%			2042	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 6th Floor					
				Explanation : LED Observed					
	Egress Lighting								
	Emergency, Service	50%			2034	\$29,500	1		
	Exit, Service	50%			2034	\$20,700	1		
	Exterior Lighting								
	HID	20%	2-4	\$89,500	2044	* *			
				Malfunctioning, Extent : Severe, Area Affected : 100%					
				Location : Roof					
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Roof					
				Explanation : Controlled Via Photocell					
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$33,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Cameras Security System And Intrusion System Fed From Building 19 Command Center					
	Fire/Smoke Detection								
	Generic, Analog	100%			2039	* *	1-3	\$55,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Fed From Building 19 Fire Command Center					

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT18,18A-ROSE CNTR PLANETARIUM
Asset # : 13565

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	50%			2037	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Section 16 Mechanical Room							
		Explanation : Hot Water To Glycol For Perimeter System							
	Heat Exchanger, Plate & Frame	50%			2037	* *	1	\$22,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Steam To Hot Water Converters. Low Pressure Steam From Section 7							
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$10,500	2042	* *	4	\$4,400	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement And In Section 16							
		Explanation : Hot Water And Glycol							
Terminal Devices									
	Air Handler	100%			2034	\$1,805,300	1	\$55,400	
Controls									
	Electrical	100%			2029	\$533,300			
Air Conditioning									
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$4,400	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2034	\$1,861,500	1	\$55,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Rooms And Switchgear Room							
		Explanation : Switchgear Room Is Cooling Only							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,000	
Exhaust Fans									
	Interior	100%			2034	\$425,500	2	\$2,700	
Energy Recovery Ventilator									
	Generic	100%			2032				
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks									
	Electric	100%			2027	\$126,700	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Eight 30 Gallon Units							

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT18,18A-ROSE CNTR PLANETARIUM
Asset # : 13565

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	Now	\$900	2027	\$3,000	4	\$1,900	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Basement 1 Out Of 2							
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Switchgear Room							
		Explanation : 1 Pump							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 6th Floor							
		Explanation : Three Units							
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : One Unit							
	Escalators								
	Under 20' Rise	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : One Unit From Basement To 1st Floor, One Unit From 1st To 2nd Floor, One Unit From 2nd To 3rd Floor							
		Explanation : Three Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$45,100	
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$25,100	
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Perimeter							
		Explanation : Deluge System							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 1
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.001 / 2327 **Yr Built/Renovated** : 1877 / 2013
Area Sq Ft : 96,420 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Oct-2022 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$781,300	\$67,800
Interior Architecture	\$689,100	\$1,516,700
Electrical		\$995,800
Mechanical	\$804,400	\$4,007,100
Total	\$2,274,800	\$6,587,400
Importance Code A	\$781,300	\$130,000
Importance Code B	\$1,239,300	\$6,380,800
Importance Code C	\$254,100	\$76,600
Total	\$2,274,800	\$6,587,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,900			
Interior Architecture	\$108,500		\$2,700	\$16,200
Electrical	\$44,400	\$9,000	\$11,700	\$9,500
Mechanical	\$73,300	\$13,200	\$15,600	\$9,500
Total	\$251,200	\$22,200	\$30,000	\$35,300
Importance Code A	\$27,800			
Importance Code B	\$176,900	\$22,200	\$30,000	\$35,300
Importance Code C	\$46,400			
Total	\$251,200	\$22,200	\$30,000	\$35,300



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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1

Asset # : 2327

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	68%	Now	\$428,600	LIFE	* *	5	\$33,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : West Facade							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%							
		Location : West And North Facade							
		Staining/Discoloring, Extent : Severe, Area Affected : 30%							
		Location : West And North Facade							
	Masonry: Granite	7%	Now	\$87,300	LIFE	* *	5	\$2,600	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : At Dormer On West And East Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : At Dormer On West And East Facade							
	Masonry: Limestone	25%			LIFE	* *	5	\$18,500	
		Staining/Discoloring, Extent : Severe, Area Affected : 30%							
		Location : East Facade							
Windows									
	Aluminum	5%			2050	* *	5	\$500	
	Wood	65%	Now	\$144,200	2050	* *	5	\$33,500	1
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : West Facade Below Gutter Line							
		Dry Rot/Decay, Extent : Severe, Area Affected : 25%							
		Location : West Facade Below Gutter Line							
		Thermally Inefficient, Extent : Severe, Area Affected : 50%							
		Location : West Facade Below Gutter Line							
		Split/Cracked, Extent : Severe, Area Affected : 50%							
		Location : West Facade Below Gutter Line							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : West Facade Below Gutter Line							
	Wood	30%			2050	* *	5	\$30,900	
Roof									
	Copper/Terne	50%			2049	* *	10	\$67,800	
	Slate	50%	Now	\$121,300	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1
Asset # : 2327

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	20%			2030	\$547,200	3	\$57,700		
Mosaic Tile	10%	Now	\$50,800	2039	**	5	\$18,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : First Floor Exhibition Area									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Multiple Locations									
Explanation : Historic Minton Tiles. Super Premium.									
Steel Grating	5%			2054	**	1			
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 5th Floor Mezzanine									
Explanation : Catwalk									
Terrazzo	40%			LIFE	**	5	\$90,200		
Vinyl Tile	15%			2039	**	3	\$8,100		
Vinyl Tile 9" X 9"	10%	Now	\$123,700	2034	\$1,237,100	3	\$5,400		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout 4th And 5th Floors									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout 4th And 5th Floors									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout 4th And 5th Floors									
Interior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	10	\$35,900		
Gypsum Board	25%			LIFE	**	5-10	\$81,400		
Plaster	50%	Now	\$124,900	LIFE	**	5	\$28,700		
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : At Mezzanine Stairs, 5th Floor Offices And 1st Floor Exhibit Hall									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : At Mezzanine Stairs, 5th Floor Offices And 1st Floor Exhibit Hall									
Plaster	10%			LIFE	**	5-10	\$16,300		
Wood	10%			LIFE	**	5	\$153,200		
Ceilings									
AcousTileSusp.Lay-In	5%	Now	\$2,600	2047	**	5	\$3,600		
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Attic Space									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Attic Space									
Plaster	75%			LIFE	**	5-10	\$186,000		
Plaster	10%			LIFE	**	5-10	\$24,800		
Wood	10%			LIFE	**	5	\$252,600		

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

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1

Asset # : 2327

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								
	Molded Case Bkrs	100%			2044	* *	5	\$2,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : This Section Is Supplied From The 77th Street Service.									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2044	* *	5	\$2,500	
	Raceway								
	Conduit	60%			2044	* *	1		
	Conduit	40%			2034	\$41,800	1		
	Panelboards								
	Molded Case Bkrs	60%			2042	* *	5	\$1,500	
	Molded Case Bkrs	40%			2033	\$21,400	5	\$1,000	
	Wiring								
	Braided Cloth	30%			2033	\$31,200	1		
	Thermoplastic	70%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	70%			2039	* *	5	\$500	
	Locally Mounted	30%			2032	\$89,100	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2029	\$674,800	10	\$35,400	
	Fluorescent	10%			2034	\$168,700	10	\$8,800	
	LED	50%			2042	* *			
	Egress Lighting								
	Emergency, Service	50%			2034	\$31,800	1		
	Exit, Service	50%			2034	\$22,300	1		
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$36,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Cameras Security System And Intrusion System									
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$59,400	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2030	\$62,200	5	\$5,700	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1
Asset # : 2327

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	60%	0-2	\$248,300	2054	* *			
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Steam Piping/Pump	40%	0-2	\$165,500	2044	* *			
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	15%			2032	\$126,800	1	\$4,700	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Convactor/Radiator	5%	0-2	\$21,100	2047	* *	1	\$1,400	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Throughout, Defective Steam Traps							
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Included In Air Conditioning Section							
Air Conditioning									
Energy Source									
	Electricity	20%			2050	* *	1		
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 17							
		Explanation : Chilled Water Plant							
Conversion Equipment									
	Window/Wall Unit	20%			2032	\$78,300	1		
	No Component	80%							
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2054	* *	4	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Section 17							
		Explanation : Piping Only, Chilled Water Is Supplied From The Central Chiller Plant In Section 17							
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	15%			2039	* *	1	\$8,900	
	Air Handler/Cool/Ht	65%			2034	\$260,700	1	\$38,800	
	No Component	20%							
Dehumidifier									
	No Component	50%							
	Generic	50%			2032	\$2,011,100			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Various Floors							
		Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1

Asset # : 2327

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$85,100	
Exhaust Fans									
	Interior	90%			2034	\$412,500	2	\$2,700	
	Roof	10%	4+	\$10,000	2034	\$20,100	2	\$200	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Galvanized Steel	20%			2039	* *	1		
	Galvanized Steel	80%			2032	\$1,055,500	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Sanitary Piping									
	Cast Iron	100%	4+	\$390,600	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Storm Drain Piping									
	Cast Iron	80%			LIFE	* *	1		
	Cast Iron	20%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2044	* *	1-5	\$48,600	
Sprinkler									
	No Component	50%							
	Generic	50%			2054	* *	1-2	\$13,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement, 1, 2, 3									
Explanation : Locations									

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Estimates are rounded to the nearest hundred dollars.*

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

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 10
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.010 / 2653 **Yr Built/Renovated** : 1924 / 2007
Area Sq Ft : 39,832 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Sep-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$171,300
Electrical		\$463,200
Mechanical	\$412,700	\$828,400
Total	\$412,700	\$1,462,900
Importance Code A		\$171,300
Importance Code B	\$412,700	\$1,291,700
Total	\$412,700	\$1,462,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Interior Architecture	\$1,033,600			\$24,200
Electrical	\$15,600	\$3,700	\$3,900	\$4,900
Mechanical	\$21,400	\$5,600	\$7,400	\$5,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$1,074,600	\$13,200	\$15,300	\$38,900
Importance Code A				
Importance Code B	\$1,036,400	\$13,200	\$15,300	\$38,900
Importance Code C	\$38,200			
Total	\$1,074,600	\$13,200	\$15,300	\$38,900



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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 10

Asset # : 2653

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									
	Roof								
	Copper/Terne	100%			2062	**	10	\$171,300	
Interior									
	Floors								
	Carpet	80%	Now	\$904,200	2036	**	3	\$71,500	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Exhibits							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Various							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Wrinkling, Extent : Light, Area Affected : 5%							
		Location : Exhibits							
	Terrazzo	10%			LIFE	**	5	\$9,300	
	Vinyl Tile	5%	Now	\$1,800	2039	**	3	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Electrical Room							
	Wood	5%			2049	**	5	\$5,600	
Interior Walls									
	Fiberglass Panel	28%			LIFE	**	10	\$5,200	
	Gypsum Board	10%			LIFE	**	5-10	\$12,500	
	Marble Panels	2%			LIFE	**	10	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Columns							
		Explanation : Columns							
	Plaster	60%			LIFE	**	5-10	\$37,600	
Ceilings									
	Exposed Struc: Steel	25%			LIFE	**	10	\$29,800	
	Glass: Susp Panels	50%			LIFE	**	10	\$22,400	
	Gypsum Board	25%			LIFE	**	5-10	\$51,200	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2044	* *	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : This Section Is Supplied From 81st Street Electrical Service							
	Transformers								
	Dry Type	100%			2039	* *	5	\$100	
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$46,500	5	\$1,000	

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 10

Asset # : 2653

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	60%			2034	\$23,700	1		
Conduit	40%			2034	\$15,800	1		
Panelboards								
Molded Case Bkrs	80%			2033	\$25,700	5	\$800	
Molded Case Bkrs	20%			2042	* *	5	\$200	
Wiring								
Braided Cloth	30%			2033	\$10,700	1		
Thermoplastic	70%			2044	* *	1		
Motor Controllers								
Locally Mounted	70%			2032	\$71,100	5	\$200	
Locally Mounted	30%			2039	* *	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	60%			2039	* *	10	\$21,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Fluorescent	20%			2029	\$139,400	10	\$7,300	
Incandescent	10%			2029	\$62,500	2	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Track Lights Are Installed In The First Floor.								
LED	10%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : LED Lights Installed In 2018.								
Egress Lighting								
Emergency, Battery	40%			2029	\$28,700	10	\$3,800	
Exit, LED	60%			2049	* *	1		
Alarm								
Security System								
Generic	100%			2029	\$80,100	1	\$14,900	
Fire/Smoke Detection								
Generic, Analog	100%			2029	\$110,100	1-3	\$25,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Main Fire Alarm Control Panel Is Located In Section 3 Basement.								

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

Heating

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 10

Asset # : 2653

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	60%	2-4	\$123,100	2064	**			
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Steam Piping/Pump	40%	4+	\$41,000	2044	**			
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	8%			2032	\$27,900	1	\$1,000	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Convactor/Radiator	2%	2-4	\$4,200	2054	**	1	\$200	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Throughout, Defective Steam Traps							
	No Component	90%							
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2044	**	4	\$2,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Section 17							
		Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2034	\$828,400	1	\$24,600	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,200	
Exhaust Fans									
	Roof	100%			2039	**	2	\$1,200	
Plumbing									
H/C Water Piping									
	Galvanized Steel	80%	4+	\$87,200	2039	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Galvanized Steel	20%			2047	**	1		
Sanitary Piping									
	Cast Iron	100%	4+	\$161,300	LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Vertical Transport									

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 10

Asset # : 2653

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
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 2nd Floor, Ocean Life									
Explanation : 1 Unit, No. 10									
Fire Suppression									
Standpipe									
	Generic	100%			2044		* *	1-5	\$20,100
Sprinkler									
	Generic	100%			2054		* *	1-2	\$11,200

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 11
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.011 / 2314 **Yr Built/Renovated** : 1927 / 1992
Area Sq Ft : 71,368 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Sep-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Floors 2
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,632,900	\$322,100
Interior Architecture	\$253,300	\$684,300
Electrical		\$624,400
Mechanical	\$755,800	\$1,789,600
Total	\$2,642,000	\$3,420,400
Importance Code A	\$1,632,900	\$322,100
Importance Code B	\$822,400	\$2,963,300
Importance Code C	\$186,700	\$134,900
Total	\$2,642,000	\$3,420,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$45,400			
Interior Architecture	\$103,000		\$16,900	\$32,800
Electrical	\$39,400	\$6,700	\$8,900	\$6,700
Mechanical	\$128,800	\$22,700	\$15,100	\$22,300
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$323,500	\$36,300	\$47,800	\$68,700
Importance Code A	\$45,400		\$2,100	
Importance Code B	\$248,100	\$36,300	\$42,900	\$68,700
Importance Code C	\$30,000		\$2,700	
Total	\$323,500	\$36,300	\$47,800	\$68,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11

Asset # : 2314

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	100%	Now	\$937,800	LIFE	* *	5	\$106,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Center Court Facade								
Windows								
Aluminum	25%			2050	* *	5	\$4,900	
Wood	75%	Now	\$629,400	2059	* *	5	\$73,100	1
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Center Court								
Split/Cracked, Extent : Severe, Area Affected : 80%								
Location : Center Court								
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	\$42,100	
Pre-Cast Concrete	10%			LIFE	* *	5	\$9,100	
Stucco Cement	5%	4+	\$2,400	2039	* *	5	\$500	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Interior Parapet Wall								
Roof								
Copper/Terne	75%			2049	* *	10	\$77,000	
IRMA/Protected Membrane	3%			2034	\$31,300	10	\$1,200	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Below Rooftop Mechanical Equipment								
Modified Bitumen	7%			2034	\$33,700	10	\$2,900	
Skylight, Plastic	3%			2039	* *	1		
Sloped Glazing	12%			LIFE	* *	5	\$131,500	
Interior								
Floors								
Carpet	60%			2030	\$1,215,000	3	\$128,200	
Cork Tile	5%			2044	* *	5	\$4,700	
Sheet Vinyl/Rubber	3%			2039	* *	5	\$4,800	
Traffic Topping	5%			2039	* *	5	\$6,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Laboratories And 2nd Floor								
Explanation : Liquid Applied Epoxy Floor								
Vinyl Tile	18%			2039	* *	3	\$7,200	
Vinyl Tile 9" X 9"	6%			2029	\$549,400	3	\$3,200	
Wood	3%			2049	* *	5	\$6,000	
Interior Walls								
Ceramic Tile	3%			2037	* *	5	\$5,500	
Gypsum Board	57%			LIFE	* *	5-10	\$176,200	
Plaster	30%			LIFE	* *	5-10	\$46,400	
Wood	10%			LIFE	* *	5	\$145,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11

Asset # : 2314

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

AcousTile,Adhered	2%			2047	**	5		\$2,100	
AcousTileSusp.Lay-In	20%			2047	**	5		\$21,400	
Exposed Struc: Concrete	3%			LIFE	**	5-10		\$4,000	
Exposed Struc: Steel	2%			LIFE	**	10		\$4,300	
Gypsum Board	11%			LIFE	**	5-10		\$40,400	
Metal Panel	5%			LIFE	**	5		\$13,400	
Plaster	57%			LIFE	**	5-10		\$104,600	

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%			2044	**	5		\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Fed From Building 1

Switchgear / Switchboard

Fused Disc Sw	100%			2044	**	5		\$300	
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Raceway

Conduit	100%			2044	**	1			
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Panelboards

Molded Case Bkrs	100%			2042	**	5		\$1,900	
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Wiring

Thermoplastic	100%			2044	**	1			
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Motor Controllers

Locally Mounted	30%			2039	**	5		\$100	
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Variable Frequency Drive	70%			2047	**				
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Lighting

Interior Lighting

Fluorescent	50%			2029		\$624,400	10	\$32,700	
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Compact Fluorescent Light, Extent : Light, Area Affected : 20%

Location : Throughout

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

LED	50%			2042	**				
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Egress Lighting

Emergency, Service	50%			2034		\$23,600	1		
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Exit, Service	50%			2034		\$16,500	1		
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Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11

Asset # : 2314

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

Alarm

Security System
Generic

100% 2039 * * 1 \$26,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Cameras Security System And Intrusion System Fed From Command Station In Building 12

Fire/Smoke Detection
Generic, Digital

100% 2039 * * 1-3 \$44,000
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Fed From Fire Command Center In Building 12

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

Heating

Conversion Equipment
Pres. Reducing Valve/LP
Steam

100% 2037 * * 5 \$4,200

Distribution

Steam Piping/Pump

20% 0-2 \$6,100 2044 * *
Leak Evident, Extent : Moderate, Area Affected : 20%
Location : Throughout Due To Deteriorating Piping

Steam Piping/Pump

80% 4+ \$294,000 2064 * *
On Extended Life, Extent : Moderate, Area Affected : 80%
Location : Throughout
Other Observation, Extent : Severe, Area Affected : 80%
Location : Throughout
Explanation : Piping Covered In Insulation

Terminal Devices

Air Handler

5% 0-2 \$43,200 2044 * * 1 \$2,000
Leak Evident, Extent : Moderate, Area Affected : 5%
Location : Mechanical Room 5th Floor

Air Handler

45% 2034 \$647,800 1 \$19,900

Convactor/Radiator

10% 0-2 \$37,500 2054 * * 1 \$2,100
Malfunctioning, Extent : Moderate, Area Affected : 20%
Location : Throughout, Defective Steam Traps And Danfoss Valves

Convactor/Radiator

40% 4+ \$75,100 2039 * * 1 \$8,300
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Throughout

Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11

Asset # : 2314

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	30%			2050	* *	1		
	No Component	70%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Section 17									
Explanation : From Chilled Water Plant									
Conversion Equipment									
	Split Unit	10%			2034	\$181,700			
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Roof									
	Window/Wall Unit	10%	2-4	\$2,900	2032	\$29,000	1		
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
	No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Lower Level									
Explanation : Chilled Water Is Fed From Section 17 Central Chiller Plant									
Distribution									
	CW & CHW Wtr Pipe/Pump	50%			2044	* *	4	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Piping Only, Chilled Water Is Pumped From Section 17									
	No Component	50%							
Terminal Devices									
	Air Handler/Dir Expansion	10%			2034	\$29,300	1		
Other Observation, Extent : Light, Area Affected : 10%									
Location : Basement And Mechanical Rooms									
Explanation : Computer Room Units And Units For All Floors									
	Air Handler/Cool/Ht	50%			2034	\$148,400	1	\$22,100	
	No Component	40%							
Heat Rejection									
	Water Cooling Tower	100%			2032	\$77,300	2	\$71,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Courtyard									
Explanation : Serves Chiller Plant In Section 17									
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$63,000	
Exhaust Fans									
	Roof	100%	2-4	\$14,800	2034	\$148,400	2	\$1,700	
Malfunctioning, Extent : Moderate, Area Affected : 50%									
Location : Roof									
Plumbing									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11

Asset # : 2314

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galvanized Steel	60%			2032	\$586,000	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Galvanized Steel	40%	0-2	\$39,100	2039	**	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
Water Heater With Tanks									
	Electric	5%			2029	\$1,300	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 5th Floor Conservation Laboratory							
		Explanation : 50 Gallon							
	No Component	95%							
Sanitary Piping									
	Cast Iron	100%	4+	\$289,100	LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	80%	2-4	\$21,600	LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	20%	0-2	\$32,400	LIFE	**	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 5th Floor, Education							
		Explanation : 1 Unit, No. 7							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	**	1-5	\$36,000	
Sprinkler									
	No Component	95%							
	Generic	5%			2044	**	1-2	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Basement							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 11A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.11A / 2330 **Yr Built/Renovated** : 1982 / 1990
Area Sq Ft : 4,211 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 19-Oct-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$87,600
Total		\$87,600
Importance Code B		\$87,600
Total		\$87,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$22,100			
Interior Architecture	\$16,300		\$2,000	
Electrical	\$1,200	\$400	\$500	\$400
Mechanical	\$1,800	\$400	\$800	\$500
Total	\$41,300	\$700	\$3,300	\$900
Importance Code A	\$22,100		\$100	
Importance Code B	\$11,700	\$700	\$3,200	\$900
Importance Code C	\$7,600			
Total	\$41,300	\$700	\$3,300	\$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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11A

Asset # : 2330

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	85%			LIFE	**	5	\$9,900	
	Metal Panel	15%			2044	**	5-10	\$6,000	
Windows									
	Aluminum	10%			2042	**	5	\$100	
	Wood	90%	Now	\$11,700	2050	**	5	\$2,300	1
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Parapets									
	Concrete Masonry Unit	25%			LIFE	**	5-10	\$900	
	Masonry: Brick	65%			LIFE	**	5-10	\$2,800	
	Pre-Cast Concrete	10%			LIFE	**	5	\$800	
Roof									
	Built-Up (BUR)	35%			2029	\$17,600	10	\$1,400	
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%									
Location : Upper Roof									
	Modified Bitumen	65%	Now	\$600	2034	\$30,600			
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : At Roof Penetration									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Above Office Area									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Interior									
Floors									
	Carpet	35%			2033	\$41,800	3	\$3,300	
	Slate	5%			LIFE	**	5	\$700	
	Terrazzo	10%			LIFE	**	5	\$1,000	
	Vinyl Tile	50%			2039	**	3	\$1,200	
Interior Walls									
	Gypsum Board	25%			LIFE	**	5-10	\$3,800	
	Masonry: Brick	5%			LIFE	**	10	\$100	
	Plaster	65%			LIFE	**	5-10	\$4,900	
	Wood	5%			LIFE	**	5	\$3,600	
Ceilings									
	AcousTileSusp.Lay-In	15%			2047	**	5	\$900	
	Gypsum Board	30%			LIFE	**	5-10	\$6,500	
	Plaster	55%			LIFE	**	5-10	\$6,000	

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

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11A

Asset # : 2330

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%

2044

**

1

Panelboards

Molded Case Bkrs

100%

2042

**

5

\$100

Wiring

Thermoplastic

100%

2054

**

1

Motor Controllers

Locally Mounted

100%

2039

**

5

Lighting

Interior Lighting

Fluorescent

20%

2029

\$14,700

10

\$800

LED

80%

2042

**

Egress Lighting

Emergency, Service

50%

2034

\$1,400

1

Exit, Service

50%

2034

\$1,000

1

Alarm

Security System

Generic

100%

2034

\$8,500

1

\$1,600

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

Location : Throughout

Explanation : Cameras Security System And Intrusion System Fed From Command Center

In Building 12

Fire/Smoke Detection

Generic, Digital

100%

2039

**

1-3

\$2,600

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

Location : Throughout

Explanation : Fed From Fire Command Center In Building 12

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

Heating

Conversion Equipment

Pres. Reducing Valve/LP

35%

2037

**

5

\$100

Steam

No Component

65%

Other Observation, Extent : Light, Area Affected : 0%

Location : Throughout

Explanation : Medium Pressure Steam Sourced From Adjacent Building

Distribution

Central Plant Steam

100%

2044

**

4

\$200

Piping/Pmp

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

Location : 2nd Floor Ceiling

Explanation : For Units Located On Roof Of Section 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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11A

Asset # : 2330

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									
	Terminal Devices								
	Convactor/Radiator	50%			2039	* *	1	\$700	
	No Component	50%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Lower Level								
	Explanation : Air Handling Equipment Is Accounted For Under Air Conditioning								
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	50%			2029	\$24,700	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof Section 1								
	Explanation : Serves 2nd Floor								
	Exterior Pkg Unit - Cooling	50%			2029	\$24,700	2	\$100	
	Abandoned in Place, Extent : Moderate, Area Affected : 5%								
	Location : Roof. Adandoned Cooling, Heating Units								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof Section 1								
	Explanation : Serves 1st Floor								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	\$87,600	1	\$2,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,700	
	Exhaust Fans								
	Interior	100%			2034	\$20,000	2	\$100	
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 11B - LIBRARY
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.11B / 4247 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 38,764 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Sep-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,4
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$237,600	\$91,400
Electrical		\$678,300
Mechanical		\$898,400
Total	\$237,600	\$1,668,000
Importance Code B	\$186,500	\$1,668,000
Importance Code C	\$51,000	
Total	\$237,600	\$1,668,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$40,500		\$2,600	
Interior Architecture	\$5,400		\$11,600	\$900
Electrical	\$3,600	\$3,600	\$4,800	\$3,600
Mechanical	\$14,100	\$4,900	\$7,100	\$5,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$67,500	\$12,500	\$30,100	\$14,300
Importance Code A	\$40,500		\$2,600	
Importance Code B	\$25,400	\$12,500	\$27,500	\$14,300
Importance Code C	\$1,500			
Total	\$67,500	\$12,500	\$30,100	\$14,300



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11B - LIBRARY

Asset # : 4247

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	90%			LIFE	**	5	\$67,600	
	Pre-Cast Concrete	10%	Now	\$5,800	LIFE	**	5	\$12,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Fascia Above Loading Dock Area									
Windows									
	Aluminum	100%			2050	**	5		
Parapets									
	Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Main Roof									
Explanation : Roof Used As Staging Area For The Gilder Project									
Roof									
	Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Main Roof									
Explanation : Roof Used As Staging Area For The Gilder Project									
Soffits									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,700	
	Stucco Cement	95%			2047	**	5	\$5,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Loading Dock Area									
Explanation : This Is Actually Plaster Finish									
Interior									
Floors									
	Carpet	25%			2033	\$275,000	3	\$21,800	
	Cast in Place Concrete	72%			LIFE	**	5	\$182,800	
	Ceramic Tile	3%			2043	**	5	\$1,700	
Interior Walls									
	Gypsum Board	90%			LIFE	**	5-10	\$78,900	
	Masonry: Brick	10%			LIFE	**	10	\$1,500	
Ceilings									
	AcousTileSusp.Lay-In	15%			2047	**	5	\$8,700	
	Exposed Struc: Steel	82%			LIFE	**	10	\$95,200	
	Gypsum Board	3%			LIFE	**	5-10	\$6,000	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2054	**			
Retaining Walls									
	Cast in Place Concrete	100%			2054	**			
Site Pavements									
Parking/Driveway									
	Cast in Place Concrete	100%			2039	**			

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11B - LIBRARY

Asset # : 4247

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									
	Transformers								
	Dry Type	100%			2039	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Mezzanine							
		Explanation : 45 Kilovolt Ampere							
	Raceway								
	Conduit	100%			2054	**	1		
	Panelboards								
	Fused Disc Sw	50%			2042	**	5	\$400	
	Molded Case Bkrs	50%			2042	**	5	\$500	
	Wiring								
	Thermoplastic	100%			2044	**	1		
	Motor Controllers								
	Locally Mounted	50%			2039	**	5	\$100	
	Variable Frequency Drive	50%			2047	**			
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	\$678,300	10	\$35,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%							
		Location : Throughout							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%							
		Location : Mechanical Rooms							
	Egress Lighting								
	Emergency, Service	50%			2034	\$12,800	1		
	Exit, Service	50%			2034	\$9,000	1		
	Exterior Lighting								
	LED	20%			2034	\$44,500			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Controlled Via Photocell							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$14,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Cameras Security System And Intrusion System Fed From Command Center In Building 12							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	**	1-3	\$23,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fed From Fire Command Center In Building 12							

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11B - LIBRARY

Asset # : 4247

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Steam Piping/Pump	100%			2044	* *			
	Terminal Devices								
	Convactor/Radiator	10%			2039	* *	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Stairwell							
		Explanation : All Floors							
	No Component	90%							
Air Conditioning									
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Section 17							
		Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	\$806,200	1	\$24,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$27,400	
	No Component	20%							
	Exhaust Fans								
	Interior	50%			2034	\$92,100	2	\$600	
	Roof	50%			2034	\$40,300	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 7th Floor, Library							
		Explanation : 1 Unit, No. 11b							
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$19,500	
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$10,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 12
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.012 / 2315 **Yr Built/Renovated** : 1935 / 2013
Area Sq Ft : 151,891 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Oct-2022 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$465,200	\$2,112,800
Interior Architecture	\$390,600	\$1,835,700
Electrical		\$445,800
Mechanical	\$1,233,400	\$9,615,400
Total	\$2,089,300	\$14,009,700
Importance Code A	\$465,200	\$2,112,800
Importance Code B	\$1,544,200	\$11,896,900
Importance Code C	\$79,900	
Total	\$2,089,300	\$14,009,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$12,700		\$18,400	
Interior Architecture	\$214,200		\$25,600	\$21,900
Electrical	\$41,300	\$14,200	\$19,300	\$14,200
Mechanical	\$75,500	\$33,800	\$40,000	\$25,900
Site Pavements	\$37,800			
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$424,900	\$91,400	\$146,700	\$105,400
Importance Code A	\$15,300	\$2,600	\$23,900	\$2,600
Importance Code B	\$262,800	\$88,800	\$122,700	\$102,700
Importance Code C	\$146,700			
Total	\$424,900	\$91,400	\$146,700	\$105,400



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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12

Asset # : 2315

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	15%	2-4	\$153,500	LIFE	* *	5	\$34,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Masonry: Granite	85%			LIFE	* *	5	\$295,700	
Windows									
	Bronze/Brass	25%			2042	* *	5	\$28,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Central Park West Side. East Facade									
Explanation : Painted Surface									
	Steel	75%			2033	\$1,248,900	5	\$168,500	
Parapets									
	Masonry: Brick	8%	Now	\$4,300	LIFE	* *	5	\$600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Granite	80%			LIFE	* *	5-10	\$87,600	
	Metal Panel	7%			2054	* *	5	\$2,100	
	Metal Rail	5%			2047	* *	5-10	\$7,200	
Roof									
	Built-Up (BUR)	10%	2-4	\$4,600	2034	\$92,400			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%									
Location : Flat Roof At West Side									
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%									
Location : Flat Roof At West Side									
	Copper/Terne	50%			2049	* *	10	\$92,300	
	IRMA/Protected Membrane	10%	2-4	\$3,700	2034	\$187,400			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%									
Location : Lower Roof On South Side									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lower Roof Areas									
Explanation : Located On North And South Sides									
	Modified Bitumen	30%			2034	\$259,600	10	\$22,200	
Soffits									
	Ceramic Tile	70%			2054	* *	10		
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Driveway Below Main Stair Entrance									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Driveway Below Main Stair Entrance									
Explanation : This Is Actually Architectural Terracotta Tile									
	Masonry: Granite	30%			LIFE	* *	5		

Interior

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12

Asset # : 2315

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	10%			2030	\$431,000	3	\$45,500	
	Cast in Place Concrete	10%	Now	\$41,500	LIFE	**	5	\$49,700	
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Basement And Sub-basement									
Explanation : Ground Water Penetration And Flooding									
	Ceramic Tile	3%			2043	**	5	\$6,800	
	Marble Panels	12%			LIFE	**	5	\$40,900	
	Quarry Tile	5%			2039	**	5	\$17,100	
	Terrazzo	30%	2-4	\$136,700	LIFE	**	5	\$53,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : First Floor And Lower Level Hall And Corridors									
	Vinyl Tile	25%			2034	\$1,683,000	3	\$28,400	
	Wood	5%			2049	**	5	\$21,300	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$36,300	
	Gypsum Board	10%			LIFE	**	5-10	\$49,400	
	Panel: Limestone	25%			LIFE	**	10	\$29,100	
	Marble Panels	10%			LIFE	**	10	\$11,600	
	Plaster	40%			LIFE	**	5-10	\$98,800	
	Plaster	10%			LIFE	**	5-10	\$24,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : T. Roosevelt Memorial Hall									
Explanation : Murals On Plaster									
Ceilings									
	AcousTileConcealSpLn	10%			2047	**	5	\$28,400	
	AcousTileSusp.Lay-In	10%			2047	**	5	\$22,700	
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$28,400	
	Plaster	20%			LIFE	**	5-10	\$78,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : T. Roosevelt Memorial Hall And Rotunda									
Explanation : Decorative Coffered Ceilings									
	Plaster	50%			LIFE	**	5-10	\$195,400	
Site Enclosure									
Free Standing Walls									
	Masonry: Fieldstone	100%			2044	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Entrance And Driveway Area									
Explanation : This Is Actually Granite									
Retaining Walls									
	Masonry: Fieldstone	100%			2044	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Entrance									
Explanation : This Is Actually Granite									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2039	**			

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12

Asset # : 2315

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

Site Pavements

On-Site Walkways

Pavers/Stone

100% Now \$37,800 2037 * *

Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%

Location : Main Entrance Steps

Other Observation, Extent : N/A, Area Affected : 20%

Location : Main Entrance Steps

Explanation : Construction Fence Installed Around Statue

Parking/Driveway

Cast in Place Concrete

100% 2047 * *

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement Level Driveway

Explanation : This Is Actually Stamped Concrete

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

Transformers

Dry Type

100% 2047 * * 5 \$600

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

Location : Sub-basement

Explanation : 225 Kilovolt Ampere

Switchgear / Switchboard

Fused Disc Sw

80% 2044 * * 5 \$500

Other Observation, Extent : Light, Area Affected : 80%

Location : Sub-basement

Explanation : 800 Ampere Main Switch

Fused Disc Sw

20% 2054 * * 5 \$100

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

Location : Sub-basement

Explanation : One 800 And Three 600 Ampere Switches

Raceway

Conduit

100% 2044 * * 1

Panelboards

Molded Case Bkrs

100% 2042 * * 5 \$4,000

Wiring

Braided Cloth

10% 4+ \$10,400 2059 * * 1

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic

90% 2054 * * 1

Motor Controllers

Locally Mounted

100% 2039 * * 5 \$1,000

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12

Asset # : 2315

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

Lighting

Interior Lighting
Fluorescent

10%
2029 \$265,800 10 \$13,900
Compact Fluorescent Light, Extent : Light, Area Affected : 30%
Location : Throughout
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 70%
Location : Throughout

LED

90% 2042 * *

Egress Lighting

Emergency, Service

50% 2034 \$50,100 1

Exit, Service

50% 2034 \$35,100 1

Exterior Lighting

Fluorescent

20% 2029 \$129,900 10 \$2,800

No Component

80%

Alarm

Security System

Generic

100% 2039 * * 1 \$56,700
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Cameras Security System And Intrusion System

Fire/Smoke Detection

Generic, Digital

100% 2039 * * 1-3 \$93,600
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Fire Command Center In Security Area

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

Heating

Conversion Equipment

Heat Exchanger, Plate &
Frame

35% 2037 * * 1 \$26,300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Sub-basement
Explanation : One Unit

Pres. Reducing Valve/LP
Steam

65% 2037 * * 5 \$5,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Sub-basement
Explanation : Mechanical Room

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12

Asset # : 2315

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	35%			2050	* *	4	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Glycol System							
	Steam Piping/Pump	15%			2054	* *			
	Steam Piping/Pump	50%	0-2	\$130,400	2034	\$651,900			
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : All Floors							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	40%			2029	\$1,225,500	1	\$37,600	
	Convactor/Radiator	60%			2032	\$798,800	1	\$29,400	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Controls									
	Electrical	100%			2027	\$905,100			
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$7,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Section 17							
		Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2034	\$631,800	1	\$18,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : East Roof							
	Air Handler/Cool/Ht	80%			2029	\$2,527,300	1	\$75,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Rooms And Roof							
		Explanation : West Roof And North And Sub-basements							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$134,100	
Exhaust Fans									
	Interior	70%			2029	\$505,500	2	\$3,300	
	Roof	30%			2029	\$94,800	2	\$1,400	
Energy Recovery Ventilator									
	Generic	100%			2032				
Plumbing									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12

Asset # : 2315

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2034	\$1,672,800	1		
	Galvanized Steel	20%	0-2	\$83,100	2032	\$415,700	1		
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : At Or Near Point Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues								
Water Heater With Tanks									
	Electric	100%			2029	\$304,200	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Janitors Closets And Mechanical Rooms								
	Explanation : 12 Units								
HW Heat Exchanger									
	Steam Fired	100%			2034	\$787,300	4	\$22,500	
	Not in Service, Extent : Light, Area Affected : 100%								
	Location : Sub-basement								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Storm Drain Piping									
	Cast Iron	100%	0-2	\$114,800	LIFE	* *	1		
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Sub-basement And Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
	Other Observation, Extent : Severe, Area Affected : 80%								
	Location : Risers								
	Explanation : Original To The Building And Failing In Multiple Locations								
Sump Pump(s)									
	Submersible	50%			2027	\$2,500	4	\$2,400	
	Submersible	50%	0-2	\$2,500	2029	\$2,500	4	\$1,600	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Sub-basement								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Sub-basement								
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 5th Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$76,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12

Asset # : 2315

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

Fire Suppression

Sprinkler

No Component

Generic

90%

10%

2044

* *

1-2

\$4,300

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement And Sub-basement

Explanation : Source In Section 17

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 13 AND 13A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.013 / 2316 **Yr Built/Renovated** : 1932 / 1995
Area Sq Ft : 81,358 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Oct-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$4,087,400	\$288,400
Interior Architecture	\$457,700	\$593,200
Electrical		\$355,900
Mechanical	\$573,900	\$4,523,900
Total	\$5,119,000	\$5,761,400
Importance Code A	\$4,087,400	\$288,400
Importance Code B	\$797,900	\$5,473,000
Importance Code C	\$233,700	
Total	\$5,119,000	\$5,761,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$31,000			
Interior Architecture	\$126,700		\$15,200	\$2,300
Electrical	\$26,300	\$7,600	\$10,200	\$7,600
Mechanical	\$207,900	\$56,800	\$64,300	\$109,700
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$400,700	\$73,300	\$98,600	\$128,400
Importance Code A	\$31,000		\$2,400	
Importance Code B	\$298,600	\$73,300	\$96,200	\$128,400
Importance Code C	\$71,100			
Total	\$400,700	\$73,300	\$98,600	\$128,400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 13 AND 13A
Asset # : 2316

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									
	Copper/Terne	7%	Now	\$1,094,700	2054		* *		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 80%							
		Location : Throughout Bulkhead							
		Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
		Location : Throughout Bulkhead							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 80%							
		Location : Throughout Bulkhead							
	Masonry: Brick	85%	Now	\$1,527,100	LIFE		* *	5	\$173,000
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Various							
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : North Facade. Roof Bulkhead							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : 7th Floor Bulkheads							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Stucco Cement	8%	Now	\$593,000	2054		* *	5	\$20,400
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Penthouse							
		Water Penetration, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
Windows									
	Steel	100%	Now	\$446,100	2042		* *	5	\$115,300
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Penthouse							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 13 AND 13A

Asset # : 2316

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									
Parapets									
	Concrete Masonry Unit	45%	Now	\$9,700	LIFE	* *	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
	Location : Interior Of Parapet Wall								
	Diagonal Cracks, Extent : Moderate, Area Affected : 30%								
	Location : Interior Of Parapet Wall								
	Masonry: Brick	32%	Now	\$56,300	LIFE	* *	5	\$2,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : East And West Stair Tower								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Exterior Of Parapet Walls								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Elevator Tower								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Bulkhead Roofs								
	Masonry: Granite	15%	Now	\$4,200	LIFE	* *	5	\$1,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Stucco Cement	8%	Now	\$17,200	2054	* *	5	\$700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Interior Parapet								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 55%								
	Location : Interior Of Parapet Wall. Throughout								
Roof									
	Built-Up (BUR)	85%	Now	\$370,200	2044	* *			
	Vegetation Growth, Extent : Severe, Area Affected : 15%								
	Location : Various								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Copper/Terne	10%			2049	* *	10	\$8,700	
	Modified Bitumen	5%			2034	\$20,400	10	\$1,700	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$53,300	
	Cork Tile	20%	Now	\$52,600	2044	* *	5	\$10,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Various Offices								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Various Offices								
	Terrazzo	55%			LIFE	* *	5	\$104,600	
	Vinyl Tile	15%			2034	\$540,900	3	\$9,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 13 AND 13A

Asset # : 2316

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	10%			LIFE	**	5-10	\$49,900	
	Masonry: Brick	10%			LIFE	**	10	\$8,800	
	Metal Panel	5%			LIFE	**	10	\$6,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exhibition Halls									
Explanation : Inset Decorative Panels									
	Marble Panels	20%			LIFE	**	10	\$23,500	
	Plaster	5%	Now	\$153,000	LIFE	**	5	\$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Upper Floors And Bulkhead Walls									
Water Penetration, Extent : Moderate, Area Affected : 35%									
Location : Upper Floors And Bulkhead Walls									
	Plaster	50%			LIFE	**	5-10	\$124,700	
Ceilings									
	AcousTile,Adhered	10%			2047	**	5	\$12,200	
	AcousTileSusp.Lay-In	15%			2047	**	5	\$18,300	
	Gypsum Board	10%			LIFE	**	5-10	\$41,900	
	Masonry: Marble	5%			LIFE	**	1		
	Plaster	60%	Now	\$119,100	LIFE	**	5	\$45,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Upper Floor Ceilings And Bulkhead									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Upper Floor Ceilings And Bulkhead									

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%			2044	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2042	* *	5	\$2,100	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2029	\$355,900	10	\$18,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	LED	75%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : LED Observed							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 13 AND 13A

Asset # : 2316

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

Lighting

Egress Lighting

Emergency, Service

50%

2034

\$26,900

1

Exit, Service

50%

2034

\$18,800

1

Alarm

Security System

Generic

100%

2039

* *

1

\$30,400

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

Location : Throughout

Explanation : Cameras Security System And Intrusion System Fed From Command Center In Building 12

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$50,100

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

Location : Throughout

Explanation : Fed From Fire Command Center In Building 12

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

Heating

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2037

* *

5

\$4,800

Other Observation, Extent : N/A, Area Affected : 100%

Location : Sub-basement

Explanation : Medium Pressure To Low Pressure

Distribution

Steam Piping/Pump

100%

0-2

\$34,900

2054

* *

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Steam Traps Faulty, Extent : Moderate, Area Affected : 20%

Location : Various Locations

Terminal Devices

Air Handler

75%

2029

\$1,230,800

1

\$37,700

Convactor/Radiator

25%

2032

\$178,300

1

\$6,600

On Extended Life, Extent : Light, Area Affected : 100%

Location : Throughout

Controls

Electrical

100%

2027

\$484,800

Air Conditioning

Distribution

CW & CHW Wtr
Pipe/Pump

100%

2044

* *

4

\$4,000

Other Observation, Extent : N/A, Area Affected : 100%

Location : Section 17

Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 13 AND 13A
Asset # : 2316

Mechanical			Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	\$1,692,100	1	\$50,300	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$71,800	
Exhaust Fans									
	Interior	100%			2029	\$386,800	2	\$2,500	
Energy Recovery Ventilator									
	Generic	100%			2032				
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2034	\$896,000	1		
	Galvanized Steel	20%	0-2	\$89,100	2054	**	1		
Corroded, Extent : Severe, Area Affected : 20%									
Location : At Or Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Various Locations									
Water Heater With Tanks									
	Electric	100%			2029	\$25,300	4		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : One 40 Gallon Unit									
HW Heat Exchanger									
	Steam Fired	15%			2044	**	4	\$1,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Near Kitchen									
	No Component	85%							
Sanitary Piping									
	Cast Iron	10%	0-2	\$2,200	LIFE	**	1		
Blockage /Clogged, Extent : Light, Area Affected : 10%									
Location : Kitchen Grease Trap									
	Cast Iron	90%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	40%	2-4	\$36,900	LIFE	**	1		
Corroded, Extent : Severe, Area Affected : 20%									
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour									
	Cast Iron	60%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Fixtures									
	Generic	100%							
Vertical Transport									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 13 AND 13A

Asset # : 2316

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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 6th Floor									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2044		* *	1-5	\$41,000
Sprinkler									
	No Component	90%							
	Generic	10%			2044		* *	1-2	\$2,300
Chemical System									
	Generic	100%			2029	\$139,900		1-3	\$647,100
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Kitchen Hood									
Explanation : Covers 160 Square Feet									

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 17
Address : W 77TH ST. AND COLUMBUS AVE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.017 / 2318 **Yr Built/Renovated** : 1931 / 2000
Area Sq Ft : 89,502 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 17-Oct-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,263,700	\$344,700
Interior Architecture	\$585,800	\$146,500
Electrical		\$1,025,900
Mechanical		\$5,877,600
Total	\$3,849,500	\$7,394,700
Importance Code A	\$3,263,700	\$344,700
Importance Code B	\$337,300	\$7,050,000
Importance Code C	\$248,500	
Total	\$3,849,500	\$7,394,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$77,400			
Interior Architecture	\$187,700		\$13,400	\$13,400
Electrical	\$58,600	\$14,600	\$20,300	\$14,600
Mechanical	\$197,400	\$41,400	\$37,300	\$39,200
Site Enclosure	\$23,900			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$550,900	\$61,900	\$76,900	\$73,100
Importance Code A	\$77,400		\$2,700	
Importance Code B	\$441,000	\$61,900	\$74,300	\$73,100
Importance Code C	\$32,500			
Total	\$550,900	\$61,900	\$76,900	\$73,100



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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 17

Asset # : 2318

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	100%	Now	\$1,197,000	LIFE	* *	5	\$135,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Bricks Below Parapet Line									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Western Extension On First Floor									
Windows									
	Steel	90%	Now	\$1,517,500	2059	* *	5	\$117,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Beyond Useful Life									
	Steel	10%			2050	* *	5	\$26,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Storefront Windows									
Explanation : East Facade									
Parapets									
	Masonry: Brick	90%	Now	\$199,800	LIFE	* *	5	\$4,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Various									
Efflorescence, Extent : Severe, Area Affected : 20%									
Location : Various									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Vegetation Growth, Extent : Severe, Area Affected : 25%									
Location : Underside Of Coping Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 9th Floor									
	Masonry: Granite	10%	Now	\$23,300	LIFE	* *	5	\$700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 17

Asset # : 2318

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								
	Built-Up (BUR)	50%	Now	\$244,700	2044	* *			1
				<i>Debris on Roof, Extent : Light, Area Affected : 15%</i>					
				<i>Location : Northeast Corner</i>					
				<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>					
				<i>Location : Northeast Corner</i>					
				<i>Embedded Gravel Surface, Extent : Moderate, Area Affected : 100%</i>					
				<i>Location : Throughout</i>					
				<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>					
				<i>Location : Throughout</i>					
				<i>Ponding, Extent : Moderate, Area Affected : 5%</i>					
				<i>Location : Upper Roof Area</i>					
				<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>					
				<i>Location : North Side</i>					
				<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
				<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Throughout</i>					
	Copper/Terne	33%	Now	\$36,400	2049	* *			
				<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Area Around Sloped Glazing</i>					
				<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Various</i>					
				<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Various Areas Into 5th Floor Workshops</i>					
	Skylight, Plastic	2%	Now	\$4,600	2039	* *	1		
				<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Elevator Machine Room And 4th Floor</i>					
	Sloped Glazing	15%	Now	\$104,700	LIFE	* *	5	\$78,300	
				<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
				<i>Location : 5th Floor</i>					
				<i>Explanation : Window Operator Is Not Functioning</i>					

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 17
Asset # : 2318

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	20%	Now	\$101,600	2033	\$507,900	3	\$40,200	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Throughout 1st And 4th Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout 1st And 4th Floor							
		Wrinkling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout 1st And 4th Floor							
	Cast in Place Concrete	50%	Now	\$122,100	LIFE	**	5	\$146,500	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement Electrical And Mechanical Rooms							
	Quarry Tile	10%			2039	**	5	\$20,100	
	Slate	5%			LIFE	**	5	\$14,200	
	Vinyl Tile	5%			2039	**	3	\$2,500	
	Wood	10%			2062	**	5	\$25,100	
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$6,900	
	Gypsum Board	35%			LIFE	**	5-10	\$101,900	
	Masonry: Brick	10%			LIFE	**	10	\$5,100	
		Efflorescence, Extent : Severe, Area Affected : 30%							
		Location : Fifth Floor Mechanical Spaces							
	Plaster	15%	Now	\$67,000	LIFE	**	5	\$7,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Fourth And Fifth Floors							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Fourth And Fifth Floors. Western Extension Of First Floor							
	SGFT/Glazed Masonry	35%	4+	\$115,500	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 5th Floor Studio Space							
Ceilings									
	AcousTileSusp.Lay-In	30%	2-4	\$14,300	2047	**	5	\$20,100	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : 3rd And 4th Floor Offices							
	Exposed Struc: Concrete	50%	Now	\$215,200	LIFE	**	5	\$10,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Sloped Glazing Structure At West Side Of First Floor And Basement							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 15%							
		Location : 4th And 5th Floors And Basement							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 4th And 5th Floors And Basement							
	Exposed Struc: Steel	10%			LIFE	**	10	\$26,800	
	Gypsum Board	10%			LIFE	**	5-10	\$46,000	

Site Enclosure

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 17
Asset # : 2318

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	25%			2054	**			
	Iron Picket	75%	0-2	\$18,300	2054	**			
	Deteriorated Finish, Extent : Light, Area Affected : 25%								
	Location : Throughout								
Free Standing Walls									
	Masonry: Brick	100%	0-2	\$5,700	2044	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Planters Throughout								
Site Pavements									
	On-Site Walkways								
	Pavers/Stone	100%			2037	**			
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%			2044	**	5	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : The Service Equipment Includes Four 4,000 Ampere Switches. This Electrical Service Is Known As 81st Street Service.								
Transformers									
	Dry Type	70%			2039	**	5	\$200	
	Dry Type	30%			2032	\$42,700	5	\$100	
Switchgear / Switchboard									
	Fused Disc Sw	70%			2044	**	5	\$300	
	Molded Case Bkrs	30%			2044	**	5	\$700	
Raceway									
	Conduit	60%			2044	**	1		
	Conduit	40%			2034	\$26,900	1		
Panelboards									
	Fused Disc Sw	40%			2042	**	5	\$800	
	Molded Case Bkrs	60%			2042	**	5	\$1,400	
Wiring									
	Braided Cloth	30%			2033	\$19,400	1		
	Thermoplastic	70%			2044	**	1		
Motor Controllers									
	Locally Mounted	70%			2032	\$173,200	5	\$400	
	Locally Mounted	30%			2039	**	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,600	
Stand-by Power									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 17

Asset # : 2318

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
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$27,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : There Are Several Transfer Switches Associated With The Generator. They Are In Good Condition.							
Generators									
	Diesel	100%			2037	* *	1	\$34,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : This Is A 1,250 Kilovolt Ampere Generator							
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$3,300	
Fuel Storage									
	Day Tank	50%			2042	* *	5		
	Main Tank	50%			2049	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	50%			2029	\$783,000	10	\$41,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	LED	50%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, 3rd Floor							
		Explanation : LED Fixtures							
Egress Lighting									
	Emergency, Service	50%			2034	\$29,500	1		
	Exit, Service	50%			2034	\$20,700	1		
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$33,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Cameras Security System And Intrusion System							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$55,200	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2037	* *	5	\$5,300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 17

Asset # : 2318

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	20%	0-2	\$30,700	2034	\$153,600			
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	Steam Piping/Pump	80%			2034	\$614,600			
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Air Handler	30%			2029	\$541,600	1	\$16,600	
	Convactor/Radiator	60%			2032	\$470,700	1	\$17,300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Convactor/Radiator	10%	Now	\$47,100	2054	* *	1	\$2,600	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 5th Floor							
Controls									
	Pneumatic	100%			2032	\$1,854,100			
Air Conditioning									
Energy Source									
	Electricity	100%			2042	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2037	* *	1	\$92,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 4 Units. Equipment Serves All Museum Building Sections							
	Window/Wall Unit	5%	Now	\$9,100	2029	\$18,200	1		
		Malfunctioning, Extent : Severe, Area Affected : 50%							
		Location : Various Rooms. Multiple Mechanical And Or Electrical Defects							
Distribution									
	CW & CHW Wtr Pipe/Pump	95%			2044	* *	4	\$4,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lower Level Of Section 17							
		Explanation : The Condenser And Chilled Water Pumps In This Section Serves All Sections							
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	70%			2034	\$1,303,000	1	\$38,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 5th Floor							
		Explanation : Mechanical Room							
	No Component	30%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 17

Asset # : 2318

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Water Cooling Tower	30%	Now	\$7,300	2032	\$145,400	2	\$21,600	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : 2 Units, Roof							
	Water Cooling Tower	40%			2038	**	2	\$36,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
	Water Cooling Tower	30%			2032	\$145,400	2	\$27,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,000	
Exhaust Fans									
	Interior	95%			2034	\$404,200	2	\$2,600	
	Roof	5%	Now	\$9,300	2044	**	2	\$100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 2 Units, Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2044	**	1		
	Galvanized Steel	20%			2032	\$244,900	1		
HW Heat Exchanger									
	Steam Fired	60%			2054	**	4	\$8,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units Provide Domestic Hot Water To Other Building Sections							
	Steam Fired	40%	Now	\$18,600	2044	**	4	\$3,500	
		Damaged, Extent : Moderate, Area Affected : 65%							
		Location : Lower Level Of Section 17, 2 Of 3 Defective Heat Exchangers							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	30%	0-2	\$20,300	LIFE	**	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	70%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2025	\$3,000	4	\$2,800	
Backflow Preventer									
	Generic	100%			2034	\$42,800	1	\$5,500	
Fixtures									
	Generic	100%							

Vertical Transport

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 17

Asset # : 2318

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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 5th Floor									
Explanation : 1 Freight Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2044		* *	1-5	\$45,100
Sprinkler									
	Generic	100%			2044		* *	1-2	\$25,100
Fire Pump									
	Generic	100%			2037		* *	1	\$16,700
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Serves All Sprinklers On Campus									

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 19
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.019 / 2337 **Yr Built/Renovated** : 1933 /
Area Sq Ft : 80,578 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 17-Oct-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,Att
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,185,800	\$89,700
Interior Architecture	\$79,100	\$1,086,300
Electrical		\$295,200
Mechanical	\$724,100	\$13,070,600
Total	\$2,989,000	\$14,541,800
Importance Code A	\$2,185,800	\$89,700
Importance Code B	\$803,200	\$14,452,100
Total	\$2,989,000	\$14,541,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$8,700			
Interior Architecture	\$155,100		\$13,600	\$2,200
Electrical	\$7,500	\$7,900	\$9,800	\$8,500
Mechanical	\$59,100	\$14,900	\$18,400	\$15,400
Site Pavements	\$5,500			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$251,700	\$38,500	\$57,500	\$41,900
Importance Code A	\$8,700			
Importance Code B	\$170,800	\$38,500	\$57,500	\$39,700
Importance Code C	\$72,200			\$2,200
Total	\$251,700	\$38,500	\$57,500	\$41,900



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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 19

Asset # : 2337

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	42%	Now	\$406,200	LIFE	* *	5	\$46,000	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%							
		Location : North Facade, West Facade							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade, West Facade							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Northwest Corner Office Window Head On 2nd Floor							
	Masonry: Granite	58%	Now	\$160,900	LIFE	* *	5	\$47,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
Windows									
	Aluminum	15%			2050	* *	5	\$2,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Collections Storage							
		Explanation : Interior Storm Windows.							
	Steel	85%	Now	\$1,156,200	2059	* *	5	\$89,700	
		Air Infiltration, Extent : Severe, Area Affected : 20%							
		Location : Collections Storage And Various Offices							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Various							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : West Side Offices							
		Glazing Clouded, Extent : Moderate, Area Affected : 5%							
		Location : West Side Offices							
Parapets									
	Masonry: Brick	20%	2-4	\$1,600	LIFE	* *	5	\$100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Granite	80%			LIFE	* *	5-10	\$6,400	
Roof									
	Copper/Terne	35%			2049	* *	10	\$30,200	
	Skylight, Metal/Glass	5%			2044	* *	10	\$5,700	
	Slate	60%	Now	\$462,500	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Slate Roof							
		Loose/MISS Fasteners, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 6th Floor Mechanical Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Red Slate Roof							
		Explanation : Approaching Extent Of Useful 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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 19

Asset # : 2337

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$79,100	
	Cork Tile	10%			2044	**	5	\$10,600	
	Marble Panels	7%			LIFE	**	5	\$12,700	
	Poured Epoxy/Resin	15%			2032	\$1,086,300			
	Slate	3%			LIFE	**	5	\$7,700	
	Terrazzo	20%			LIFE	**	5	\$37,700	
	Vinyl Tile	30%			2039	**	3	\$13,600	
Interior Walls									
	Ceramic Tile	3%			2043	**	5	\$4,500	
	Fabric on Framing	2%			2035	**	5	\$1,500	
	Gypsum Board	53%	Now	\$23,800	LIFE	**	5	\$47,500	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 6th Floor Mechanical Room								
	Marble Panels	5%			LIFE	**	10	\$3,000	
	Plaster	15%			LIFE	**	5-10	\$19,100	
	SGFT/Glazed Masonry	20%			LIFE	**	10	\$15,000	
	Wood	2%			LIFE	**	5	\$23,900	
Ceilings									
	AcousTileConcealSpLn	10%			2039	**	5	\$15,100	
	AcousTileSusp.Lay-In	15%			2047	**	5	\$18,100	
	Exposed Struc: Concrete	15%			LIFE	**	5-10	\$22,600	
	Plaster	45%			LIFE	**	5-10	\$93,300	
	Plaster	15%			LIFE	**	5-10	\$31,100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2054	**			
Retaining Walls									
	Cast in Place Concrete	100%			2054	**			
Site Pavements									
On-Site Walkways									
	Asphalt	90%			2043	**			
	Pavers/Stone	10%	Now	\$5,500	2043	**			
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								

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

Under 600 Volts

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 19

Asset # : 2337

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	70%			2034	\$34,000	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : This Section Is Supplied From The 81st Street Electrical Service Located In Section 17.									
	Molded Case Bkrs	30%			2044	* *	5	\$600	
Transformers									
	Dry Type	70%			2047	* *	5	\$200	
	Dry Type	30%			2032	\$42,700	5	\$100	
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2044	* *	5	\$2,100	
Raceway									
	Conduit	70%			2034	\$47,200	1		
	Conduit	30%			2044	* *	1		
Panelboards									
	Molded Case Bkrs	60%			2033	\$32,100	5	\$1,300	
	Molded Case Bkrs	40%			2042	* *	5	\$800	
Wiring									
	Braided Cloth	30%			2033	\$19,400	1		
	Thermoplastic	60%			2044	* *	1		
	Thermoplastic	10%			2034	\$6,500	1		
Motor Controllers									
	Locally Mounted	70%			2032	\$173,200	5	\$400	
	Locally Mounted	30%			2039	* *	5	\$200	
Lighting									
	Interior Lighting								
	Incandescent	100%			2042	* *	2	\$1,800	
Egress Lighting									
	Emergency, Service	50%			2029	\$26,600	1		
	Exit, Service	50%			2034	\$18,600	1		
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$30,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Cameras Security System And Intrusion System									
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$49,700	
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									

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

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 19

Asset # : 2337

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	100%	2-4	\$138,300	2044	* *			
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Terminal Devices									
	Air Handler	70%			2034	\$1,137,700	1	\$34,900	
	Air Handler	5%	0-2	\$81,300	2044	* *	1	\$2,200	
Corroded, Extent : Moderate, Area Affected : 30%									
Location : The Unit In 6th Floor Mechanical Room									
Leak Evident, Extent : Severe, Area Affected : 5%									
Location : The Unit In 6th Floor Mechanical Room									
Obsolete Equipment, Extent : Severe, Area Affected : 100%									
Location : The Unit In 6th Floor Mechanical Room									
	Convactor/Radiator	20%			2032	\$141,300	1	\$5,200	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Convactor/Radiator	5%	0-2	\$21,200	2054	* *	1	\$1,200	
Malfunctioning, Extent : Moderate, Area Affected : 50%									
Location : Throughout, Defective Steam Traps									
Controls									
	Electrical	100%			2029	\$480,200			
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$4,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Section 17									
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2034	\$1,675,900	1	\$49,800	
Dehumidifier									
	No Component	50%							
	Generic	50%			2032	\$8,403,400			
Other Observation, Extent : N/A, Area Affected : 50%									
Location : Various Floors									
Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$71,100	
Exhaust Fans									
	Interior	90%			2034	\$344,800	2	\$2,200	
	Roof	10%			2034	\$16,800	2	\$200	
Energy Recovery Ventilator									
	Generic	100%			2032				

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 19

Asset # : 2337

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2034	\$887,400	1		
	Galvanized Steel	20%	0-2	\$88,200	2054	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues							
Sanitary Piping									
	Cast Iron	100%	4+	\$326,400	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	5%	0-2	\$3,000	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 20%							
		Location : Attic							
	Cast Iron	95%	4+	\$86,800	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Backflow Preventer									
	Generic	100%			2039	* *	1	\$4,900	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : One Elevator From Basement To 6th Floor, One Elevator From 4th To 6th Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$40,600	
	Sprinkler								
	No Component	50%							
	Generic	50%			2044	* *	1-2	\$11,300	

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

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

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 1A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.01A / 2338 **Yr Built/Renovated** : 1955 / 1996
Area Sq Ft : 38,240 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Oct-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$288,900	
Interior Architecture		\$1,329,100
Electrical		\$539,500
Mechanical	\$3,137,900	\$929,800
Total	\$3,426,800	\$2,798,400
Importance Code A	\$288,900	
Importance Code B	\$3,137,900	\$2,798,400
Total	\$3,426,800	\$2,798,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$26,800			
Interior Architecture	\$127,800		\$12,900	\$3,600
Electrical	\$3,600	\$3,600	\$4,700	\$3,700
Mechanical	\$87,600	\$4,300	\$6,000	\$3,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$249,700	\$11,800	\$27,600	\$14,200
Importance Code A	\$27,900			
Importance Code B	\$136,900	\$11,800	\$27,600	\$14,200
Importance Code C	\$84,900			
Total	\$249,700	\$11,800	\$27,600	\$14,200



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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1A

Asset # : 2338

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	93%	Now	\$52,000	LIFE	* *	5	\$29,500	
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : East Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
	Masonry: Limestone	7%	Now	\$5,600	LIFE	* *	5	\$1,700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Window Sills And Headers							
Windows									
	Steel	100%	2-4	\$138,900	2059	* *	5	\$18,000	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$2,900	
	Masonry: Brick	95%	2-4	\$19,100	LIFE	* *	5	\$1,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Parapet Wall							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Parapet Wall							
		Staining/Discoloring, Extent : Moderate, Area Affected : 45%							
		Location : Exterior Parapet Wall							
Roof									
	Roll Roofing	98%	Now	\$98,000	2036	* *	5	\$11,700	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 5th Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Lower Roof							
	Skylight, Plastic	2%			2047	* *	1		
Interior									
Floors									
	Carpet	45%			2033	\$488,300	3	\$38,600	
	Cast in Place Concrete	5%			LIFE	* *	5	\$12,500	
	Vinyl Tile	35%			2034	\$593,200	3	\$10,000	
	Vinyl Tile 9" X 9"	15%			2029	\$736,000	3	\$4,300	
Interior Walls									
	Gypsum Board	30%			LIFE	* *	5-10	\$62,800	
	Masonry: Brick	10%			LIFE	* *	10	\$3,700	
	Plaster	60%			LIFE	* *	5-10	\$62,700	

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1A

Asset # : 2338

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

AcousTileSusp.Lay-In	50%		2039	**	5	\$28,600		
Exposed Struc: Concrete	10%		LIFE	**	5-10	\$7,200		
Exposed Struc: Steel	10%		LIFE	**	10	\$11,400		
Masonry: Infill Arch	10%		LIFE	**	10	\$2,900		
Plaster	20%		LIFE	**	5-10	\$19,700		

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	10%		2044	**	5			
Molded Case Bkrs	90%		2044	**	5	\$900		

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

Location : Basement

Explanation : This Section Is Supplied From The 77th Street Electrical Service Located In Section 3.

Switchgear / Switchboard

Fused Disc Sw	10%		2044	**	5			
Molded Case Bkrs	90%		2044	**	5	\$900		

Raceway

Conduit	60%		2044	**	1			
Conduit	40%		2034	\$15,800	1			

Panelboards

Molded Case Bkrs	70%		2042	**	5	\$700		
Molded Case Bkrs	30%		2033	\$9,600	5	\$300		

Wiring

Braided Cloth	30%		2033	\$10,700	1			
Thermoplastic	70%		2044	**	1			

Motor Controllers

Locally Mounted	70%		2032	\$71,100	5	\$200		
Locally Mounted	30%		2039	**	5	\$100		

Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	70%		2034	\$468,400	10	\$24,600		
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

LED	30%		2042	**				
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement, 4th Floor

Explanation : LED Fixtures Were Installed In 2017.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1A

Asset # : 2338

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

Lighting

Egress Lighting

Emergency, Service

50%

2034

\$12,600

1

Exit, Service

50%

2034

\$8,800

1

Alarm

Security System

Generic

100%

2039

* *

1

\$14,300

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

Location : Throughout The Building

Explanation : Cameras Security System And Intrusion System

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$23,600

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

Heating

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2030

\$24,700

5

\$2,300

Distribution

Steam Piping/Pump

50%

0-2

\$98,500

2064

* *

Corroded, Extent : Severe, Area Affected : 100%

Location : Throughout

Steam Piping/Pump

50%

4+

\$49,200

2044

* *

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Terminal Devices

Convactor/Radiator

10%

0-2

\$20,100

2054

* *

1

\$1,100

Malfunctioning, Extent : Moderate, Area Affected : 50%

Location : Throughout, Defective Steam Traps

Convactor/Radiator

25%

2032

\$83,800

1

\$3,100

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

No Component

65%

Other Observation, Extent : Light, Area Affected : 0%

Location : Throughout

Explanation : Covered Under Air Conditioning

Air Conditioning

Energy Source

Electricity

35%

2050

* *

1

No Component

65%

Other Observation, Extent : Light, Area Affected : 0%

Location : Section 17

Explanation : Chilled Water Plant

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1A

Asset # : 2338

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	30%	Now	\$14,600	2034	\$292,000			
		Broken, Extent : Severe, Area Affected : 10%							
		Location : 4th Floor							
	Window/Wall Unit	35%	0-2	\$32,600	2034	\$54,300	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	No Component	35%							
Distribution									
	CW & CHW Wtr	65%			2054	* *	4	\$1,800	
	Pipe/Pump								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Section 17							
		Explanation : Piping Only. Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17							
	No Component	35%							
Terminal Devices									
	Air Handler/Cool/Ht	65%			2029	\$336,000	1	\$15,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Section 2 Fourth Floor							
		Explanation : Located							
	No Component	35%							
Dehumidifier									
	No Component	50%							
	Generic	50%			2028	\$2,592,200			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Fan Rooms							
		Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,800	
Exhaust Fans									
	Interior	90%	4+	\$65,400	2034	\$163,600	2	\$800	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Fan Rooms							
	Roof	10%	4+	\$4,000	2034	\$8,000	2	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1A

Asset # : 2338

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping									
	Galvanized Steel	20%	0-2	\$41,900	2054	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Or Near Points Of Use, Heavy Internal Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues.</i>									
	Galvanized Steel	80%	4+	\$83,700	2039	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Sanitary Piping									
	Cast Iron	95%	4+	\$147,200	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
	Cast Iron	5%	Now	\$7,700	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>									
<i>Location : 3rd Floor Laboratory Sink Drains</i>									
Storm Drain Piping									
	Cast Iron	20%	0-2	\$17,300	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>									
	Cast Iron	80%	4+	\$34,700	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement To 2nd Floor, Gallery 77</i>									
<i>Explanation : 1 Unit</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2044	**	1-5	\$19,300	
Sprinkler									
	No Component	80%							
	Generic	20%			2054	**	1-2	\$2,100	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.002 / 2328 **Yr Built/Renovated** : 1891 / 2014
Area Sq Ft : 105,089 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Oct-2022 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,301,100	\$93,800
Interior Architecture	\$101,300	\$1,449,700
Electrical		\$1,612,700
Mechanical	\$1,282,600	\$1,713,500
Total	\$2,685,000	\$4,869,600
Importance Code A	\$1,301,100	\$93,800
Importance Code B	\$1,282,600	\$4,674,500
Importance Code C	\$101,300	\$101,300
Total	\$2,685,000	\$4,869,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,700		\$6,500	
Interior Architecture	\$302,200		\$23,500	\$2,000
Electrical	\$63,200	\$13,000	\$13,700	\$16,000
Mechanical	\$45,400	\$15,900	\$23,000	\$14,300
Site Pavements	\$7,100			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$446,500	\$38,800	\$76,600	\$42,100
Importance Code A	\$18,700		\$6,500	
Importance Code B	\$285,800	\$38,800	\$70,100	\$42,100
Importance Code C	\$142,000			
Total	\$446,500	\$38,800	\$76,600	\$42,100



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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B
Asset # : 2328

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	20%	Now	\$18,700	LIFE	* *	5	\$10,600	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : North Facade							
	Masonry: Granite	80%	Now	\$107,500	LIFE	* *	5	\$31,800	
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : South Elevation							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
Windows									
	Wood	10%	Now	\$70,300	2059	* *	5	\$9,400	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : North Facade							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : North Facade							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : North Facade							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : North Facade							
	Wood	90%			2050	* *	5	\$168,800	
Parapets									
	Masonry: Granite	5%			LIFE	* *	5-10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : Granite Balustrade							
	No Component	95%							
Roof									
	Copper/Terne	5%			2037	* *	10	\$6,500	
	Modified Bitumen	5%			2039	* *	10	\$2,600	
	Slate	90%	Now	\$1,039,000	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Attic							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Roof Is 62 Years Beyond Highest Rated Lifespan.							
Soffits									
	Exposed Struc: Steel	5%			LIFE	* *	5		
	Masonry: Brick	95%			LIFE	* *	5		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B
Asset # : 2328

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	15%			2033	\$447,300	3	\$35,400	
Cast in Place Concrete	10%			LIFE	**	5	\$68,800	
Ceramic Tile	5%			2037	**	5	\$7,900	
Cork Tile	5%			2054	**	5	\$6,900	
Other Observation, Extent : Light, Area Affected : 20%								
Location : 5th Floor								
Explanation : New Buildout								
Mosaic Tile	20%			2039	**	5	\$78,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors, Various Offices								
Explanation : Historic Decorative Minton Tiles - Super Premium.								
Marble Panels	10%			LIFE	**	5	\$23,600	
Terrazzo	20%			LIFE	**	5	\$49,200	
Vinyl Tile 9" X 9"	10%			2034	\$1,348,400	3	\$7,900	
Wood	5%			2049	**	5	\$14,700	
Interior Walls								
Fabric on Framing	15%			2035	**	5	\$19,000	
Glass: Single Pane	15%			LIFE	**	5	\$57,000	
Gypsum Board	15%			LIFE	**	5-10	\$64,600	
Masonry: Brick	5%			LIFE	**	10	\$3,800	
Marble Panels	5%			LIFE	**	10	\$5,100	
Plaster	35%	Now	\$46,200	LIFE	**	5	\$26,600	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 5th Floor Teaching Laboratory Room 59								
Wood	10%			LIFE	**	5	\$202,600	
Ceilings								
AcousTileConcealSpLn	10%			2047	**	5	\$15,600	
AcousTileSusp.Lay-In	30%	Now	\$13,300	2047	**	5	\$18,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Offices								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Development Offices								
Exposed Struc: Steel	7%			LIFE	**	10	\$17,400	
Gypsum Board	10%			LIFE	**	5-10	\$42,800	
Plaster	40%	Now	\$32,500	LIFE	**	5	\$31,100	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 5th Floor Teaching Laboratory Room 59								
Plaster	3%			LIFE	**	5-10	\$6,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B
Asset # : 2328

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Free Standing Walls								
	Masonry: Fieldstone	100%			2044		* *		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Exterior Stair Cheek Walls					
				Explanation : This Is Actually Granite					
Retaining Walls									
	Masonry: Fieldstone	100%			2044		* *		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Entry Stair Area					
				Explanation : This Is Actually Granite					
Site Pavements									
	Public Sidewalk								
	Pavers/Stone	100%			2037		* *		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 77th Street					
				Explanation : This Is Actually An Asphalt Paver					
On-Site Walkways									
	Masonry: Granite	35%	Now	\$7,100	LIFE		* *		
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
				Location : Exterior Stairs At Main Entry					
	Pavers/Stone	65%			2037		* *		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Main Entry Area					
				Explanation : This Is Actually An Asphalt Paver					
Parking/Driveway									
	Pavers/Stone	100%			2037		* *		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Main Entrance Area					
				Explanation : This Is Actually An Asphalt Paver					

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%			2044	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Section 2 Is Supplied From 77th Street Electrical Service Located In Section 3.							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2044	* *	5	\$2,800	
Raceway									
	Conduit	70%			2034	\$73,200	1		
	Conduit	30%			2044	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B
Asset # : 2328

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	70%			2033	\$52,400	5	\$1,900	
	Molded Case Bkrs	30%			2042	* *	5	\$800	
Wiring									
	Braided Cloth	40%			2033	\$41,700	1		
	Thermoplastic	60%			2044	* *	1		
Motor Controllers									
	Locally Mounted	80%			2032	\$277,100	5	\$600	
	Locally Mounted	20%			2039	* *	5	\$100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2039	* *	1	\$32,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Transfer Switch Is Associated With 1,500 Kilowatt Generator.								
Lighting									
Interior Lighting									
	Fluorescent	50%			2029	\$919,400	10	\$48,200	
	LED	50%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$34,700	1		
	Exit, Service	50%			2039	* *	1		
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$39,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Cameras Security System And Intrusion System								
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$290,600	1-3	\$66,700	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	15%	0-2	\$13,500	2054		* *		
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
	Steam Piping/Pump	15%			2054		* *		
	Steam Piping/Pump	70%	4+	\$189,400	2044		* *		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B
Asset # : 2328

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									
	Terminal Devices								
	Air Handler	50%			2034	\$1,059,900	1	\$32,500	
	Convector/Radiator	10%	0-2	\$55,300	2054	* *	1	\$3,100	
		Malfunctioning, Extent : Severe, Area Affected : 50%							
		Location : Throughout, Defective Steam Traps							
	Convector/Radiator	40%	4+	\$110,500	2039	* *	1	\$12,200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	40%			2050	* *	1		
	No Component	60%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 17							
		Explanation : Chilled Water Plant							
	Conversion Equipment								
	Window/Wall Unit	20%			2032	\$85,300	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 5th Floor							
		Explanation : Serves Offices							
	No Component	80%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	60%			2054	* *	4	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Piping Only, Chilled Water Is Pumped From Central Chiller Plant In Section 17							
	No Component	40%							
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2034	\$349,700	1	\$52,000	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,800	
	Exhaust Fans								
	Roof	100%			2034	\$218,600	2	\$3,200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	80%	4+	\$230,100	2039	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Galvanized Steel	20%	0-2	\$115,000	2054	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : At Points Of Use, Heavy Internal Corrosion Reported. The Internal Pipe Corrosion Is Creating Water Flow Restrictions Issues							

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B
Asset # : 2328

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	4+	\$425,700	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	70%	4+	\$83,400	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	25%	Now	\$59,600	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
		Cracked, Extent : Moderate, Area Affected : 25%							
		Location : 2 Of 6 Cracked Risers							
	Cast Iron	5%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 5th Floor, 77th Street Side Of Complex							
		Explanation : 2 Units, No. 15 And 16							
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$53,000	
Sprinkler									
	No Component	60%							
	Generic	40%			2054	* *	1-2	\$11,800	

*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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 20
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.020 / 13555 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 82,177 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Oct-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,8
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$123,600	\$593,800
Interior Architecture	\$439,200	\$1,196,400
Electrical		\$718,900
Mechanical		\$2,566,500
Total	\$562,800	\$5,075,700
Importance Code A	\$123,600	\$593,800
Importance Code B	\$276,900	\$4,393,300
Importance Code C	\$162,300	\$88,500
Total	\$562,800	\$5,075,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$83,300		\$16,100	
Interior Architecture	\$68,300		\$20,000	\$4,300
Electrical	\$46,400	\$7,700	\$9,200	\$7,700
Mechanical	\$40,200	\$17,400	\$19,800	\$17,500
Elevators/Escalators	\$10,900	\$10,900	\$10,900	\$10,900
Total	\$249,100	\$35,900	\$76,000	\$40,400
Importance Code A	\$83,900	\$600	\$16,800	\$600
Importance Code B	\$158,200	\$35,300	\$59,300	\$35,500
Importance Code C	\$6,900			\$4,300
Total	\$249,100	\$35,900	\$76,000	\$40,400



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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 20

Asset # : 13555

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								
	Copper/Terne	10%			2069	**	10	\$40,800	
	Masonry: Brick	71%			LIFE	**	5	\$247,200	
	Masonry: Limestone	5%			LIFE	**	5	\$13,100	
	Metal, Corrugated	2%			2054	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Rooftop								
	Explanation : Mechanical Enclosures								
	Window Wall	12%	Now	\$13,600	2054	**	5	\$39,200	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : 8th Floor Onto Terrace								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : South Facing Thresholds At 8th Floor Terrace								
Windows									
	Aluminum	95%			2050	**	5	\$900	
	Metal Louvers	5%			2043	**	10	\$300	
Parapets									
	Copper/Terne	15%			2069	**	5	\$4,300	
	Masonry: Brick	45%	Now	\$35,900	LIFE	**	5	\$2,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Interior Wall Of Parapet. 8th Floor Terrace								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%								
	Location : Throughout 8th Floor Terrace								
	Vegetation Growth, Extent : Moderate, Area Affected : 25%								
	Location : Interior Wall Of Parapet. 8th Floor Terrace								
	Metal Rail	25%			2047	**	5-10	\$26,600	
	Pre-Cast Concrete	15%	4+	\$1,500	LIFE	**	5	\$5,600	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
	Location : Coping Stone								
Roof									
	IRMA/Protected Membrane	30%	Now	\$25,300	2034			\$252,500	
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%								
	Location : Throughout 8th Floor Terrace								
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
	Location : 8th Floor Terrace								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations On Terrace								
	Modified Bitumen	70%			2034		10	\$18,600	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 20

Asset # : 13555

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	10%			2033	\$233,200	3	\$18,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$26,900	
	Ceramic Tile	20%	0-2	\$74,300	2043	**	5	\$12,300	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Cafeteria									
	Poured Epoxy/Resin	15%			2032	\$1,107,900			
	Sheet Vinyl/Rubber	15%			2039	**	5	\$27,700	
	Terrazzo	10%			LIFE	**	5	\$19,200	
	Vinyl Tile	15%			2039	**	3	\$6,900	
	Wood	10%			2062	**	5	\$23,100	
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$8,700	
	Concrete Masonry Unit	10%			LIFE	**	5	\$13,900	
	Gypsum Board	85%			LIFE	**	5-10	\$250,800	
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$6,600	2047	**	5	\$9,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Various Areas									
	Exposed Struc: Steel	55%			LIFE	**	10	\$135,300	
	Exposed Struc: Steel	5%	Now	\$31,700	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%									
Location : 7th Floor Ceiling Below 8th Floor Terrace									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : 7th Floor Ceiling Below 8th Floor Terrace									
	Gypsum Board	25%			LIFE	**	5-10	\$105,700	
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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2054	**	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 100 Ampere Main Switch Fed From 81st Street Vault In Building 17 Via Building 15									
Transformers									
	Dry Type	100%			2039	**	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement And 8th Floor Mechanical Room									
Explanation : Three Transformers. 30, 45 And 112.5 Kilovolt Ampere									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2044	**	5	\$400	
Raceway									
	Conduit	100%			2044	**	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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 20

Asset # : 13555

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

Under 600 Volts

Panelboards

Molded Case Bkrs	100%		2050	**	5	\$2,200
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Wiring

Thermoplastic	100%		2054	**	1	
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Motor Controllers

Locally Mounted	75%		2039	**	5	\$400
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Variable Frequency	25%		2047	**		
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Drive

Lighting

Interior Lighting

Fluorescent	50%		2029	\$718,900	10	\$37,700
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

LED	50%		2042	**		
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Egress Lighting

Emergency, Service	50%		2034	\$27,100	1	
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Exit, Service	50%		2034	\$19,000	1	
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Alarm

Security System

Generic	100%		2039	**	1	\$30,700
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Cameras Security System And Intrusion System Fed From Command Center At Building 12

Fire/Smoke Detection

Generic, Analog	100%		2039	**	1-3	\$50,600
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Fed From Fire Command Center In Building 12

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

Heating

Conversion Equipment

Heat Exchanger, Plate & Frame	15%		2037	**	1	\$6,100
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : One Unit Converts Steam To Hot Water System

No Component	85%					
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Other Observation, Extent : Light, Area Affected : 0%

Location : Basement

Explanation : Low Pressure Steam From Section 13

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 20

Asset # : 13555

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	15%			2042	**	4	\$900	
	Steam Piping/Pump	85%			2044	**			
	Terminal Devices								
	Air Handler	85%			2034	\$211,300	1	\$43,200	
	Convactor/Radiator	15%			2039	**	1	\$4,000	
	Controls								
	Pneumatic	100%			2032	\$255,400			
Air Conditioning									
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2044	**	4	\$4,100	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Section 17 Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	\$1,709,100	1	\$50,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$72,600	
	Exhaust Fans								
	Interior	100%			2034	\$390,700	2	\$2,500	
	Energy Recovery Ventilator								
	Generic	100%			2032				
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$25,300	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	50%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 50% Location : Basement To 8th Floor Explanation : 1 Unit								
	Hydraulic	50%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 50% Location : 3 Levels. Museum Shop Explanation : 1 Unit								

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 20

Asset # : 13555

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
	Standpipe							
	Generic	100%		2044	* *	1-5	\$41,400	
	Sprinkler							
	Generic	100%		2044	* *	1-2	\$23,000	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 3
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.003 / 2808 **Yr Built/Renovated** : 1894 / 2007
Area Sq Ft : 67,921 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Sep-2022 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,164,300	\$117,600
Interior Architecture	\$609,700	\$2,079,300
Electrical		\$976,100
Mechanical	\$789,700	\$4,483,500
Total	\$3,563,800	\$7,656,500
Importance Code A	\$2,164,300	\$117,600
Importance Code B	\$1,163,400	\$7,419,600
Importance Code C	\$236,000	\$119,300
Total	\$3,563,800	\$7,656,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$88,500		\$1,500	\$5,000
Electrical	\$43,700	\$6,300	\$8,400	\$6,800
Mechanical	\$35,800	\$6,600	\$10,000	\$6,300
Site Enclosure	\$1,400			
Total	\$169,400	\$12,900	\$19,900	\$18,000
Importance Code A	\$2,000			
Importance Code B	\$159,200	\$12,900	\$19,900	\$18,000
Importance Code C	\$8,100			
Total	\$169,400	\$12,900	\$19,900	\$18,000



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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3
Asset # : 2808

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								
	Copper/Terne	5%			2054	* *	10	\$7,300	
	Masonry: Granite	95%	Now	\$748,500	LIFE	* *	5	\$44,300	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : 77th Street								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 77th Street								
	Windows								
	Wood	100%	Now	\$101,200	2050	* *	5	\$117,600	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
	Location : 77th Street								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Roof								
	Copper/Terne	20%	Now	\$59,300	2049	* *			
	Seams Open/Split, Extent : Moderate, Area Affected : 10%								
	Location : North Side								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Throughout								
	Slate	80%	Now	\$1,255,300	LIFE	* *			1
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Loose Units, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : Roof Is Over 100 Years Old. Long Past Rated 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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3
Asset # : 2808

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	2%			2030	\$38,500	3	\$4,100	
	Worn/Eroded, Extent : Moderate, Area Affected : 5%							
	Location : 5th Floor Offices							
Ceramic Tile	3%			2037	**	5	\$3,100	
Mosaic Tile	15%			2039	**	5	\$38,100	
Terrazzo	32%	Now	\$163,000	LIFE	**	5	\$25,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout 1st And 4th Floors Exhibit Halls							
Vinyl Tile	13%	Now	\$39,100	2034	\$391,300	3	\$5,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Basement Corridor							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Basement Corridor							
	Patching Evident, Extent : Light, Area Affected : 5%							
	Location : Basement Corridor							
Vinyl Tile 9" X 9"	18%	Now	\$156,900	2034	\$1,568,600	3	\$6,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout 5th Floor							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout 5th Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout 5th Floor							
Wood	17%			2049	**	5	\$32,400	
Interior Walls								
Glass: Single Pane	3%			LIFE	**	5	\$6,400	
Gypsum Board	60%			LIFE	**	5-10	\$144,900	
Masonry: Brick	2%			LIFE	**	10	\$900	
Mosaic Tile	3%			LIFE	**	10	\$2,700	
Plaster	20%	Now	\$74,100	LIFE	**	5	\$8,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Fifth Floor Offices, Mezzanine, 4th And 1st Floor Exhibit							
	Paint Peeling, Extent : Light, Area Affected : 15%							
	Location : Fifth Floor Offices, Mezzanine, 4th And 1st Floor Exhibit							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Fifth Floor Offices, Mezzanine, 4th And 1st Floor Exhibit							
Wood	12%			LIFE	**	5	\$136,400	

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3
Asset # : 2808

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	40%	4+	\$14,000	2039	* *	5	\$25,400	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout 1st Floor							
	AcousTileSusp.Lay-In	20%	4+	\$7,200	2039	* *	5	\$10,200	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Cafeteria							
	Exposed Struc: Steel	10%			LIFE	* *	10	\$20,300	
	Plaster	20%	Now	\$33,100	LIFE	* *	5	\$12,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Fifth Floor And Mezzanine							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Fifth Floor And Mezzanine							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Fifth Floor And Mezzanine							
	Plaster	10%	Now	\$20,700	LIFE	* *	5	\$6,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 4th Floor Exhibits							
		Paint Peeling, Extent : Light, Area Affected : 5%							
		Location : 4th Floor Exhibits							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 4th Floor Exhibits							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	2-4	\$1,400	2054	* *			
		Deteriorated Finish, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Retaining Walls								
	Cast in Place Concrete	100%			2054	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	15%			2047	* *			
	Pavers/Stone	85%			2037	* *			
	On-Site Walkways								
	Pavers/Stone	100%			2037	* *			

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

Under 600 Volts

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3
Asset # : 2808

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$48,500	5	\$300	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Electrical Room Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Service Equipment Includes Three 4,000 Ampere Switches. This Service Is Known As The 77th Street Service.							
Transformers									
	Dry Type	40%			2039	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Transformer System Includes The Following Kilovolt Ampere Transformer Sizes: One 500, One 300, One 225, One 150							
	Dry Type	60%			2032	\$85,500	5	\$200	
Switchgear / Switchboard									
	Fused Disc Sw	100%			2034	\$69,700	5	\$300	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Electrical Room Basement							
Raceway									
	Busway	10%			2032	\$6,700	1		
	Conduit	50%			2034	\$33,700	1		
	Conduit	40%			2044	* *	1		
Panelboards									
	Fused Disc Sw	30%			2033	\$12,800	5	\$500	
	Molded Case Bkrs	50%			2042	* *	5	\$900	
	Molded Case Bkrs	20%			2033	\$8,600	5	\$400	
Wiring									
	Braided Cloth	40%			2033	\$25,800	1		
	Thermoplastic	60%			2044	* *	1		
Motor Controllers									
	Locally Mounted	50%			2032	\$74,200	5	\$200	
	Locally Mounted	30%			2039	* *	5	\$100	
	Motor Control Center	20%			2032	\$29,700	5	\$400	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2029	\$713,000	10	\$37,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	LED	40%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$22,400	1		
	Exit, Service	50%			2034	\$15,700	1		

Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3
Asset # : 2808

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

Alarm

Security System
Generic

100%

2039

* *

1

\$25,400

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

Location : Throughout Building

Explanation : Cameras Security System And Intrusion System

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$41,900

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

Heating

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2030

\$43,800

5

\$4,000

Distribution

Steam Piping/Pump

20%

2-4

\$70,000

2064

* *

Corroded, Extent : Severe, Area Affected : 100%

Location : Throughout

Steam Piping/Pump

80%

4+

\$139,900

2044

* *

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Terminal Devices

Convactor/Radiator

15%

2032

\$89,300

1

\$3,300

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

No Component

85%

Air Conditioning

Energy Source

Electricity

30%

2050

* *

1

No Component

70%

Other Observation, Extent : Light, Area Affected : 0%

Location : Section 17

Explanation : Chilled Water Plant

Conversion Equipment

Window/Wall Unit

50%

2027

\$137,900

1

No Component

50%

Distribution

CW & CHW Wtr

60%

2044

* *

4

\$2,000

Pipe/Pump

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

Location : Throughout

Explanation : Piping Only, Chilled Water Is Pumped From The Central Chiller Plant

No Component

40%

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3

Asset # : 2808

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	70%	Now	\$9,900	2029	\$494,400	1	\$26,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 5th Floor Mechanical Room</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 5th Floor Mechanical Room</i>									
<i>Explanation : Units In Room Serves 3a</i>									
	No Component	30%							
Dehumidifier									
	No Component	60%							
	Generic	40%			2032	\$2,833,400			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 3rd And 4th Floor Air Handlers</i>									
<i>Explanation : The Air Handling Units Have The Capablity To Perform A Dehumidification Cycle</i>									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,000	
Exhaust Fans									
	Interior	100%			2034	\$322,900	2	\$2,100	
Plumbing									
H/C Water Piping									
	Galvanized Steel	80%			2032	\$743,500	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
	Galvanized Steel	20%	2-4	\$74,400	2054	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues</i>									
Water Heater With Tanks									
	Electric	10%			2032	\$5,100	4		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>									
<i>Location : Cafeteria</i>									
<i>Explanation : For Dish Washing Only. 2 Water Heaters, 40 Gallons Each</i>									
	No Component	90%							
Sanitary Piping									
	Cast Iron	100%	4+	\$275,100	LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									

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Estimates are rounded to the nearest hundred dollars.*

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3

Asset # : 2808

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	20%	2-4	\$30,800	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement And First Floors, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	80%	4+	\$61,600	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$34,200	
Sprinkler									
	No Component	85%							
	Generic	15%			2044	* *	1-2	\$2,900	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 3A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.03A / 2341 **Yr Built/Renovated** : 1969 /
Area Sq Ft : 71,112 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Sep-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,5,8,9,10
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$135,000	\$379,200
Interior Architecture	\$314,200	\$2,977,600
Electrical		\$258,300
Mechanical	\$1,721,600	\$1,116,500
Total	\$2,170,800	\$4,731,500
Importance Code A	\$135,000	\$379,200
Importance Code B	\$1,831,200	\$4,352,400
Importance Code C	\$204,500	
Total	\$2,170,800	\$4,731,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$51,300		\$2,500	
Interior Architecture	\$88,800		\$45,200	\$17,600
Electrical	\$13,200	\$6,600	\$8,400	\$7,500
Mechanical	\$32,100	\$10,300	\$15,600	\$12,500
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$195,200	\$26,800	\$81,500	\$47,500
Importance Code A	\$51,300		\$4,200	
Importance Code B	\$96,700	\$26,800	\$77,400	\$43,900
Importance Code C	\$47,300			\$3,600
Total	\$195,200	\$26,800	\$81,500	\$47,500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3A

Asset # : 2341

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	100%	4+	\$135,000	LIFE	* *	5	\$76,500	
Spalling, Extent : Moderate, Area Affected : 2%									
Location : North Facade									
Windows									
	Aluminum	100%			2042	* *	5	\$5,000	
Parapets									
	Masonry: Brick	95%	2-4	\$33,900	LIFE	* *	5	\$5,000	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Pre-Cast Concrete	5%	2-4	\$2,300	LIFE	* *	5	\$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Various Coping Stones									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
	Built-Up (BUR)	95%	Now	\$15,100	2029	\$302,700			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%									
Location : Main Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Modified Bitumen	2%			2034	\$6,000	10	\$500	
	Skylight, Plastic	3%			2039	* *	1		
Soffits									
	Stucco Cement	100%			2039	* *	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$46,600	
	Ceramic Tile	5%			2043	* *	5	\$5,300	
	Vinyl Tile	80%			2034	\$2,521,400	3	\$42,600	
	Vinyl Tile 9" X 9"	5%			2029	\$456,200	3	\$2,700	
Interior Walls									
	Ceramic Tile	5%			2043	* *	5	\$7,300	
	Concrete Masonry Unit	70%	4+	\$204,500	LIFE	* *	5	\$40,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%									
Location : 9th And 10th Floor Corridors And Stair B									
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : 9th And 10th Floor Stairwell B									
	Plaster	25%	Now	\$47,300	LIFE	* *	5	\$10,900	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : 10th Floor Corridor									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3A

Asset # : 2341

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	60%			2047	**	5	\$79,800	
AcousTileSusp.Lay-In	10%			2047	**	5	\$10,600	
Exposed Struc: Steel	20%	4+	\$109,700	LIFE	**			

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : Basement By Electrical Panels

Plaster	10%	2-4	\$6,900	LIFE	**	5	\$6,700	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Various Locations

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034		\$48,500	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : This Electrical Service Is Known As The 77th Street Service. It Includes Three 4,000 Ampere Service Switches.

Transformers

Dry Type	90%			2039	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Transformer Sizes Include The Following Kilovolt Ampere Rating: 500, 300, 225, 150

Dry Type	10%			2032		\$14,200	5		
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Switchgear / Switchboard

Fused Disc Sw	60%			2034		\$41,800	5	\$200	
Molded Case Bkrs	40%			2044	**		5	\$700	

Raceway

Conduit	60%			2034		\$40,400	1		
Conduit	40%			2044	**		1		

Panelboards

Fused Disc Sw	40%			2033		\$21,400	5	\$700	
Molded Case Bkrs	60%			2033		\$32,100	5	\$1,100	

Wiring

Braided Cloth	40%			2033		\$25,800	1		
Thermoplastic	60%			2044	**		1		

Motor Controllers

Locally Mounted	60%			2039	**		5	\$300	
Motor Control Center	40%			2032		\$79,200	5	\$800	

Ground

Grounding Devices

Not Accessible	100%								
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Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3A

Asset # : 2341

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

Lighting

Interior Lighting
Fluorescent

10%
2029 \$124,400 10 \$6,500
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout Building

LED

90% 2042 * *

Egress Lighting

Emergency, Service

50% 2034 \$23,500 1

Exit, Service

50% 2034 \$16,400 1

Alarm

Security System
Generic

100% 2039 * * 1 \$26,600
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout Building
Explanation : Cameras Security System And Intrusion System

Fire/Smoke Detection

Generic, Digital

100% 2039 * * 1-3 \$43,800

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

Heating

Conversion Equipment

Heat Exchanger, Shell & Tube

20% 2037 * *

Pres. Reducing Valve/LP Steam

80% 2037 * * 5 \$3,400

Distribution

Steam Piping/Pump

10% 2054 * *

Steam Piping/Pump

90% 4+ \$164,800 2044 * *
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Throughout

Terminal Devices

Convactor/Radiator

10% 2-4 \$37,400 2054 * * 1 \$2,100
Malfunctioning, Extent : Moderate, Area Affected : 60%
Location : Throughout, Defective Steam Traps

Convactor/Radiator

40% 4+ \$74,800 2039 * * 1 \$8,300
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Throughout

No Component

50%

Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3A

Asset # : 2341

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	2-4	\$6,200	2054	* *	4	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Piping Only, Chilled Water Is Pumped From Central Chiller Plant In Section 17</i>									
Terminal Devices									
	Air Handler/Cool/Ht	100%	2-4	\$887,400	2044	* *	1	\$39,600	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Fan Room Air Handler</i>									
<i>Explanation : Control System Malfunction</i>									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$62,800	
Exhaust Fans									
	Interior	100%			2029	\$338,100	2	\$2,200	
Plumbing									
H/C Water Piping									
	Galvanized Steel	20%	2-4	\$77,800	2054	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Points Of Use, Heavy Internal Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues.</i>									
	Galvanized Steel	80%			2032	\$778,500	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Water Heater With Tanks									
	Electric	100%			2029	\$25,300	4		
HW Heat Exchanger									
	Steam Fired	100%			2044	* *	4	\$7,000	
Sanitary Piping									
	Cast Iron	30%	2-4	\$172,800	LIFE	* *	1		
<i>Leak Evident, Extent : Severe, Area Affected : 70%</i>									
<i>Location : 1st Through 7th Floor</i>									
	Cast Iron	70%	4+	\$201,600	LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Storm Drain Piping									
	Cast Iron	30%	2-4	\$48,400	LIFE	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>									
	Cast Iron	70%	4+	\$56,400	LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Fixtures									
	Generic	100%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3A

Asset # : 2341

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
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 10th Floor, Frick Building									
Explanation : 1 Unit, No. 8									
Fire Suppression									
Standpipe									
Generic		100%			2044		* *	1-5	\$35,900
Sprinkler									
No Component		20%							
Generic		80%			2044		* *	1-2	\$15,900

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 4
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.004 / 2329 **Yr Built/Renovated** : 1895 / 2007
Area Sq Ft : 73,219 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Sep-2022 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,095,200	\$111,700
Interior Architecture		\$1,895,900
Electrical		\$1,150,200
Mechanical	\$804,200	\$1,151,900
Total	\$2,899,400	\$4,309,700
Importance Code A	\$2,095,200	\$111,700
Importance Code B	\$804,200	\$4,198,100
Total	\$2,899,400	\$4,309,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$7,300	
Interior Architecture	\$252,200		\$30,100	\$6,900
Electrical	\$60,300	\$11,900	\$16,700	\$12,200
Mechanical	\$50,800	\$8,000	\$17,600	\$8,100
Site Pavements	\$6,200			
Total	\$369,500	\$20,000	\$71,800	\$27,200
Importance Code A			\$9,500	
Importance Code B	\$245,700	\$20,000	\$62,300	\$27,200
Importance Code C	\$123,800			
Total	\$369,500	\$20,000	\$71,800	\$27,200



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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 4
Asset # : 2329

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									
	Copper/Terne	5%			2054	* *	10	\$7,300	
	Masonry: Brick	30%	Now	\$119,500	LIFE	* *	5	\$18,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
	Masonry: Granite	65%	Now	\$256,100	LIFE	* *	5	\$30,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%									
Location : North Facade									
Windows									
	Metal Louvers	5%			2037	* *	10	\$7,300	
	Wood	45%	Now	\$396,200	2056	* *	5	\$52,900	1
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : North Facade									
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : North Facade									
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : North Facade									
	Wood	50%			2050	* *	5	\$117,600	
Parapets									
	Metal Rail	25%			2039	* *	5-10		
	No Component	75%							
Roof									
	Built-Up (BUR)	10%	Now	\$87,800	2044	* *			
Vegetation Growth, Extent : Severe, Area Affected : 5%									
Location : North Lower Roof									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 5th Floor									
	Copper/Terne	15%			2049	* *	10	\$26,300	
	Slate	75%	Now	\$1,176,900	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Throughout, Especially Near Dormers									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Already 59 Years Beyond Material Lifespan									

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 4
Asset # : 2329

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%			2033	\$103,900	3	\$8,200	
Cast in Place Concrete	5%			LIFE	**	5	\$24,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%			2043	**	5	\$5,500	
Mosaic Tile	10%			2039	**	5	\$27,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various								
Explanation : Historic Decorative Minton Tiles								
Slate	10%			LIFE	**	5	\$23,300	
Terrazzo	35%			LIFE	**	5	\$59,900	
Vinyl Tile	15%	Now	\$9,700	2034	\$486,800	3	\$6,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Storage Areas Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Storage Areas Throughout								
Vinyl Tile 9" X 9"	15%	Now	\$28,200	2034	\$1,409,200	3	\$6,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Storage Areas Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Storage Areas Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$5,600	
Glass: Single Pane	10%			LIFE	**	5	\$21,100	
Masonry: Brick	5%	Now	\$28,700	LIFE	**			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Basement At Areaways								
Marble Panels	10%			LIFE	**	10	\$5,600	
Plaster	55%	Now	\$40,400	LIFE	**	5	\$23,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor And Throughout At Connection To Section 6								
Plywood/Hardboard	10%			LIFE	**	10	\$1,400	
Wood	5%			LIFE	**	5	\$56,300	
Ceilings								
AcousTile,Adhered	10%			2047	**	5	\$11,000	
AcousTileSusp.Lay-In	40%			2047	**	5	\$43,800	
Exposed Struc: Steel	5%			LIFE	**	10	\$11,000	
Plaster	45%	Now	\$32,200	LIFE	**	5	\$30,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor And Throughout At Connection To Section 6								

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 4

Asset # : 2329

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2054

**

Retaining Walls

Cast in Place Concrete

100%

2054

**

Site Pavements

Public Sidewalk

Pavers/Stone

100%

2037

**

On-Site Walkways

Cast in Place Concrete

100%

4+

\$6,200

2039

**

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Courtyard

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

Molded Case Bkrs

100%

2044

**

5

\$1,900

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

Location : Basement

Explanation : This Building Is Supplied From The 77th Electrical Service.

Switchgear / Switchboard

Molded Case Bkrs

100%

2044

**

5

\$1,900

Raceway

Conduit

60%

2044

**

1

Conduit

40%

2034

\$26,900

1

Panelboards

Fused Disc Sw

10%

2042

**

5

\$200

Molded Case Bkrs

60%

2042

**

5

\$1,200

Molded Case Bkrs

30%

2033

\$16,000

5

\$600

Wiring

Braided Cloth

40%

2033

\$25,800

1

Thermoplastic

60%

2044

**

1

Motor Controllers

Locally Mounted

60%

2039

**

5

\$300

Locally Mounted

40%

2032

\$79,200

5

\$200

Stand-by Power

Transfer Switches

Automatic

100%

2039

**

1

\$22,500

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

Location : Basement

Explanation : Transfer Switches Are Located In Section 4 And Other Sections.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 4

Asset # : 2329

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
Stand-by Power									
Generators									
	Diesel	100%			2037	* *	1	\$28,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Yard Area									
Explanation : 1,500 Kilowatt Generator									
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$2,700	
Fuel Storage									
	Day Tank	50%			2042	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Yard Area									
Explanation : 200 Gallons									
	Main Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : 6,000 Gallon Main Tank.									
Lighting									
Interior Lighting									
	Fluorescent	70%			2029	\$896,800	10	\$47,000	
	LED	30%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$24,200	1		
	Exit, Service	50%			2029	\$16,900	1		
Alarm									
Security System									
	Generic	100%			2034	\$147,300	1	\$27,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Cameras Security System And Intrusion System									
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$45,100	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2037	* *	5	\$4,300	

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

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 4
Asset # : 2329

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	35%	0-2	\$110,000	2054	**			
		Corroded, Extent : Moderate, Area Affected : 35%							
		Location : Throughout, Deteriorating Piping							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
	Steam Piping/Pump	65%	4+	\$122,600	2044	**			
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	5%	0-2	\$19,300	2054	**	1	\$1,100	
		Malfunctioning, Extent : Moderate, Area Affected : 40%							
		Location : Throughout, Defective Steam Traps And Danfoss Valves							
	Convactor/Radiator	30%			2032	\$192,500	1	\$7,100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	No Component	65%							
Air Conditioning									
Energy Source									
	Electricity	20%			2050	**	1		
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 17							
		Explanation : Chilled Water Plant							
Conversion Equipment									
	Split Unit	10%			2034	\$186,400			
	Window/Wall Unit	20%			2029	\$59,500	1		
	No Component	70%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 17							
		Explanation : Chilled Water Is Fed From Section 17							
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2044	**	4	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Piping Only, Chilled Water Is Fed From Section 17							
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2034	\$365,500	1	\$36,200	
	No Component	20%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 4
Asset # : 2329

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	No Component	80%							
	No Component	20%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Roof							
		Explanation : Abandoned Air Condenser Unit Needs To Be Removed							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$64,600	
	Exhaust Fans								
	Interior	100%			2029	\$348,100	2	\$2,200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	4+	\$200,400	2039	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Attic							
		Explanation : Abandoned Water Tank Needs To Be Removed							
	Water Heater With Tanks								
	Electric	10%			2032	\$2,500	4		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Near Laboratory							
		Explanation : For Laboratory Only, The Remainder Of The Building Gets Its Domestic Hot Water From Section 17							
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 17							
		Explanation : Domestic Hot Water Is Fed From Section 17							
	Sanitary Piping								
	Cast Iron	100%	4+	\$296,600	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	10%			LIFE	* *	1		
	Cast Iron	90%	4+	\$74,700	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 90%							
		Location : Throughout							
	Sump Pump(s)								
	Submersible	100%			2027	\$2,400	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Level							
		Explanation : Backflow Preventer Observed On Lower Level							
	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.

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 4
Asset # : 2329

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe								
	Generic	100%			2044	* *	1-5	\$36,900	
	Sprinkler								
	No Component	95%							
	Generic	5%			2044	* *	1-2	\$1,000	
Chemical System	Dry	5%			2033	\$900	1-3	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Courtyard							
		Explanation : Chemical Storage							
	No Component	95%							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 5
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.005 / 2309 **Yr Built/Renovated** : 1896 / 2007
Area Sq Ft : 65,035 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Sep-2022 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,At
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,934,300	\$226,400
Interior Architecture	\$385,300	\$1,122,700
Electrical	\$68,300	\$587,300
Mechanical	\$896,000	\$909,500
Total	\$3,283,800	\$2,846,000
Importance Code A	\$1,934,300	\$226,400
Importance Code B	\$1,241,800	\$2,619,500
Importance Code C	\$107,800	
Total	\$3,283,800	\$2,846,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$87,800			
Interior Architecture	\$261,500		\$10,700	\$9,700
Electrical	\$6,100	\$6,100	\$7,500	\$6,900
Mechanical	\$24,900	\$6,600	\$36,100	\$5,200
Site Enclosure	\$9,100			
Site Pavements	\$43,400			
Total	\$432,800	\$12,700	\$54,300	\$21,900
Importance Code A	\$87,800			
Importance Code B	\$268,200	\$12,700	\$54,300	\$21,900
Importance Code C	\$76,800			
Total	\$432,800	\$12,700	\$54,300	\$21,900



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 Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 5
Asset # : 2309

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								
	Copper/Terne	2%			2054	**	10	\$3,700	
	Masonry: Granite	98%	Now	\$490,000	LIFE	**	5	\$58,100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : East Facade								
Windows									
	Wood	60%	Now	\$549,100	2059	**	5	\$63,800	
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : 77th Street								
	Deteriorated Finish, Extent : Severe, Area Affected : 100%								
	Location : 77th Street								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
	Location : 77th Street								
	Split/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : 77th Street								
	Wood	40%			2050	**	5	\$85,000	
Roof									
	Copper/Terne	8%	Now	\$7,900	2049	**			
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Underneath Cap At Crown Of Tower								
	Slate	62%	Now	\$645,700	LIFE	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
	Location : Throughout, Seams Splitting								
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Loose Units, Extent : Severe, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Various								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : Roof Is Original. Currently 50 Years Past Its Rated Life.								
	Slate	20%	Now	\$83,300	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Turret								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Over Turret								
	Explanation : Actual Material Is Granite Roof Tile								
	Sloped Glazing	10%	Now	\$166,100	LIFE	**	5	\$62,100	1
	Glazing Clouded, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 35%								

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 5
Asset # : 2309

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									
Roof	Sloped Glazing	10%	Now	\$166,100	LIFE	* *	5	\$62,100	1
		Location : Framing Joints							
Soffits									
	Granite Panels	100%	Now	\$37,400	LIFE	* *	5	\$2,500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Turret							
Interior									
Floors	Carpet	15%	0-2	\$55,400	2030	\$276,800	3	\$21,900	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : 2nd Floor Turret							
	Cast in Place Concrete	5%			LIFE	* *	5	\$21,300	
	Ceramic Tile	2%			2037	* *	5	\$1,900	
	Quarry Tile	5%	Now	\$7,700	2039	* *	5	\$3,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement Empolyee Cafeteria							
	Slate	3%			LIFE	* *	5	\$6,200	
	Terrazzo	50%	4+	\$97,500	LIFE	* *	5	\$38,000	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : 1st And 2nd Floor							
	Vinyl Tile	10%	Now	\$14,400	2034	\$288,200	3	\$3,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : 5th And 6th Floor							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 5th And 6th Floor							
	Vinyl Tile 9" X 9"	10%	Now	\$41,700	2034	\$834,400	3	\$3,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : 5th And 6th Floor							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 5th And 6th Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : 5th And 6th Floor							

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 5
Asset # : 2309

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	22%			LIFE	**	5-10	\$38,100	
	Masonry: Brick	5%	Now	\$20,800	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Mosaic Tile	3%			LIFE	**	10	\$1,900	
	Plaster	65%	Now	\$107,800	LIFE	**	5	\$19,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Stairs, 2nd, 5th And 6th Floor At Turret								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Stairs, 2nd, 5th And 6th Floor At Turret								
	Wood	5%			LIFE	**	5	\$40,700	
Ceilings									
	AcousTileSusp.Lay-In	20%			2047	**	5	\$19,500	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Exposed Struc: Concrete	15%	Now	\$117,300	LIFE	**	5	\$2,300	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Turret								
	Exposed Struc: Steel	5%	Now	\$62,700	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Turret								
	Gypsum Board	10%			LIFE	**	5-10	\$33,500	
	Plaster	50%	Now	\$39,700	LIFE	**	5	\$30,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 5th And 6th Floor Offices								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 5th And 6th Floor Offices								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Premium Noted In Plaster Throughout								
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	Now	\$4,900	2054	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 5
Asset # : 2309

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

Site Enclosure

Free Standing Walls

Masonry: Fieldstone

100% Now \$4,200 2044 * *

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Throughout**Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Actual Material Is Granite*

Retaining Walls

Cast in Place Concrete

100% 2054 * *

Site Pavements

Public Sidewalk

Pavers/Stone

100% Now \$43,400 2037 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Corner Of Central Park West And 77th Street*

On-Site Walkways

Masonry: Granite

75% LIFE * *

Pavers/Stone

25% 2037 * *

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

Molded Case Bkrs

100% 2044 * * 5 \$1,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Building 5 Electrical Power Distribution System Is Supplied From Building 3.*

Switchgear / Switchboard

Molded Case Bkrs

100% 2034 \$69,700 5 \$1,700

Raceway

Conduit

60% 2034 \$40,400 1

Conduit

40% 2044 * * 1

Panelboards

Molded Case Bkrs

60% 2033 \$25,700 5 \$1,000

Molded Case Bkrs

40% 2033 \$17,100 5 \$700

Wiring

Braided Cloth

40% 2033 \$25,800 1

Thermoplastic

60% 2034 \$38,700 1

Motor Controllers

Locally Mounted

80% 2032 \$118,800 5 \$400

Locally Mounted

20% 2039 * * 5 \$100

Ground

Grounding Devices

Not Accessible

100%

Lighting

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 5

Asset # : 2309

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	20%			2034	\$227,600	10	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th, 5th Floor</i>								
<i>Explanation : Compact Fluorescent Light Fixtures Used In Hallways.</i>								
Fluorescent	30%	2-4	\$68,300	2044	* *			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 5th Floor</i>								
LED	50%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2034	\$21,500	1		
Exit, Service	50%			2034	\$15,000	1		
Alarm								
Security System Generic	100%			2034	\$130,900	1	\$24,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Cameras Security System And Intrusion System</i>								
Fire/Smoke Detection Generic, Digital	100%			2039	* *	1-3	\$40,100	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution Steam Piping/Pump	50%	2-4	\$167,500	2064	* *			
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Steam Piping/Pump	50%	4+	\$83,700	2034	\$279,100			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	35%	4+	\$59,900	2032	\$199,500	1	\$6,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	10%	2-4	\$34,200	2054	* *	1	\$1,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout, Defective Steam Traps And Danfoss Valves</i>								
No Component	55%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 3 And Section 9</i>								
<i>Explanation : The 2nd And 4th Floors Are Heated And Cooled By Equipment In Section 3 And Section 9 Respectively</i>								
Air Conditioning								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 5

Asset # : 2309

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	10%			2050	**	1		
	No Component	90%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Section 17								
	Explanation : Chilled Water Pipe								
Conversion Equipment									
	Window/Wall Unit	10%			2027	\$26,400	1		
	No Component	90%							
Distribution									
	CW & CHW Wtr Pipe/Pump	90%			2034	\$10,100	4	\$4,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Section 17								
	Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2034	\$121,700	1	\$36,200	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,400	
Exhaust Fans									
	Interior	100%			2034	\$309,200	2	\$2,000	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	20%	2-4	\$71,200	2054	**	1		
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Water Flow Restriction Issues								
	Galvanized Steel	80%	4+	\$142,400	2039	**	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Sanitary Piping									
	Cast Iron	100%	4+	\$263,400	LIFE	**	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Storm Drain Piping									
	Cast Iron	40%	2-4	\$59,000	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
	Cast Iron	60%	4+	\$14,800	LIFE	**	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 5

Asset # : 2309

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures								
	Generic	100%							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Attic							
		Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed							
Fire Suppression	Sprinkler								
	No Component	90%							
	Generic	10%			2044	* *	1-2	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Basement							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 6 AND 6A
Address : W 77TH ST. AND COLUMBUS AVE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.006 / 2310 **Yr Built/Renovated** : 1897 / 1990
Area Sq Ft : 80,047 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 19-Oct-2022 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,5,6,Ph
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,687,400	\$172,000
Interior Architecture	\$264,000	\$4,108,200
Electrical	\$51,400	\$1,446,600
Mechanical	\$318,600	\$7,336,600
Total	\$2,321,400	\$13,063,400
Importance Code A	\$1,687,400	\$172,000
Importance Code B	\$557,600	\$12,891,400
Importance Code C	\$76,400	
Total	\$2,321,400	\$13,063,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$60,500			\$800
Interior Architecture	\$294,200		\$8,000	\$19,800
Electrical	\$9,000	\$7,500	\$8,300	\$9,400
Mechanical	\$174,600	\$8,700	\$39,600	\$11,700
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$556,000	\$33,900	\$73,600	\$59,500
Importance Code A	\$60,500		\$2,400	\$800
Importance Code B	\$410,400	\$33,900	\$71,200	\$58,600
Importance Code C	\$85,100			
Total	\$556,000	\$33,900	\$73,600	\$59,500



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 6 AND 6A
Asset # : 2310

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									
	Copper/Terne	5%			2054	**	10	\$8,100	
	Masonry: Brick	5%	0-2	\$15,300	LIFE	**	5	\$3,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : Above Lintels West Side Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : Above Lintels West Side								
	Masonry: Granite	90%	Now	\$394,600	LIFE	**	5	\$46,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Northern Portion Of West Facade								
Windows									
	Wood	25%	Now	\$331,800	2059	**	5	\$26,600	
	Air Infiltration, Extent : Severe, Area Affected : 50% Location : West Facade And Courtyard Deteriorated Finish, Extent : Severe, Area Affected : 50% Location : West Facade And Courtyard Thermally Inefficient, Extent : Severe, Area Affected : 50% Location : West Facade And Courtyard Split/Cracked, Extent : Severe, Area Affected : 50% Location : West Facade And Courtyard								
	Wood	75%			2050	**	5	\$159,400	
Parapets									
	Masonry: Brick	5%			LIFE	**	5-10	\$300	
	Masonry: Granite	10%			LIFE	**	5-10	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100% Location : Cornice, Turrets And Decorations Explanation : Rose Granite								
	Metal Rail	5%			2039	**	5-10	\$800	
	No Component	80%							
Roof									
	Copper/Terne	8%			2049	**	10	\$9,900	
	Roll Roofing	2%			2033	\$6,900	5	\$1,600	
	Slate	80%	Now	\$881,300	LIFE	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : Throughout Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout Loose/Miss Fasteners, Extent : Severe, Area Affected : 50% Location : Throughout								
	Sloped Glazing	10%	Now	\$43,900	LIFE	**	5	\$65,700	
	Glazing Clouded, Extent : Moderate, Area Affected : 100% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 10% Location : Into Attic Mechanical Area								
Soffits									
	Masonry: Granite	100%			LIFE	**	5		

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 6 AND 6A
Asset # : 2310

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	23%	Now	\$104,500	2033	\$522,400	3	\$41,300	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Meteorite Exhibit Area							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Meteorite Exhibit							
		Explanation : Rips, Tears							
	Cast in Place Concrete	2%			LIFE	**	5	\$10,500	
	Ceramic Tile	5%			2037	**	5	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Foyer							
		Explanation : Minton Tile							
	Ceramic Tile	5%			2037	**	5	\$6,000	
	Mosaic Tile	10%	Now	\$105,400	2039	**	5	\$15,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Offices And Basement							
	Slate	5%			LIFE	**	5	\$12,700	
	Traffic Topping	10%			2039	**	5	\$15,000	
	Vinyl Tile 9" X 9"	40%	Now	\$82,200	2034	\$4,108,200	3	\$18,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : 5th And 6th Floors							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 5th And 6th Floors							
		Worn/Eroded, Extent : Severe, Area Affected : 20%							
		Location : Collections Areas							
Interior Walls									
	Gypsum Board	40%			LIFE	**	5-10	\$118,100	
	Masonry: Brick	5%			LIFE	**	10	\$2,600	
	Plaster	50%			LIFE	**	5-10	\$73,800	
	Wood	5%			LIFE	**	5	\$69,400	
Ceilings									
	AcousTile,Adhered	5%			2047	**	5	\$4,000	
	AcousTileSusp.Lay-In	25%	4+	\$7,100	2047	**	5	\$10,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Various Offices At 1st Floor							
	Exposed Struc: Steel	10%			LIFE	**	10	\$16,000	
	Gypsum Board	20%			LIFE	**	5-10	\$54,900	
	Plaster	40%			LIFE	**	5-10	\$54,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	95%			2054	**			
	Masonry: Fieldstone	5%			2044	**			
Retaining Walls									
	Cast in Place Concrete	100%			2054	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 6 AND 6A
Asset # : 2310

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

Site Pavements

Public Sidewalk

Pavers/Stone

100%

2037

**

On-Site Walkways

Pavers/Stone

100%

2037

**

Parking/Driveway

Pavers/Stone

100%

2037

**

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

Molded Case Bkrs

100%

2044

**

5

\$2,100

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

Location : Basement

Explanation : Building 6 Is Supplied From Building 3.

Switchgear / Switchboard

Molded Case Bkrs

60%

2044

**

5

\$1,300

Molded Case Bkrs

40%

2034

\$27,900

5

\$800

Raceway

Conduit

70%

2034

\$47,200

1

Conduit

30%

2044

**

1

Panelboards

Molded Case Bkrs

60%

2042

**

5

\$1,300

Molded Case Bkrs

40%

2033

\$21,400

5

\$800

Wiring

Braided Cloth

40%

2033

\$25,800

1

Thermoplastic

60%

2044

**

1

Motor Controllers

Locally Mounted

40%

2039

**

5

\$200

Locally Mounted

60%

2032

\$148,500

5

\$300

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

10%

2029

\$140,100

10

\$7,300

T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : 1st, 3rd, 4th Floor, Attic

Fluorescent

60%

2029

\$840,300

10

\$44,100

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : 1st, 2nd, 3rd, 4th, 5th, 6th Floor, Mezzanine, Attic

LED

30%

2042

**

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : LED Fixtures

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 6 AND 6A
Asset # : 2310

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

Lighting

Egress Lighting

Emergency, Service

50%

2029

\$26,400

1

Exit, Service

50%

2034

\$18,500

1

Alarm

Security System

Generic

100%

2039

* *

1

\$29,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Cameras Security System And Intrusion System*

Fire/Smoke Detection

Generic, Digital

100%

2034

\$221,300

1-3

\$50,800

Mechanical

System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Conversion Equipment

Pres. Reducing Valve/LP

100%

2037

* *

5

\$4,800

Steam

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sixth Floor Mechanical Room**Explanation : Pressure Relief Valve Station Observed*

Distribution

Steam Piping/Pump

50%

0-2

\$68,700

2044

* *

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Basement. One Condensate Pump Is Not Working**Other Observation, Extent : Severe, Area Affected : 100%**Location : Throughout**Explanation : Deteriorating Steam And Condensate Return Piping*

Steam Piping/Pump

50%

2034

\$343,500

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Terminal Devices

Air Handler

30%

2034

\$484,400

1

\$14,900

Convactor/Radiator

60%

2032

\$421,000

1

\$15,500

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Convactor/Radiator

10%

0-2

\$42,100

2054

* *

1

\$2,300

*Malfunctioning, Extent : Moderate, Area Affected : 20%**Location : Throughout, Defective Steam Traps*

Air Conditioning

*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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 6 AND 6A

Asset # : 2310

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	70%			2050	* *	1		
	No Component	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : Section 17</i>									
<i>Explanation : Chilled Water Plant</i>									
Conversion Equipment									
	Split Unit	40%			2034	\$815,000			
	Split Unit	5%	0-2	\$101,900	2044	* *			
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>									
<i>Location : 1st Floor Offices</i>									
	Window/Wall Unit	15%			2029	\$48,800	1		
	No Component	40%							
Distribution									
	CW & CHW Wtr Pipe/Pump	30%			2044	* *	4	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Section 17</i>									
<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17</i>									
	Ductwork/Diffusers	70%			LIFE	* *	2	\$91,100	
Terminal Devices									
	Air Handler/Dir Expansion	50%	0-2	\$148,100	2034	\$493,500	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement And Attic</i>									
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement And Attic</i>									
<i>Explanation : Malfunctioning</i>									
	Air Handler/Cool/Ht	30%			2034	\$299,700	1	\$14,900	
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	50%	0-2	\$14,900	2034	\$74,500	2	\$22,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Attic</i>									
<i>Explanation : Malfunctioning And On Extended Life</i>									
	No Component	50%							
Dehumidifier									
	No Component	70%							
	Generic	30%			2032	\$3,005,300			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>									
<i>Location : Various Fan Rooms</i>									
<i>Explanation : The Air Handling Units Have The Capability To Perform A Dehumidification Cycle</i>									
Ventilation									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 6 AND 6A

Asset # : 2310

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,700	
Exhaust Fans									
	Interior	80%	Now	\$30,400	2034	\$304,400	2	\$1,600	
Broken, Extent : Severe, Area Affected : 10%									
Location : 5th Floor Toilet Exhaust									
	Roof	20%			2029	\$33,300	2	\$500	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2032	\$1,095,400	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
HW Heat Exchanger									
	Steam Fired	100%			2044	**	4	\$7,900	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Storm Drain Piping									
	Cast Iron	80%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Cast Iron	20%	0-2	\$36,300	LIFE	**	1		
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour									
Fixtures									
	Generic	100%							
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed									
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : One Unit From Basement To 5th Floor; One Unit From Anthropology 4th To 6m									
Explanation : 2 Units, No. 6 And 6a									
Fire Suppression									
Standpipe									
	Generic	100%			2044	**	1-5	\$40,400	
Sprinkler									
	No Component	70%							
	Generic	30%			2044	**	1-2	\$6,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement, 4th, 4m Floors									
Explanation : Limited To Newer Floors And Basement									

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.*

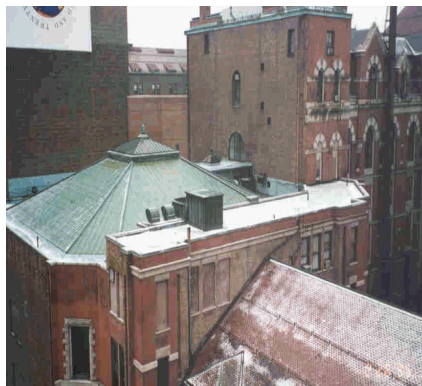
Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 7 AND 7A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.007 / 2311 **Yr Built/Renovated** : 1900 / 2002
Area Sq Ft : 40,955 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 19-Oct-2022 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$385,100	
Interior Architecture	\$53,600	\$544,500
Electrical		\$242,500
Mechanical	\$87,900	\$2,301,500
Total	\$526,600	\$3,088,500
Importance Code A	\$385,100	
Importance Code B	\$141,500	\$3,088,500
Total	\$526,600	\$3,088,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$43,000			
Interior Architecture	\$91,700		\$1,500	\$14,600
Electrical	\$4,600	\$3,800	\$4,400	\$4,600
Mechanical	\$94,400	\$9,400	\$11,000	\$7,600
Total	\$233,700	\$13,200	\$16,900	\$26,800
Importance Code A	\$43,000		\$1,200	
Importance Code B	\$158,600	\$13,200	\$15,700	\$26,800
Importance Code C	\$32,200			
Total	\$233,700	\$13,200	\$16,900	\$26,800



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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 7 AND 7A
Asset # : 2311

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	80%	Now	\$156,200	LIFE	* *	5	\$17,700	
		Efflorescence, Extent : Moderate, Area Affected : 25%							
		Location : West Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : North Facade And Ground Level Tunnel South Side							
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : North Facade							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : West Wing Of 7a							
	Masonry: Granite	15%			LIFE	* *	5	\$5,000	
	Stucco Cement	5%			2039	* *	5	\$2,800	
Windows									
	Wood	100%	Now	\$27,800	2059	* *	5	\$5,400	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : West Facade							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : West Facade							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : West Facade							
Parapets									
	Copper/Terne	25%			2054	* *	5	\$3,000	
	Masonry: Brick	70%	Now	\$11,900	LIFE	* *	5	\$1,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Pre-Cast Concrete	5%			LIFE	* *	5	\$1,600	
Roof									
	Built-Up (BUR)	15%	Now	\$96,700	2044	* *			
		Worn/Eroded, Extent : Severe, Area Affected : 60%							
		Location : Roof Area							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Explanation : Beyond Serviceable Life							
	Copper/Terne	75%	0-2	\$54,500	2049	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : At Crown And Perimeter Gutter							
	Modified Bitumen	5%			2034	\$30,200	10	\$2,600	
	Skylight, Metal/Glass	5%	Now	\$77,600	2044	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							

Interior

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 7 AND 7A

Asset # : 2311

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	40%		2030	\$464,800	3	\$49,000		
Cast in Place Concrete	15%		LIFE	**	5	\$40,200		
Terrazzo	10%		LIFE	**	5	\$9,600		
Vinyl Tile	30%		2034	\$544,500	3	\$9,200		
Wood	5%		2049	**	5	\$5,700		

Interior Walls

Gypsum Board	20%		LIFE	**	5-10	\$16,600		
Plaster	55%		LIFE	**	5-10	\$22,800		
Plaster	25%		LIFE	**	5-10	\$10,400		

Ceilings

AcousTileSusp.Lay-In	5%		2047	**	5	\$3,100		
Gypsum Board	15%		LIFE	**	5-10	\$31,600		
Plaster	50%		LIFE	**	5-10	\$52,700		
Plaster	30%		LIFE	**	5-10	\$31,600		

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

Molded Case Bkrs	100%		2044	**	5	\$1,100		
------------------	------	--	------	----	---	---------	--	--

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

Location : Basement

Explanation : This Section Is Supplied From Section 17. 81st Street Service.

Transformers

Dry Type	100%		2039	**	5	\$200		
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Switchgear / Switchboard

Fused Disc Sw	40%		2034	\$27,900	5	\$100		
Molded Case Bkrs	60%		2044	**	5	\$600		

Raceway

Conduit	60%		2034	\$40,400	1			
Conduit	40%		2044	**	1			

Panelboards

Fused Disc Sw	10%		2033	\$4,300	5	\$100		
Molded Case Bkrs	90%		2042	**	5	\$1,000		

Wiring

Braided Cloth	40%		2033	\$25,800	1			
Thermoplastic	60%		2044	**	1			

Motor Controllers

Locally Mounted	70%		2032	\$88,900	5	\$200		
Locally Mounted	30%		2039	**	5	\$100		

Ground

Grounding Devices

Not Accessible	100%							
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Lighting

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 7 AND 7A
Asset # : 2311

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

Lighting

Interior Lighting

LED

100%

2042

* *

Egress Lighting

Emergency, Service

50%

2034

\$13,500

1

Exit, Service

50%

2034

\$9,500

1

Alarm

Security System

Generic

100%

2039

* *

1

\$15,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Cameras Security System And Intrusion System*

Fire/Smoke Detection

Generic, Digital

100%

2034

\$113,200

1-3

\$26,000

Mechanical

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

Heating

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2037

* *

5

\$2,400

Distribution

Steam Piping/Pump

50%

0-2

\$35,200

2054

* *

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Leaking Steam Valve And Piping At Basement**Other Observation, Extent : Severe, Area Affected : 100%**Location : Throughout**Explanation : Deteriorating Steam And Condensate Return Piping Corroded*

Steam Piping/Pump

50%

4+

\$52,700

2044

* *

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Terminal Devices

Air Handler

100%

2034

\$826,100

1

\$25,300

Air Conditioning

Distribution

CW & CHW Wtr

100%

2054

* *

4

\$3,000

Pipe/Pump

*Other Observation, Extent : Light, Area Affected : 100%**Location : Section 17**Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17*

Terminal Devices

Air Handler/Cool/Ht

100%

2034

\$851,800

1

\$25,300

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$36,200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 7 AND 7A
Asset # : 2311

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2034	\$175,200	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Most Of Ventilation Occurs Through Air Handlers							
	Roof	10%			2034	\$8,500	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	20%	0-2	\$44,800	2054	**	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : At Or Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues							
	Galvanized Steel	80%			2032	\$448,300	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Storm Drain Piping								
	Cast Iron	70%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	30%	0-2	\$27,900	LIFE	**	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Sump Pump(s)								
	Submersible	100%			2025	\$1,400	4	\$1,300	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Toilet Rooms							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	**	1-5	\$20,700	
	Sprinkler								
	Generic	100%			2060	**	1-2	\$11,500	

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.

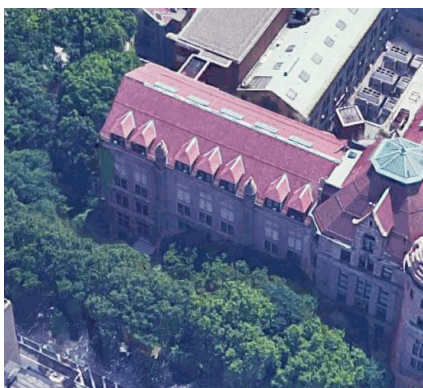
Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 8 AND 8A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.008 / 2312 **Yr Built/Renovated** : 1908 / 1991
Area Sq Ft : 89,563 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 19-Oct-2022 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,611,200	\$224,300
Interior Architecture	\$137,800	\$396,900
Electrical	\$57,500	\$1,736,600
Mechanical	\$675,100	\$8,847,400
Total	\$3,481,600	\$11,205,200
Importance Code A	\$2,611,200	\$224,300
Importance Code B	\$820,000	\$10,980,900
Importance Code C	\$50,400	
Total	\$3,481,600	\$11,205,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$20,300			
Interior Architecture	\$489,100		\$14,700	\$32,500
Electrical	\$10,000	\$8,400	\$9,300	\$10,500
Mechanical	\$46,400	\$10,500	\$17,100	\$7,300
Site Enclosure	\$2,800			
Total	\$568,600	\$18,800	\$41,100	\$50,300
Importance Code A	\$20,300		\$2,700	
Importance Code B	\$475,100	\$18,800	\$38,500	\$50,300
Importance Code C	\$73,300			
Total	\$568,600	\$18,800	\$41,100	\$50,300



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 8 AND 8A
Asset # : 2312

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									
	Copper/Terne	5%			2054	**	10	\$9,100	
	Masonry: Brick	20%	Now	\$136,800	LIFE	**	5	\$15,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North And East Facade									
	Masonry: Brick	25%			LIFE	**	5	\$38,800	
	Masonry: Granite	50%	Now	\$490,700	LIFE	**	5	\$29,100	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : West Facade, East Facade									
Windows									
	Wood	100%	Now	\$873,000	2059	**	5	\$116,600	
Air Infiltration, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
	Copper/Terne	5%			2054	**	5	\$400	
	Masonry: Brick	10%			LIFE	**	5-10	\$1,000	
	No Component	85%							
Roof									
	Built-Up (BUR)	5%			2039	**	10	\$2,000	
	Slate	75%	Now	\$678,100	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Roof Over 100 Years Old. Long Past Material Rated Life Span.									
	Sloped Glazing	20%	Now	\$432,500	LIFE	**	5	\$107,800	
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Various									
Soffits									
	Metal Panel	100%			2054	**	5-10		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Loading Dock									
Explanation : Loading Dock Canopy									

Interior

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 8 AND 8A
Asset # : 2312

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	40%	Now	\$203,300	2030	\$1,016,500	3	\$80,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Margaret Mead Hall, Meteorite Exhibit Hall							
		Worn/Eroded, Extent : Severe, Area Affected : 80%							
		Location : Margaret Mead Hall, Meteorite Exhibit Hall, Offices							
	Cast in Place Concrete	14%			LIFE	* *	5	\$82,100	
	Ceramic Tile	6%			2043	* *	5	\$8,000	
	Mosaic Tile	10%	0-2	\$47,200	2039	* *	5	\$16,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : 6th Floor							
	Slate	5%			LIFE	* *	5	\$14,200	
	Terrazzo	15%			LIFE	* *	5	\$31,400	
	Vinyl Tile	10%			2034	\$396,900	3	\$6,700	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Offices							
Interior Walls									
	Gypsum Board	60%	Now	\$22,200	LIFE	* *	5	\$44,400	
		Diagonal Cracks, Extent : Severe, Area Affected : 5%							
		Location : Sixth Floor Offices							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Under Skylights							
	Masonry: Brick	10%	Now	\$50,400	LIFE	* *			
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Basement Shops							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Basement Shops							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement Shops							
	Plaster	30%	Now	\$48,300	LIFE	* *	5	\$11,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Around Door To Roof							
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout Offices And Collection Storage Areas, At Roof Door And Skylights, Basement							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Throughout Offices And Collection Storage Areas, Especially Severe At Roof Door							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 8 AND 8A
Asset # : 2312

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								
	AcousTile,Adhered	22%			2047	* *	5	\$29,500	
	AcousTileSusp.Lay-In	13%	Now	\$15,500	2047	* *	5	\$8,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : 4th Floor							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 4th Floor							
	Exposed Struc: Concrete	10%	Now	\$43,100	LIFE	* *	5	\$2,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Attic							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : Attic							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Attic							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Attic							
	Gypsum Board	15%			LIFE	* *	5-10	\$69,100	
	Plaster	40%	Now	\$87,400	LIFE	* *	5	\$33,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Offices, Collection Storage Areas, Skylights And Roof Door, Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Offices, Collection Storage Areas, Skylights And Roof Door							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	4+	\$2,800	2054	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Retaining Walls								
	Masonry: Brick	10%			2044	* *			
	Masonry: Fieldstone	90%			2054	* *			
Site Pavements									
	Public Sidewalk								
	Pavers/Stone	100%			2037	* *			
	On-Site Walkways								
	Pavers/Stone	100%			2037	* *			
	Parking/Driveway								
	Cast in Place Concrete	10%			2047	* *			
	Pavers/Stone	90%			2037	* *			

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 8 AND 8A
Asset # : 2312

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	70%			2034	\$34,000	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : This Section Is Supplied From The 77th Street Service Located In Section 3.									
	Molded Case Bkrs	30%			2034	\$20,900	5	\$700	
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2034	\$69,700	5	\$2,400	
Raceway									
	Conduit	70%			2034	\$47,200	1		
	Conduit	30%			2044	* *	1		
Panelboards									
	Molded Case Bkrs	60%			2042	* *	5	\$1,400	
	Molded Case Bkrs	40%			2033	\$21,400	5	\$900	
Wiring									
	Braided Cloth	60%			2033	\$38,700	1		
	Thermoplastic	40%			2044	* *	1		
Motor Controllers									
	Locally Mounted	70%			2032	\$173,200	5	\$400	
	Locally Mounted	30%			2039	* *	5	\$200	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	70%			2029	\$1,097,000	10	\$57,500	
	LED	30%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : LED Fixtures Were Installed In 2017.									
Egress Lighting									
	Emergency, Battery	50%			2034	\$80,600	10	\$10,800	
	Exit, Service	50%			2034	\$20,700	1		
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$33,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Cameras Security System And Intrusion System									
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$247,600	1-3	\$56,900	

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

Heating

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 8 AND 8A
Asset # : 2312

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2037	**	5	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement, 2nd And 4th Floors Explanation : Two On 2nd Floor, Two On Basement, One On 4th Floor							
Distribution									
	Steam Piping/Pump	50%	0-2	\$153,800	2054	**			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Various Locations Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : Deteriorating Steam And Condensate Return Piping							
	Steam Piping/Pump	50%	4+	\$115,300	2044	**			
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
Terminal Devices									
	Convactor/Radiator	30%	Now	\$4,700	2032	\$235,500	1	\$7,800	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Convactor/Radiator	10%	0-2	\$47,100	2054	**	1	\$2,600	
		Malfunctioning, Extent : Moderate, Area Affected : 20% Location : Throughout, Defective Steam Traps And Condensate Flash Tank							
	Not Accessible	60%							
Air Conditioning									
	Energy Source								
	Electricity	30%			2050	**	1		
	No Component	70%	Other Observation, Extent : Light, Area Affected : 0% Location : Section 17 Explanation : Chilled Water Plant						
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	5%			2032	\$78,200	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Basement							
	Split Unit	5%			2034	\$114,000			
	Window/Wall Unit	30%	0-2	\$10,900	2027	\$109,100	1		
		Malfunctioning, Extent : Moderate, Area Affected : 20% Location : Various Offices, Multiple Mechanical And Electrical Defects							
	No Component	60%	Other Observation, Extent : Light, Area Affected : 0% Location : Section 17 Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17						

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 8 AND 8A

Asset # : 2312

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2054	* *	4	\$4,600	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Section 17									
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17									
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	70%			2034	\$521,600	1	\$38,800	
	Not Accessible	30%							
Dehumidifier									
	Generic	100%			2032	\$7,472,300			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Fan Rooms									
Explanation : The Air Handling Units Have The Capability To Perform A Dehumidification Cycle									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,100	
Exhaust Fans									
	Interior	100%			2029	\$425,800	2	\$2,700	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%	4+	\$245,100	2039	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2044	* *	1-5	\$45,200	
Sprinkler									
	No Component	85%							
	Generic	15%			2044	* *	1-2	\$3,800	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 9
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.009 / 2313 **Yr Built/Renovated** : 1922 / 2011
Area Sq Ft : 79,679 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Sep-2022 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$4,126,600	\$144,900
Interior Architecture	\$292,900	\$2,397,800
Electrical		\$690,800
Mechanical	\$1,291,700	\$1,622,400
Total	\$5,711,100	\$4,855,900
Importance Code A	\$4,126,600	\$196,300
Importance Code B	\$1,530,000	\$4,659,600
Importance Code C	\$54,600	
Total	\$5,711,100	\$4,855,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,600	\$800	\$11,200	
Interior Architecture	\$184,200		\$16,400	\$4,500
Electrical	\$71,600	\$7,400	\$8,900	\$8,500
Mechanical	\$68,200	\$9,200	\$13,400	\$8,800
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$333,500	\$24,300	\$56,800	\$28,700
Importance Code A	\$4,900	\$800	\$11,200	
Importance Code B	\$241,300	\$23,500	\$45,600	\$28,700
Importance Code C	\$87,200			
Total	\$333,500	\$24,300	\$56,800	\$28,700



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9

Asset # : 2313

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									
	Copper/Terne	2%			2054	* *	10	\$5,200	
	Masonry: Brick	40%	Now	\$78,900	LIFE	* *	5	\$44,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : West Facade								
	Masonry: Granite	50%	Now	\$141,500	LIFE	* *	5	\$41,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : West Facade, Central Park West								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : West Facade								
	Stucco Cement	8%			2047	* *	5	\$22,300	
Windows									
	Aluminum	5%			2056	* *	5	\$1,500	
	Steel	75%	Now	\$2,147,800	2059	* *	5	\$144,900	
	Condensation Present, Extent : Moderate, Area Affected : 10%								
	Location : Various								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Long Past Rated Life								
	Wood	20%	Now	\$266,100	2059	* *	5	\$30,900	
	Air Infiltration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Parapets									
	Masonry: Granite	50%			LIFE	* *	5-10		
	Stucco Cement	50%			2047	* *	5		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9

Asset # : 2313

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									
Roof									
	Copper/Terne	5%			2049	* *	10	\$9,300	
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Roll Roofing	5%	Now	\$2,600	2033	\$25,800	5	\$3,100	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Dormers							
	Slate	90%	Now	\$1,492,300	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Around Dormers							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Roof Is 130 Years Old. Long Past Rated Life.							
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$52,200	
	Mosaic Tile	10%			2039	* *	5	\$29,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Various							
		Explanation : Historic Minton Tile							
	Mosaic Tile	15%			2039	* *	5	\$44,700	
	Terrazzo	25%			LIFE	* *	5	\$46,600	
	Vinyl Tile	10%			2034	\$353,100	3	\$6,000	
	Vinyl Tile 9" X 9"	20%	0-2	\$102,200	2029	\$2,044,700	3	\$8,900	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : 6th Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : 5th And 6th Floor							
	Wood	10%			2049	* *	5	\$22,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9

Asset # : 2313

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%	Now	\$31,600	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Sub-basement Fan Room Area							
	Concrete Masonry Unit	7%			LIFE	* *	5	\$8,700	
	Glass: Single Pane	3%			LIFE	* *	5	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Hall Of Biodiversity							
	Gypsum Board	15%			LIFE	* *	5-10	\$39,500	
	Metal Panel	3%			LIFE	* *	10	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Third Floor Exhibition Area							
		Explanation : Sliding Panels Covering Windows							
	Plaster	49%	Now	\$49,500	LIFE	* *	5	\$22,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 6th Floor Offices Under Dormers							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 6th Floor Offices Under Dormers							
	Plaster	5%	Now	\$5,100	LIFE	* *	5	\$2,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exhibit Areas							
		Explanation : Columns And Decorations							
	Plywood/Hardboard	10%			LIFE	* *	10	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Third Floor Exhibition Area							
		Explanation : Applied Aggregate Finish							
	Wood	3%			LIFE	* *	5	\$37,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Second Floor Exhibit Area							
		Explanation : Column Decorations And Paneling							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9

Asset # : 2313

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								
	AcousTile,Adhered	15%			2047	**	5	\$17,900	
	AcousTileConcealSpLn	10%			2047	**	5	\$14,900	
	AcousTileSusp.Lay-In	3%			2039	**	5	\$3,600	
	Exposed Struc: Concrete	5%	Now	\$19,200	LIFE	**	5	\$900	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Sub-basement Air Handler Area							
	Gypsum Board	19%	Now	\$8,500	LIFE	**	5	\$28,300	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bio Laboratory							
	Metal Panel	8%			LIFE	**	5	\$23,900	
	Plaster	35%	Now	\$136,100	LIFE	**	5	\$26,100	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
		Location : 6th Floor Offices At Dormers							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Various 6th Floor Offices And Dormers							
	Plaster	5%			LIFE	**	5-10	\$10,200	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2054	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2054	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	85%			2039	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : East Side							
		Explanation : This Is Actually An Areaway Floor Slab							
	Metal	15%			2044	**	1-3		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Areaway On East Side							
		Explanation : Metal Access Stair							
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

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									
	Transformers								
	Dry Type	100%			2039	* *	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sub-basement								
	Explanation : 75 Kilovolt Ampere								

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9

Asset # : 2313

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Three 600 And Two 400 Ampere Main Switches							
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	\$53,500	5	\$2,100	
	Wiring								
	Braided Cloth	90%	4+	\$34,900	2059	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	10%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2029	\$557,700	10	\$29,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%							
		Location : Throughout							
	LED	60%			2042	* *			
	Egress Lighting								
	Emergency, Service	50%			2034	\$26,300	1		
	Exit, Service	50%			2034	\$18,400	1		
	Exterior Lighting								
	HID	20%			2029	\$79,700	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$29,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Cameras Security System And Intrusion System Fed From Command Center In Building 12							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$49,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fed From Fire Command Center In Building 12							

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

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 OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9

Asset # : 2313

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								
	Utility Steam	100%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Main District Steam Supply Valve For Entire Museum							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2030	\$51,400	5	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : High Pressure Steam To Medium Pressure							
Distribution									
	Central Plant Steam Piping/Pmp	20%			2044	* *	4	\$800	
	Steam Piping/Pump	50%	4+	\$102,600	2034	\$342,000			
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Steam Piping/Pump	30%	2-4	\$123,100	2064	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Original To Building							
Terminal Devices									
	Convactor/Radiator	20%			2047	* *	1	\$5,200	
	Convactor/Radiator	5%	4+	\$10,500	2032	\$34,900	1	\$1,200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout 5th And 6th Floor							
	No Component	75%							
Air Conditioning									
	Energy Source								
	Electricity	20%			2050	* *	1		
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 17							
		Explanation : Chilled Water Plant							
Conversion Equipment									
	Window/Wall Unit	20%			2027	\$64,700	1		
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 17							
		Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17							

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9

Asset # : 2313

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2044	**	4	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Section 17</i>									
<i>Explanation : Piping Only, Chilled Water Is Pumped From The Central Chiller Plant</i>									
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2034	\$265,200	1	\$39,400	
	No Component	20%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,300	
Exhaust Fans									
	Roof	100%			2029	\$165,700	2	\$2,400	
Plumbing									
H/C Water Piping									
	Galvanized Steel	30%	2-4	\$130,800	2054	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>									
<i>Location : At And Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues</i>									
	Galvanized Steel	70%	4+	\$152,600	2032	\$763,200	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Water Heater With Tanks									
	Gas Fired	100%			2032	\$18,300	2		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement 50 Gallon Tank</i>									
Sanitary Piping									
	Cast Iron	100%	4+	\$645,500	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Storm Drain Piping									
	Cast Iron	40%	Now	\$72,300	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Sub-basement And Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>									
	Cast Iron	60%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Sump Pump(s)									
	Non-Submersible	100%			2034	\$17,100	4	\$2,500	

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9

Asset # : 2313

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%	2-4	\$22,900	2044	* *	1	\$4,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lower Level							
		Explanation : Leaky Unit							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 7th Floor, Biodiversity							
		Explanation : 1 Unit, No. 9							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$40,200	
	Sprinkler								
	No Component	90%							
	Generic	10%			2044	* *	1-2	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement And Sub-basement							
		Explanation : Source From Section 17							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRIC/ URBAN GLASS (STRAND)
Address : 647 FULTON ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0044.000 / 14803 **Yr Built/Renovated** : 1919 / 2013
Area Sq Ft : 66,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Jun-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2095 **Lot** : 1 **BIN** : 3058597

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$267,600
Interior Architecture		\$163,100
Mechanical		\$97,700
Total		\$528,400
Importance Code A		\$267,600
Importance Code B		\$260,800
Total		\$528,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$58,700		\$4,300	\$2,600
Interior Architecture	\$61,800	\$900	\$10,900	\$11,500
Electrical	\$6,700	\$5,400	\$42,600	\$7,500
Mechanical	\$17,600	\$12,900	\$20,200	\$20,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$148,700	\$23,200	\$81,900	\$46,500
Importance Code A	\$61,900	\$3,300	\$7,700	\$5,900
Importance Code B	\$86,800	\$19,900	\$74,200	\$40,600
Importance Code C				
Total	\$148,700	\$23,200	\$81,900	\$46,500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRIC/ URBAN GLASS (STRAND)
Asset # : 14803

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	25%			LIFE	**	5	\$150,300	
	Masonry: Brick	72%			LIFE	**	5	\$55,400	
Vegetation Growth, Extent : Moderate, Area Affected : 15%									
Location : East And North Facade									
	Window Wall	3%			2052	**	5	\$8,700	
Windows									
	Aluminum	100%			2048	**	5	\$5,200	
Parapets									
	Cast Stone/Terra Cotta	15%			LIFE	**	5	\$13,800	
	Masonry: Brick	80%			LIFE	**	5	\$9,500	
	Metal Rail	5%			2045	**	5-10	\$10,700	
Roof									
	Spray-on Foam	100%	2-4	\$49,800	2037	**	5	\$61,900	
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Main Roof									
Soffits									
	Cast Stone/Terra Cotta	20%			LIFE	**	5	\$3,600	
	Stucco Cement	80%			2045	**	5	\$4,700	
Interior									
Floors									
	Carpet	25%			2031	\$385,300	3	\$44,600	
	Cast in Place Concrete	55%			LIFE	**	5	\$107,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : 1st Floor And Shop Floor									
	Ceramic Tile	2%			2041	**	5	\$1,800	
	Sheet Vinyl/Rubber	10%			2037	**	5	\$13,400	
	Vinyl Tile	3%			2037	**	3	\$1,300	
	Wood	5%			2067	**	5	\$8,400	
Interior Walls									
	Concrete Masonry Unit	25%			LIFE	**	5	\$200	
	Glass: Single Pane	5%			LIFE	**	5	\$100	
	Gypsum Board	55%			LIFE	**	5	\$500	
	Masonry: Brick	15%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	25%			2045	**	5	\$22,300	
	Exposed Struc: Concrete	15%	4+	\$39,200	LIFE	**	5	\$2,100	
Exposed Reinforcement, Extent : Light, Area Affected : 2%									
Location : Basement, 3rd Floor Of Urban Glass									
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%									
Location : Basement									
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	50%			LIFE	**	5	\$55,800	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRIC/ URBAN GLASS (STRAND)
Asset # : 14803

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2045		**			
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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%			2052		**	5	\$300	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Four Main Service Disconnect Switches Rated At One 2,000 Amperes, Two 1,600 Amperes And One 1,000 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2052		**	5	\$300	
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Raceway

Conduit	100%			2052		**	1		
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Panelboards

Fused Disc Sw	5%			2048		**	5	\$100	
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Molded Case Bkrs	95%			2048		**	5	\$1,700	
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Wiring

Thermoplastic	100%			2052		**	1		
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Motor Controllers

Locally Mounted	10%			2045		**	5		
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Variable Frequency	90%			2045		**			
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Drive

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$1,000	
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Lighting

Interior Lighting

Fluorescent	45%			2037		**	10	\$27,200	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : T-8 Lamps

Incandescent	10%			2037		**	2	\$100	
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LED	45%			2040		**			
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Egress Lighting

Emergency, Battery	60%			2037		**	10	\$9,600	
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Exit, LED	25%			2060		**	1		
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Exit, Service	15%			2037		**	1		
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Exterior Lighting

HID	30%			2037		**	10	\$100	
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No Component	70%								
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Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRIC/ URBAN GLASS (STRAND)
Asset # : 14803

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

Alarm

Security System

No Component

30%

Generic

70%

2037

* *

1

\$17,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Lobby, Hallways, Storage, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2037

* *

1-3

\$41,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Furnace

50%

2037

* *

1

\$16,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 4 Rooftop Units*

Hot Water Boiler

50%

2045

* *

1

\$16,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 3rd Floor Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

50%

2048

* *

4

\$1,600

No Component

50%

Terminal Devices

Air Handler

30%

2037

* *

1

\$12,200

Fan Coil Unit/Heat

20%

2037

* *

1

\$4,300

No Component

50%

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Ext Pkg Unit -

90%

2037

* *

2

\$3,600

Heating/Cooling

Split Unit

10%

2037

* *

Heat Rejection

Air Cooled Condenser Unit

10%

2037

* *

2

\$4,600

Water Cooling Tower

30%

2033

\$97,700

2

\$19,900

No Component

60%

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRIC/ URBAN GLASS (STRAND)
Asset # : 14803

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,800	
Exhaust Fans									
	Interior	15%			2037	**	2	\$300	
	Roof	85%			2037	**	2	\$1,700	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	**	1		
Water Heater With Tanks									
	Electric	100%			2031	\$23,100	4		
HW Heat Exchanger									
	HTHW/HW	100%			2052	**			
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2026	\$2,000	4	\$2,100	
Sewage Ejector(s)									
	Electric	100%			2037	**	4	\$3,900	
Backflow Preventer									
	Generic	100%			2040	**	1	\$4,000	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	90%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor To 3rd Floor							
		Explanation : 1 Unit							
	Hydraulic	10%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor To 4th Floor							
		Explanation : 1 Unit							
Fire Suppression									
Standpipe									
	Generic	100%			2058	**	1-5	\$34,500	
Sprinkler									
	Generic	100%			2052	**	1-2	\$18,500	
Fire Pump									
	Generic	100%			2041	**	1	\$12,300	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX COUNTY HISTORICAL SOCIETY ADMINISTRATION AND LIBRARY BLDG.
Address : 3309 BAINBRIDGE AVENUE @ E. 208 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0031.000 / 3003 **Yr Built/Renovated** : 1923 / 1998
Area Sq Ft : 5,702 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 07-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 3338 **Lot** : 54 **BIN** : 2018096

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$50,700
Total		\$50,700
Importance Code B		\$50,700
Total		\$50,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$5,900	\$1,100		
Interior Architecture	\$42,600	\$2,600	\$200	\$100
Electrical	\$3,200	\$300	\$200	\$20,500
Mechanical	\$700	\$11,300	\$700	\$700
Site Pavements	\$18,500			
Total	\$71,000	\$15,300	\$1,200	\$21,400
Importance Code A	\$6,500	\$1,700	\$600	\$600
Importance Code B	\$41,300	\$13,600	\$600	\$20,700
Importance Code C	\$23,200			
Total	\$71,000	\$15,300	\$1,200	\$21,400



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 OF CULTURAL AFFAIRS - 126
BRONX COUNTY HISTORICAL SOCIETY ADMINISTRATION AND LIBRARY BLDG.
Asset # : 3003

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	2%	4+	\$2,800	LIFE	* *	5	\$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Basement Window Sill East Elevation									
	Cement - Fiber Panel	5%	4+	\$3,200	2033	\$15,800			
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : South Facade									
	Glass Block	1%			LIFE	* *	5	\$100	
	Masonry: Brick	77%			LIFE	* *	5	\$13,700	
	Masonry: Fieldstone	10%			LIFE	* *	5	\$1,300	
	Stucco Cement	5%			2046	* *	5	\$2,200	
Windows									
	Aluminum	100%			2049	* *	5	\$2,200	
Parapets									
	Not Accessible	100%							
Roof									
	Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 100%									
Location :									
Explanation : Access Door Inoperable									
Interior									
Floors									
	Carpet	40%			2029	\$59,000	3	\$5,100	
	Cast in Place Concrete	10%			LIFE	* *	5	\$1,900	
	Ceramic Tile	5%			2042	* *	5	\$400	
	Vinyl Tile	10%	Now	\$2,300	2033	\$23,000	3	\$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Second Floor File Room And Basement									
	Wood	35%	4+	\$17,400	2048	* *	5	\$2,800	
Deteriorated Finish, Extent : Light, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%	Now	\$500	2036	* *	5	\$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Bathrooms									
	Concrete Masonry Unit	5%			LIFE	* *	5	\$200	
	Gypsum Board	15%	4+	\$400	LIFE	* *	5	\$800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Masonry: Fieldstone	10%			LIFE	* *			
	Plaster	65%	Now	\$13,200	LIFE	* *	5	\$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									

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 OF CULTURAL AFFAIRS - 126
BRONX COUNTY HISTORICAL SOCIETY ADMINISTRATION AND LIBRARY BLDG.
Asset # : 3003

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								
	AcousTileSusp.Lay-In	20%			2046	* *	5	\$1,700	
	Gypsum Board	10%			LIFE	* *	5	\$1,100	
	Plaster	70%	Now	\$8,900	LIFE	* *	5	\$3,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2043	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2053	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$400	2038	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	On-Site Walkways								
	Masonry: Brick	100%	2-4	\$7,000	2043	* *			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Front Steps								
	Parking/Driveway								
	Asphalt	100%	Now	\$2,100	2036	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Explanation : Vegetation Growth								
Activity Yard									
	Asphalt	100%	Now	\$9,000	2036	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Rear Yard								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Rear Yard								
	Explanation : Vegetation Growth								

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								
	Molded Case Bkrs	100%			2043	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 150 Amperes.									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX COUNTY HISTORICAL SOCIETY ADMINISTRATION AND LIBRARY BLDG.

Asset # : 3003

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	50%			2043	* *	1		
	Conduit	50%			2033	\$18,000	1		
Panelboards									
	Molded Case Bkrs	100%			2041	* *	5	\$200	
Wiring									
	Thermoplastic	100%			2043	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2028	\$18,700	10	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	LED	70%			2033	\$50,700			
Egress Lighting									
	Emergency, Battery	50%			2033	\$4,700	10	\$700	
	Exit, Service	50%			2033	\$900	1		
Exterior Lighting									
	Incandescent	10%			2033	\$3,000	2		
	Incandescent	10%	Now	\$3,000	2043	* *	2		
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Rear Of The Building							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2033	\$10,500	1	\$2,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only. Motion Sensors							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2038	* *	1	\$5,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
	Distribution								
	Steam Piping/Pump	100%			2033	\$44,600			

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 OF CULTURAL AFFAIRS - 126
BRONX COUNTY HISTORICAL SOCIETY ADMINISTRATION AND LIBRARY BLDG.

Asset # : 3003

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									
	Terminal Devices								
	Convactor/Radiator	100%			2031	\$45,500	1	\$1,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2026	\$10,500	1		
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,700	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : One 40 Gallon Unit								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING
Address : 3313 BAINBRIDGE AVENUE @ E. 208 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0031.010 / 4526 **Yr Built/Renovated** : 1923 / 2006
Area Sq Ft : 5,702 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 07-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 3338 **Lot** : 52 **BIN** : 2018094

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$97,200	
Total	\$97,200	
Importance Code A	\$97,200	
Total	\$97,200	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$21,900		\$1,100	
Interior Architecture	\$36,900		\$200	\$100
Electrical	\$200	\$300	\$200	\$300
Mechanical	\$500	\$500	\$500	\$21,500
Site Pavements	\$300			
Total	\$59,700	\$800	\$2,000	\$21,900
Importance Code A	\$22,100	\$300	\$1,400	\$300
Importance Code B	\$24,600	\$500	\$600	\$21,600
Importance Code C	\$13,000			
Total	\$59,700	\$800	\$2,000	\$21,900



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING

Asset # : 4526

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	2%			LIFE	**	5	\$2,800	
	Cement - Fiber Panel	5%	Now	\$7,900	2038	**			
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
	Location : South Facade								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : South Facade								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : South Facade								
	Explanation : These Are Actually Asphalt Shingles								
	Concrete Masonry Unit	15%	Now	\$14,000	LIFE	**	5	\$1,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : North Elevation								
	Masonry: Brick	68%	Now	\$97,200	LIFE	**	5	\$12,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Various Areas								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%								
	Location : Various Areas								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : West, North Facades								
	Masonry: Fieldstone	10%			LIFE	**	5	\$1,300	
Windows									
	Aluminum	100%			2049	**	5	\$2,200	
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$700	
	Concrete Masonry Unit	25%			LIFE	**	5	\$500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Lower Roof Parapet								
	Explanation : Roll Roofing Installed Interior Face Parapet								
	Not Accessible	70%							
Roof									
	Roll Roofing	30%			2032	\$8,300	5	\$2,200	
	Not Accessible	70%							
Soffits									
	Wood	100%			2038	**	5		

Interior

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING

Asset # : 4526

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$1,900	
	Ceramic Tile	5%			2042	**	5	\$400	
	Steel Grating	10%			2053	**	1		
	Vinyl Tile	5%	Now	\$200	2038	**	3	\$200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Kitchen									
	Wood	70%	Now	\$17,400	2048	**	5	\$5,600	
Split/Cracked, Extent : Light, Area Affected : 5%									
Location : Various Areas									
Uneven Surface, Extent : Light, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 80%									
Location : Throughout									
Explanation : Floors Are Sloping									
Interior Walls									
	Ceramic Tile	5%	Now	\$6,900	2036	**	5	\$200	
Adhesion Failure, Extent : Severe, Area Affected : 10%									
Location : 2nd Floor Care Takers Bathroom									
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : 2nd Floor Care Takers Bathroom									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 2nd Floor Care Takers Bathroom									
	Concrete Masonry Unit	10%			LIFE	**	5	\$300	
	Gypsum Board	65%			LIFE	**	5	\$3,300	
	Masonry: Fieldstone	15%	Now	\$5,800	LIFE	**			
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Storage Rooms In The Basement									
Explanation : Horizontal Cracks, Water Penetration									
	Plaster	5%			LIFE	**	5	\$100	
Ceilings									
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	90%	Now	\$6,600	LIFE	**	5	\$9,600	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Basement File Room									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2038	**			
On-Site Walkways									
	Cast in Place Concrete	85%			2038	**			
	Masonry: Brick	15%	0-2	\$300	2043	**			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Front Steps									
Parking/Driveway									
	Cast in Place Concrete	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 OF CULTURAL AFFAIRS - 126
BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING

Asset # : 4526

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%			2043	* *	5		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : Main Service Disconnect Switch Rated At 100 Amperes.					
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2043	* *	5	\$200	
	Raceway								
	Conduit	80%			2043	* *	1		
	Conduit	20%			2033	\$900	1		
	Panelboards								
	Molded Case Bkrs	100%			2041	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2033	\$38,700	10	\$5,100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : T-12 Lamps					
	HID	2%			2033	\$1,300	10		
	Egress Lighting								
	Emergency, Battery	50%			2033	\$4,700	10	\$700	
	Exit, Service	50%			2033	\$900	1		
Alarm									
	Security System								
	Generic	100%			2033	\$10,500	1	\$2,100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Hallways					
				Explanation : Intrusion Alarm System. Motion Sensors					

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2038	* *	1	\$2,800	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Basement							
		Explanation : 1 Unit							

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 OF CULTURAL AFFAIRS - 126
BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING

Asset # : 4526

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Distribution							
	Hot Wtr Piping/Pump	100%		2032	\$12,200	4	\$300	
	Terminal Devices							
	Convactor/Radiator	100%		2031	\$45,500	1	\$1,800	
Air Conditioning								
	Energy Source							
	Electricity	100%		2041	* *	1		
	Conversion Equipment							
	Window/Wall Unit	20%		2028	\$4,200	1		
	No Component	80%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2043	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2028	\$16,700	2		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 40 Gallon Unit</i>							
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX MUSEUM OF THE ARTS
Address : 1040 GRAND CONCOURSE @E. 165 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0023.000 / 2368 **Yr Built/Renovated** : 1960 / 2005
Area Sq Ft : 51,292 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-May-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2462 **Lot** : 1 **BIN** : 2002826

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$274,400	\$148,400
Interior Architecture	\$122,200	
Electrical		\$1,007,000
Mechanical	\$472,500	\$3,547,200
Total	\$869,100	\$4,702,700
Importance Code A	\$274,400	\$148,400
Importance Code B	\$594,700	\$4,554,200
Total	\$869,100	\$4,702,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$87,100	\$4,000		\$64,000
Interior Architecture	\$107,600	\$14,300	\$400	\$10,500
Electrical	\$4,900	\$5,500	\$5,800	\$5,200
Mechanical	\$29,400	\$8,100	\$11,800	\$29,900
Site Enclosure	\$4,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$241,800	\$39,700	\$25,900	\$117,500
Importance Code A	\$89,700	\$6,700	\$2,700	\$90,100
Importance Code B	\$151,700	\$33,100	\$22,800	\$27,300
Importance Code C	\$300		\$400	
Total	\$241,800	\$39,700	\$25,900	\$117,500



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 OF CULTURAL AFFAIRS - 126
BRONX MUSEUM OF THE ARTS
Asset # : 2368

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									
	Concrete Masonry Unit	15%			LIFE	**	5	\$4,000	
	Masonry: Brick	25%			LIFE	**	5	\$10,700	
	Metal Panel	30%			2053	**	5-10	\$88,500	
	Metal Panel	12%			2053	**	5-10	\$35,400	
	Granite Panels	5%	Now	\$12,900	LIFE	**	5	\$1,600	
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : 2nd Floor Gallery And 1st Floor Gallery									
	Window Wall	13%	4+	\$3,300	2053	**	5	\$10,500	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Atrium Space In South Wing									
Windows									
	Aluminum	100%	Now	\$4,200	2049	**	5	\$2,200	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Window At West Facade Of 2005 Wing									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : East Facade Windows Of 2005 Wing, 3rd Floor, 2nd Floor									
Parapets									
	Concrete Masonry Unit	10%			LIFE	**	5	\$800	
	Masonry: Brick	33%			LIFE	**	5	\$2,300	
	Masonry: Limestone	2%			LIFE	**	5	\$200	
	Metal Panel	25%			2053	**	5	\$6,800	
	Metal Panel	20%			2053	**	5	\$5,400	
	Metal: Cage/Fence	5%			2046	**	5-10	\$2,700	
	Granite Panels	5%			LIFE	**	5	\$400	
Roof									
	Built-Up (BUR)	55%			2028	\$274,400	10	\$24,100	
	Metal Panel	5%	Now	\$31,100	2053	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Bulkhead At East Side									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Over Stair At East Side									
	Metal Panel	3%			2046	**	10	\$2,400	
	Plaza Roof: Stone Panels	27%			2053	**			
	Sloped Glazing	10%	Now	\$35,600	LIFE	**	5	\$58,400	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Lobby									
Soffits									
	Metal Panel	100%			2053	**	5-10		

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX MUSEUM OF THE ARTS
Asset # : 2368

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	8%			2029	\$72,000	3	\$6,300	
	Cast in Place Concrete	18%	2-4	\$39,000	LIFE	* *	5	\$20,500	
	Horizontal Cracks, Extent : Light, Area Affected : 5%								
	Location : First Floor Of 2005 Wing, Basement								
	Ceramic Tile	4%	Now	\$2,300	2042	* *	5	\$1,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
	Location : South Wing Basement								
	Terrazzo	5%	Now	\$11,900	LIFE	* *	5	\$2,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Steps In Basement								
	Vinyl Tile	37%	Now	\$26,000	2038	* *	3	\$7,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : First Floor Near Boiler Area								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	3%	Now	\$122,200	2043	* *	3	\$600	
	Worn/Eroded, Extent : Severe, Area Affected : 60%								
	Location : South Wing 2nd Floor								
	Wood	25%			2061	* *	5	\$24,400	
Interior Walls									
	Ceramic Tile	2%			2042	* *	5	\$800	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
	Gypsum Board	68%			LIFE	* *	5	\$15,800	
	Masonry: Brick	5%			LIFE	* *			
	Plaster	15%			LIFE	* *	5	\$1,700	
	SGFT/Glazed Masonry	5%			LIFE	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX MUSEUM OF THE ARTS
Asset # : 2368

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	25%			2038	* *	5	\$15,800	
	AcousTileSusp.Lay-In	20%	Now	\$8,200	2046	* *	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : Lobby Of North Wing									
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$400	
	Gypsum Board	30%	Now	\$5,200	LIFE	* *	5	\$19,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : East Windows Of Education Room, 2005 Wing									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : East Windows Of Education Room, 2005 Wing									
	Plaster	20%	Now	\$15,000	LIFE	* *	5	\$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : East Stair									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : East Stair									
Site Enclosure									
Fence/Gates									
	Cast in Place Concrete	10%	2-4	\$300	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Rear Yard									
	Chain Link	60%			2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Rear Yard									
	Iron Picket	30%			2053	* *			
Retaining Walls									
	Cast in Place Concrete	30%	Now	\$1,400	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Rear Yard									
	Masonry: Fieldstone	70%	Now	\$3,300	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Rear Of Building At Carol Place									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2038	* *			
On-Site Walkways									
	Asphalt	45%			2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Rear Yard									
	Cast in Place Concrete	30%			2038	* *			
	Pavers/Stone	25%			2036	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX MUSEUM OF THE ARTS
Asset # : 2368

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

Site Pavements

Parking/Driveway

Asphalt

100%

2036

* *

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%

2053

* *

5

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room - New Wing**Explanation : One Main Service Switch Rated At 2,000 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100%

2043

* *

5

\$200

Raceway

Conduit

100%

2043

* *

1

Panelboards

Molded Case Bkrs

100%

2041

* *

5

\$1,400

Wiring

Thermoplastic

100%

2043

* *

1

Motor Controllers

Locally Mounted

100%

2038

* *

5

\$300

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$800

Lighting

Interior Lighting

Fluorescent

30%

2033

\$245,300

10

\$14,100

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Old Wing*

Fluorescent

30%

2033

\$245,300

10

\$14,100

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Incandescent

30%

2033

\$219,900

2

\$300

LED

10%

2033

\$73,300

Egress Lighting

Emergency, Battery

50%

2033

\$42,000

10

\$6,200

Exit, Battery

50%

2033

\$35,500

10

\$1,700

Exterior Lighting

HID

10%

2033

\$23,400

10

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Perimeter**Explanation : Controlled Via Photocell*

No Component

90%

Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX MUSEUM OF THE ARTS
Asset # : 2368

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

Alarm

Security System
Generic

100% 2033 \$94,000 1 \$19,200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System

Fire/Smoke Detection
Generic, Digital

100% 2033 \$129,200 1-3 \$31,600
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.

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

Heating

Energy Source
Natural Gas

100% 2053 * * 1

Conversion Equipment
Furnace

15% 2033 \$23,400 1 \$3,800
Other Observation, Extent : Light, Area Affected : 60%
Location : Roof Of South Wing
Explanation : 4 Gasoline Fired Packaged Rooftop Air Conditioning Units. Units Serve The Entire South Wing Of The Building.

Furnace
Hot Water Boiler

15% 2028 \$23,400 1 \$3,800
40% 2046 * * 1 \$10,100
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Of North Wing
Explanation : 6 Gasoline Fired Modular Hot Water Boilers

Hot Water Boiler

25% 2046 * * 1 \$6,300
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Of South Wing
Explanation : 1 Gasoline Fired Hot Water Boiler Serving Terminal Equipment On The South Wing Of The Building

Steam Boiler

5% 2046 * * 1 \$2,500
Abandoned in Place, Extent : Light, Area Affected : 20%
Location : Basement
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Of North Wing
Explanation : 2 Gasoline Fired Modular Steam Boilers Steam Produced By These Boilers Is Used To Humidify The North Wing Of The Building.

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX MUSEUM OF THE ARTS
Asset # : 2368

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	60%			2049	**	4	\$2,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Of South Wing								
	Explanation : Serves Basement Air Handlers, Fin Tube Radiators And Fan Coil Units								
	Hot Wtr Piping/Pump	40%			2049	**	4	\$1,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Of North Wing								
	Explanation : Serves Packaged Rooftop Air Conditioning Equipment								
Terminal Devices									
	Air Handler	35%			2033	\$329,900	1	\$11,100	
	Convactor/Radiator	30%			2046	**	1	\$5,000	
	Fan Coil Unit/Heat	5%			2038	**	1	\$800	
	No Component	30%							
Air Conditioning									
Energy Source									
	Electricity	100%			2049	**	1		
Conversion Equipment									
	Reciprocating	25%			2033	\$184,800	1	\$6,000	
	Compr/Chiller								
	Ext Pkg Unit -	40%			2038	**	2	\$1,300	
	Heating/Cooling								
	Ext Pkg Unit -	30%			2028	\$252,500	2	\$900	
	Heating/Cooling								
	Split Unit	5%			2033	\$59,500			
Distribution									
	CW & CHW Wtr	30%			2053	**	4	\$1,100	
	Pipe/Pump								
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	5%			2038	**	1	\$1,600	
	Fan Coil - 4 Pipe	25%			2038	**	1	\$4,100	
	No Component	70%							
Heat Rejection									
	Water Cooling Tower	10%			2031	\$25,300	2	\$5,200	
	No Component	90%							
Dehumidifier									
	No Component	70%							
	Generic	30%			2031	\$2,924,400			
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$220,000	LIFE	**	2-5	\$28,600	
	Broken, Extent : Moderate, Area Affected : 50%								
	Location : Broken Insulation. Condensate Dripping On 1st Floor Ceiling								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX MUSEUM OF THE ARTS
Asset # : 2368

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	50%	0-2	\$2,400	2038	* *	2	\$600	
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Roof Of 2nd Floor							
	Roof	50%			2033	\$48,600	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2053	* *	1		
	Galvanized Steel	60%			2038	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$33,400	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : South And North Wing Basements							
		Explanation : 2 Units Observed							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$17,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 100%							
		Location : Basement. Backing Up Of Rain Water At Basement During Heavy Rain							
	Sump Pump(s)								
	Non-Submersible	100%			2038	* *	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2038	* *	4	\$3,100	
	Backflow Preventer								
	No Component	40%							
	Generic	60%			2041	* *	1	\$1,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st And 2nd Floor. One Unit In Each Wing Of The Building							
		Explanation : Two Units							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2053	* *	1-2	\$5,700	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX RIVER ARTS CENTER - BRAC
Address : 1087 EAST TREMONT AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0052.000 / 15213 **Yr Built/Renovated** : 1920 / 2018
Area Sq Ft : 20,630 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 02-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 3141 **Lot** : 1 **BIN** : 2118038

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$62,900
Total		\$62,900
Importance Code C		\$62,900
Total		\$62,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$14,000		\$3,300
Interior Architecture		\$13,900	\$8,400	\$9,500
Electrical	\$1,900	\$2,400	\$1,900	\$18,700
Mechanical	\$4,500	\$7,600	\$6,100	\$9,900
Site Pavements			\$400	
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$10,400	\$41,900	\$20,700	\$45,300
Importance Code A	\$1,000	\$15,000	\$1,000	\$4,300
Importance Code B	\$9,300	\$26,800	\$13,500	\$41,000
Importance Code C			\$6,200	
Total	\$10,400	\$41,900	\$20,700	\$45,300



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX RIVER ARTS CENTER - BRAC
Asset # : 15213

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		90%			LIFE	**	5	\$45,900	
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : All Facades							
Metal Coiling Doors		5%			2046	**	5	\$8,000	
Stucco Cement		3%			2046	**	5	\$3,800	
Window Wall		2%			2053	**	5	\$3,800	
Windows									
Aluminum		100%			2049	**	5	\$9,500	
Parapets									
Metal Panel		10%			2053	**	5	\$2,700	
Stucco Cement		90%			2046	**	5	\$16,200	
Roof									
Green, Roof Inaccessible		85%			LIFE	**			
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Stair B And R							
		Explanation : Water Penetration							
Panel/Paver: Cer/Brk		15%			2053	**	10	\$6,600	
Interior									
Floors									
Carpet		5%			2032	\$43,700	3	\$3,800	
Cast in Place Concrete		45%			LIFE	**	5	\$49,800	
Ceramic Tile		10%			2042	**	5	\$5,100	
Sheet Vinyl/Rubber		25%			2038	**	5	\$19,000	
Terrazzo		15%			LIFE	**	5	\$5,900	
Interior Walls									
Ceramic Tile		10%			2042	**	5	\$11,600	
Gypsum Board		90%			LIFE	**	5	\$62,900	
Ceilings									
AcousTileSusp.Lay-In		50%			2046	**	5	\$25,300	
Gypsum Board		50%			LIFE	**	5	\$31,600	
Site Enclosure									
Fence/Gates									
Iron Picket		100%			2068	**			
Site Pavements									
Public Sidewalk									
Cast in Place Concrete		100%			2046	**			
On-Site Walkways									
Panel/Paver: Concrete		5%			2053	**			
Paver: Asphalt		95%			2042	**	5	\$800	
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									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX RIVER ARTS CENTER - BRAC
Asset # : 15213

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%			2053	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch							
	Raceway								
	Conduit	100%			2053	**	1		
	Panelboards								
	Fused Disc Sw	5%			2049	**	5		
	Molded Case Bkrs	95%			2049	**	5	\$500	
	Wiring								
	Thermoplastic	100%			2053	**	1		
	Motor Controllers								
	Locally Mounted	100%			2046	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2038	**	10	\$900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Staircases							
	Fluorescent	70%			2038	**	10	\$13,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	10%			2038	**	2		
	LED	15%			2038	**			
	Egress Lighting								
	Emergency, Battery	50%			2038	**	10	\$2,500	
	Exit, LED	50%			2061	**	1		
	Exterior Lighting								
	LED	20%			2038	**			
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2038	**	1	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Camera							
	Generic	50%			2038	**	1	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Gallery Area, Exit Doors And Staircases							
		Explanation : Intrusion Alarm And Motion Sensor							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX RIVER ARTS CENTER - BRAC
Asset # : 15213

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2038

* *

1-3

\$12,700

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

Location : Throughout The Building

Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Boxes And Fire Alarm Panel

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

Heating

Conversion Equipment
Furnace
Hot Water Boiler

60%

2033

\$37,600

1

\$6,100

40%

2046

* *

1

\$4,100

Other Observation, Extent : Light, Area Affected : 40%

Location : Roof

Explanation : Three Units At Roof

Distribution

Steam Piping/Pump

100%

2053

* *

Terminal Devices

Convector/Radiator

80%

2046

* *

1

\$5,300

No Component

20%

Air Conditioning

Energy Source
Electricity

100%

2049

* *

1

Conversion Equipment

Ext Pkg Unit -

60%

2038

* *

2

\$800

Heating/Cooling

Split Unit

40%

2038

* *

Terminal Devices

Air Handler/Cool/Ht

100%

2038

* *

1

\$12,800

Heat Rejection

Air Cooled Condenser
Unit

100%

2038

* *

2

\$14,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$11,500

Exhaust Fans

Interior

80%

2038

* *

2

\$500

No Component

20%

Plumbing

H/C Water Piping

Brass/Copper

100%

2053

* *

1

Water Heater With Tanks

Gas Fired

100%

2031

\$16,700

2

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 OF CULTURAL AFFAIRS - 126
BRONX RIVER ARTS CENTER - BRAC
Asset # : 15213

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$1,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$10,400	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$5,800	
	Fire Pump								
	Generic	100%			2042	* *	1	\$3,900	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO ANIMAL COMMISSARY BARN
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.500 / 2188 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 6,375 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 20-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$168,100
Total		\$168,100
Importance Code A		\$168,100
Total		\$168,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$26,700		\$3,300	
Interior Architecture	\$4,600			
Electrical		\$100	\$5,800	
Mechanical		\$700		\$700
Site Pavements	\$1,700			
Total	\$33,100	\$700	\$9,200	\$700
Importance Code A	\$26,700	\$600	\$3,300	\$600
Importance Code B	\$4,700	\$100	\$5,800	
Importance Code C	\$1,700			
Total	\$33,100	\$700	\$9,200	\$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 OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL COMMISSARY BARN
Asset # : 2188

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$14,900	
	Metal Sect. OHD	10%			2037	**	5	\$6,700	
	Pre-Cast Concrete	10%			LIFE	**	5	\$6,900	
	Stucco Cement	5%	2-4	\$5,900	2037	**	5	\$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
	Wood	5%	2-4	\$13,500	2037	**	5	\$2,700	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%									
Location : Decorative Trim. Various Locations									
Windows									
	Wood	100%	Now	\$7,300	2057	**	5	\$1,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Roof									
	Asphalt Shingle	100%			2041	**	10	\$1,500	
Interior									
Floors									
	Cast in Place Concrete	50%			LIFE	**	5	\$10,800	
	Wood	50%			2035	**	5	\$9,300	
Interior Walls									
	Masonry: Brick	100%			LIFE	**			
Ceilings									
	Exposed Struc: Wood	100%			LIFE	**			
Site Pavements									
On-Site Walkways									
	Asphalt	100%			2035	**			
Parking/Driveway									
	Asphalt	100%	Now	\$1,700	2041	**			
Potholes, Extent : Severe, Area Affected : 15%									
Location : Various Locations									

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%			2032	\$3,700	5			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 200 Ampere Main Disconnect Switch									

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL COMMISSARY BARN
Asset # : 2188

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2032	\$4,300	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$500	5		
	Molded Case Bkrs	95%			2031	\$9,300	5	\$200	
	Wiring								
	Thermoplastic	100%			2032	\$8,800	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$11,200	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2032	\$45,800	10	\$6,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Exterior Lighting								
	HID	20%			2027	\$5,800	10		
	No Component	80%							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	100%			2032	\$168,100	2	\$3,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Various								
	Explanation : Wall Mounted								
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2032	\$2,800	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.

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO ANIMAL HEALTH CENTER
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.120 / 2348 **Yr Built/Renovated** : 1985 / 2008
Area Sq Ft : 25,946 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2116671

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$70,900	
Electrical	\$39,300	\$320,400
Mechanical	\$669,100	\$196,500
Total	\$779,300	\$516,900
Importance Code B	\$779,300	\$516,900
Total	\$779,300	\$516,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$27,400		\$15,500	
Interior Architecture	\$16,000			\$69,000
Electrical	\$5,700	\$5,200	\$61,700	\$4,000
Mechanical	\$82,000	\$6,400	\$55,900	\$6,900
Site Pavements	\$6,800			
Total	\$137,900	\$11,600	\$133,100	\$79,900
Importance Code A	\$36,400	\$1,300	\$16,800	\$1,300
Importance Code B	\$94,700	\$10,300	\$116,300	\$78,600
Importance Code C	\$6,800			
Total	\$137,900	\$11,600	\$133,100	\$79,900



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HEALTH CENTER
Asset # : 2348

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	88%			LIFE	**	5	\$33,000	
	Metal Coiling Doors	2%			2037	**	5	\$2,300	
	Metal: Cage/Fence	8%			2037	**	5	\$13,100	
	Window Wall	2%	Now	\$4,500	2052	**	5	\$1,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Over Entrance At East Facade									
Windows									
	Aluminum	90%			2040	**	5	\$4,400	
	Metal Louvers	10%			2035	**	10	\$3,000	
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$3,600	
	Pre-Cast Concrete	10%			LIFE	**	5	\$2,500	
Roof									
	IRMA/Protected Membrane	15%			2037	**	10	\$2,900	
	Metal Panel	50%			2045	**	10	\$17,700	
	Modified Bitumen	5%			2032	\$10,300	10	\$1,000	
	Single Ply Membrane	25%			2037	**	10	\$4,800	
	Skylight, Metal/Glass	5%			2042	**	10	\$3,200	
Soffits									
	Alum/Vinyl Siding	100%			2052	**	10		
Interior									
Floors									
	Carpet	10%			2028	\$67,000	3	\$7,800	
	Cast in Place Concrete	45%			LIFE	**	5	\$38,200	
	Quarry Tile	5%			2045	**	5	\$2,900	
	Terrazzo	40%	0-2	\$70,900	LIFE	**	5	\$12,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Along The Corridor Edges, 2nd Floor Corridor									
Interior Walls									
	Concrete Masonry Unit	70%			LIFE	**	5	\$12,400	
	Glass: Single Pane	5%			LIFE	**	5	\$1,700	
	Gypsum Board	20%			LIFE	**	5	\$5,300	
	Plywood/Hardboard	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	65%			2045	**	5	\$25,200	
	Exposed Struc: Concrete	10%			LIFE	**	5	\$600	
	Gypsum Board	20%			LIFE	**	5	\$9,700	
	Gypsum Board	5%			LIFE	**	5	\$2,400	
Site Enclosure									
Free Standing Walls									
	Masonry: Brick	100%			2052	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2045	**			

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Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HEALTH CENTER
Asset # : 2348

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

Site Pavements

Parking/Driveway
Asphalt

100% 4+ \$6,800 2041 * *
Ponding, Extent : Moderate, Area Affected : 5%
Location : Parking And Driveway Area

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

Over 600 Volts

Service Equipment
Fused Disc Sw

100% 2052 * * 3 \$100
Other Observation, Extent : Light, Area Affected : 100%
Location : Outside
Explanation : Two 600 Ampere Main Disconnect Switches

Transformers

Dry Type

50% 2045 * * 3 \$100
Other Observation, Extent : Light, Area Affected : 100%
Location : Outside The Building
Explanation : One 225 Kilovolts Amperes, 4,160 Volts High Voltage 480/277 Volts High Voltage

Dry Type

50% 2045 * * 3 \$100
Other Observation, Extent : Light, Area Affected : 100%
Location : Outside The Building
Explanation : One 1000 Kilovolts Amperes, 4,160 Volts High Voltage 480/277 Volts Low Voltage

Feeders

Cable

100% 2048 * * 1

Raceway

Conduit

100% 2052 * * 1

Under 600 Volts

Service Equipment

Air Circuit Breaker

45% 2052 * * 5 \$100
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : One 400 Ampere Main Disconnect Switch For Main Building

Air Circuit Breaker

45% 2052 * * 5 \$100
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : One 400 Ampere Main Disconnect Switch For Rooftop Unit

Fused Disc Sw

10% 2052 * * 5
Other Observation, Extent : Light, Area Affected : 100%
Location : Outside
Explanation : One 800 Ampere Main Disconnect Switch For Emergency Generator Outside

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HEALTH CENTER
Asset # : 2348

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									
Transformers									
	Dry Type	35%			2030	\$9,100	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 75 Kilovolts Ampere, 480 Volts High Voltage 208/120 Volts Low Voltage							
	Dry Type	35%			2030	\$9,100	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Barn							
		Explanation : One 15 Kilovolts Ampere, 480 Volts High Voltage 208/120 Volts Low Voltage							
	Dry Type	30%			2030	\$7,800	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One 30 Kilovolts Ampere, 480 Volts High Voltage 208/120 Volts Low Voltage							
Switchgear / Switchboard									
	Molded Case Bkrs	70%			2032	\$111,100	5	\$500	
	Molded Case Bkrs	30%			2052	* *	5	\$200	
Raceway									
	Conduit	90%			2032	\$60,800	1		
	Conduit	10%			2052	* *	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$3,900	5		
	Molded Case Bkrs	85%			2031	\$66,300	5	\$600	
	Molded Case Bkrs	10%			2048	* *	5	\$100	
Wiring									
	Thermoplastic	90%			2032	\$82,200	1		
	Thermoplastic	10%			2052	* *	1		
Motor Controllers									
	Locally Mounted	30%			2030	\$13,700	5	\$100	
	Motor Control Center	70%			2030	\$47,500	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
Stand-by Power									
Transfer Switches									
	Automatic	50%			2045	* *	1	\$4,000	
	Automatic	50%			2030	\$5,300	1	\$4,000	
Generators									
	Diesel	50%			2028	\$39,300	1	\$5,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : One 80 Kilowatts							
	Diesel	50%			2041	* *	1	\$5,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : One 610 Kilowatts							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HEALTH CENTER
Asset # : 2348

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
Stand-by Power									
Batteries									
	Lead/Acid	50%			2026	\$1,200	5	\$500	
	Lead/Acid	50%			2025	\$1,200	5	\$500	
Fuel Storage									
	Main Tank	50%			2035	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Outside									
Explanation : One 225 Gallons									
	Main Tank	50%			2060	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Outside									
Explanation : One 225 Gallons									
Lighting									
Interior Lighting									
	Fluorescent	98%			2037	* *	10	\$23,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	2%			2037	* *	10	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Morgue Room									
Explanation : T-5 Lamps									
Egress Lighting									
	Emergency, Service	40%			2037	* *	1		
	Emergency, Battery	10%			2027	\$4,300	10	\$600	
	Exit, Service	50%			2027	\$5,500	1		
Exterior Lighting									
	HID	20%			2027	\$23,600	10		
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2032	\$9,500	1	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Exit Doors									
Explanation : Intrusion Alarm And Motion Sensors									
Fire/Smoke Detection									
	Generic, Digital	100%			2037	* *	1-3	\$16,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Strobe Lights, Horns And Fire Alarm Panel									

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

Heating

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HEALTH CENTER
Asset # : 2348

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Furnace	10%	Now	\$7,900	2042	* *	1	\$1,200	
		Damaged, Extent : Severe, Area Affected : 10%							
		Location : 1 Obsolete Unit, Barn							
	Hot Water Boiler	90%			2037	* *	1	\$11,500	
Distribution									
	Hot Wtr Piping/Pump	90%			2040	* *	4	\$1,200	
	No Component	10%							
Terminal Devices									
	Air Handler	80%	Now	\$38,100	2027	\$381,500	1	\$11,600	
		Other Observation, Extent : Moderate, Area Affected : 60%							
		Location : Old Section							
		Explanation : Inefficient Unit. There Is Not Sufficient Heat And Air Conditioning In The Old Section							
	Convactor/Radiator	10%			2037	* *	1	\$800	
	No Component	10%							
Air Conditioning									
	Energy Source								
	Electricity	35%			2040	* *	1		
	Natural Gas	65%			2052	* *	1		
	Conversion Equipment								
	Absorption	65%			2037	* *	1	\$18,300	
	Chiller/Direct Fire								
		Other Observation, Extent : Light, Area Affected : 65%							
		Location : Adjoining House							
		Explanation : 1 Unit, Refrigerant Lithium Bromide							
	Reciprocating	15%			2032	\$56,100	1	\$1,800	
	Compr/Chiller								
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : Rear Yard							
	Exterior Pkg Unit -	10%			2032	\$27,800	2	\$200	
	Cooling								
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : 2 Units, The Roof							
	No Component	10%							
Distribution									
	CW & CHW Wtr	80%	Now	\$5,900	2042	* *	4	\$1,000	
	Pipe/Pump								
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room. Corroded Chilled Water Piping							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room. Leaking Chilled Water Piping							
	No Component	20%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HEALTH CENTER
Asset # : 2348

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Dir Expansion	15%			2032	\$65,600	1		
	Air Handler/Cool/Ht	65%			2027	\$287,600	1	\$10,400	
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2032	\$9,900	2	\$2,700	
	Water Cooling Tower	65%	Now	\$7,500	2030	\$74,900	2	\$13,600	
		Corroded, Extent : Severe, Area Affected : 20% Location : Rear Yard							
	No Component	20%							
Dehumidifier									
	No Component	80%							
	Generic	20%	Now	\$17,800	2037		* *		
		Other Observation, Extent : Severe, Area Affected : 20% Location : 2nd Floor Mechanical Room Explanation : 3 Condemn Units							
Ventilation									
Distribution									
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$13,000	
	No Component	10%							
Exhaust Fans									
	Interior	40%			2027	\$45,000	2	\$300	
	Roof	50%			2032	\$24,600	2	\$400	
	Wall Unit	10%			2032	\$1,100	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2037	* *	4	\$1,500	
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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO ANIMAL HOLDING - SHELTER BLDG.
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.980 / 2809 **Yr Built/Renovated** : 1977 / 2011
Area Sq Ft : 18,100 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 01-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116670

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$317,600	
Interior Architecture	\$479,500	\$54,800
Electrical	\$78,700	\$179,500
Mechanical	\$87,700	\$244,500
Site Pavements	\$206,100	
Total	\$1,169,600	\$478,700
Importance Code A	\$317,600	
Importance Code B	\$585,800	\$478,700
Importance Code C	\$266,200	
Total	\$1,169,600	\$478,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$59,800		\$4,000	
Interior Architecture	\$14,400		\$1,500	
Electrical	\$14,900	\$1,900	\$58,600	\$1,800
Mechanical	\$39,400	\$3,600	\$13,200	\$3,500
Site Enclosure	\$7,200			
Total	\$135,700	\$5,500	\$77,200	\$5,300
Importance Code A	\$97,900	\$900	\$5,000	\$900
Importance Code B	\$25,400	\$4,600	\$72,300	\$4,400
Importance Code C	\$12,400			
Total	\$135,700	\$5,500	\$77,200	\$5,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HOLDING - SHELTER BLDG.**

Asset # : 2809

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	15%	0-2	\$37,600	LIFE	**	5	\$16,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : All Facades							
	Concrete Masonry Unit	3%	Now	\$6,700	LIFE	**	5	\$400	
		Vertical Cracks, Extent : Severe, Area Affected : 15%							
		Location : Chimney							
	Metal Coiling Doors	12%			2037	**	5	\$8,000	
	Wood	70%	Now	\$317,600	2052	**	5	\$37,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : All Facades							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 80%							
		Location : All Facade							
		Split/Cracked, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Windows									
	Metal Louvers	10%			2035	**	10	\$3,000	
	No Component	90%							
Roof									
	Skylight, Metal/Glass	15%	4+	\$12,500	2042	**			
		Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
		Location : Interior Curb Of Skylights							
	Not Accessible	85%							
Interior									
Floors									
	Cast in Place Concrete	90%	0-2	\$104,000	LIFE	**	5	\$54,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Common Area							
	Ceramic Tile	3%	0-2	\$9,200	2035	**	5	\$400	
		Recent Repair Evident, Extent : N/A, Area Affected : 20%							
		Location : Staff Office							
	Quarry Tile	7%			2037	**	5	\$2,900	
Interior Walls									
	Concrete Masonry Unit	60%	0-2	\$60,100	LIFE	**	5	\$5,200	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Glass: Single Pane	5%			LIFE	**	5	\$800	
	Metal Security Bars	15%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Animal Holding Cells							
		Explanation : Custom Security Bars							
	Plaster	20%	0-2	\$5,200	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Workshops							

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

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HOLDING - SHELTER BLDG.**

Asset # : 2809

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

Exposed Struc: Wood

85% Now \$315,400 LIFE * *

Dry Rot/Decay, Extent : Moderate, Area Affected : 15%

Location : Interior Curbs Of Skylights

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Interior Curbs Of Skylights

Plaster

15% LIFE * * 5 \$2,600

Site Enclosure

Fence/Gates

Chain Link

100% 0-2 \$7,200 2052 * *

Broken/Missing Elements, Extent : Light, Area Affected : 30%

Location : Perimeter Fence

Site Pavements

Parking/Driveway

Asphalt

100% Now \$206,100 2047 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 80%

Location : Front Entry Area

Potholes, Extent : Moderate, Area Affected : 50%

Location : Front Entry Area

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2032 \$14,700 5 \$100

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

Location : Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch

Transformers

Dry Type

100% 2030 \$26,100 5 \$100

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

Location : Electrical Room

Explanation : One 112.5 Kilovolt Ampere, 480 High Voltage 208/120 Low Voltage

Switchgear / Switchboard

Fused Disc Sw

100% 2032 \$127,000 5 \$100

Raceway

Conduit

100% 2032 \$31,600 1

Panelboards

Fused Disc Sw

5% 2031 \$1,900 5

Molded Case Bkrs

95% 2031 \$37,000 5 \$500

Wiring

Thermoplastic

100% 2032 \$52,500 1

Motor Controllers

Locally Mounted

50% 2030 \$22,900 5 \$100

Motor Control Center

50% 2030 \$22,900 5 \$200

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HOLDING - SHELTER BLDG.**

Asset # : 2809

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
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$10,600	1	\$5,600	
	Generators								
	Diesel	100%			2028	\$78,700	1	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Outside							
		Explanation : One 125 Kilowatts							
	Batteries								
	Lead/Acid	100%			2025	\$2,400	5	\$700	
	Fuel Storage								
	Main Tank	100%			2035	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Outside							
		Explanation : No Ratings Available							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2037	* *	10	\$15,800	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	5%			2027	\$12,900	2		
	Egress Lighting								
	Emergency, Service	40%			2027	\$4,400	1		
	Emergency, Battery	10%			2027	\$3,000	10	\$400	
	Exit, Service	50%			2027	\$3,800	1		
	Exterior Lighting								
	HID	20%			2027	\$16,500	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2032	\$6,600	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$3,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Fire Alarm Panel							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HOLDING - SHELTER BLDG.
Asset # : 2809

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2042	* *	5	\$5,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Yard					
				Explanation : One 10,000 Gallon Tank					
	Conversion Equipment								
	Hot Water Boiler	50%			2037	* *	1	\$4,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Two No.2 Oil Burning Hot Water Boilers					
	Hot Water Boiler	50%	0-2	\$37,600	2045	* *	1	\$4,000	
				Broken, Extent : Severe, Area Affected : 100%					
				Location : Basement, Broken Nozzle					
				Malfunctioning, Extent : Severe, Area Affected : 100%					
				Location : Basement. Malfunctioning Gas Train					
				Other Observation, Extent : Moderate, Area Affected : 60%					
				Location : Basement					
				Explanation : 1 Of The Boilers Is Not Working					
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$900	
	Terminal Devices								
	Air Handler	80%			2037	* *	1	\$9,000	
	Fan Coil Unit/Heat	20%			2027	\$87,700	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2027	\$6,700	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,100	
	Exhaust Fans								
	Interior	50%			2032	\$39,200	2	\$300	
	Roof	30%			2037	* *	2	\$200	
	Roof	20%			2032	\$6,900	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2042	* *	1		
	Galvanized Steel	20%			2037	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2042	* *	4	\$2,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 2 Domestic Hot Water Tanks With Hot Water Coil					

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HOLDING - SHELTER BLDG.**

Asset # : 2809

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2032	\$9,300	4	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Yard							
		Explanation : 1 Unit							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2032	\$244,500	1-2	\$5,100	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO AQUATIC BIRD HOUSE-#7
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.070 / 2324 **Yr Built/Renovated** : 1964 / 1996
Area Sq Ft : 20,110 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 21-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2116672

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$628,100	
Interior Architecture	\$325,600	
Electrical	\$164,000	\$285,900
Mechanical		\$56,200
Site Pavements	\$74,200	
Total	\$1,191,900	\$342,100
Importance Code A	\$628,100	
Importance Code B	\$489,600	\$342,100
Importance Code C	\$74,200	
Total	\$1,191,900	\$342,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$13,600		\$2,400	
Interior Architecture	\$19,300		\$6,000	
Electrical	\$10,400	\$400	\$40,100	\$200
Mechanical	\$4,700	\$3,600	\$46,800	\$3,500
Total	\$48,000	\$4,000	\$95,300	\$3,600
Importance Code A	\$14,600	\$1,000	\$3,400	\$1,000
Importance Code B	\$33,400	\$3,000	\$91,900	\$2,600
Importance Code C				
Total	\$48,000	\$4,000	\$95,300	\$3,600



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO AQUATIC BIRD HOUSE-#7
Asset # : 2324

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								
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Masonry: Brick	90%	Now	\$182,900	LIFE	**	5	\$22,700	
	Diagonal Cracks, Extent : Severe, Area Affected : 10%								
	Location : Southwest Corner, Northeast Corner								
	Efflorescence, Extent : Light, Area Affected : 15%								
	Location : Various Locations. All Facades								
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Bulkheads, West Facades								
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
	Location : Front Facade								
	Window Wall	5%			2052	**	5	\$4,700	
Windows									
	Aluminum	90%			2040	**	5	\$600	
	Metal Louvers	10%			2035	**	10	\$400	
Parapets									
	Masonry: Brick	90%	Now	\$98,800	LIFE	**	5	\$2,700	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : Southwest Corner, Throughout								
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : All Parapet Walls								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
	Location : All Facades								
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
	Location : Southwest Corner, Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Masonry: Limestone	10%	Now	\$10,800	LIFE	**	5	\$400	1
	Horizontal Cracks, Extent : Moderate, Area Affected : 35%								
	Location : Under Coping Stone, Throughout								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
	Location : Southwest Corner Coping								
	Loose Units, Extent : Severe, Area Affected : 5%								
	Location : Southwest Corner								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Southwest Corner, Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Coping								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO AQUATIC BIRD HOUSE-#7
Asset # : 2324

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									
Roof									
	Metal Panel	5%	Now	\$2,200	2037		* *		
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Bulkhead Above Stair At Roof Penetration							
	Modified Bitumen	60%	Now	\$197,900	2042		* *		
		Blisters, Extent : Severe, Area Affected : 25%							
		Location : Various Locations Throughout							
		Drains Inad/Misposn, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%							
		Location : At Parapets And Skylights							
		Ponding, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Skylight, Metal/Glass	35%	Now	\$148,400	2042		* *		
		Glazing Clouded, Extent : Severe, Area Affected : 20%							
		Location : Roof							
Interior									
Floors									
	Asphalt Poured	65%			2037		* *	5	\$9,800
	Cast in Place Concrete	20%			LIFE		* *	5	\$13,200
	Panel/Paver: Cer/Brk	5%			2040		* *	5	\$3,400
	Quarry Tile	5%			2037		* *	5	\$2,300
	Steel Plate	5%	Now	\$120,400	LIFE		* *	1	
		Corrosion/Rusting, Extent : Severe, Area Affected : 35%							
		Location : Stair Treads And Risers							
Interior Walls									
	Concrete Masonry Unit	30%			LIFE		* *	5	\$2,800
	Glass: Special Gauge	10%			LIFE		* *	1	
	Plaster	10%			LIFE		* *	5	\$700
	Plaster	20%			LIFE		* *	5	\$1,400
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Exhibit Areas							
		Explanation : Hand Painted Murals							
	SGFT/Glazed Masonry	30%			LIFE		* *		
Ceilings									
	AcousTileSusp.Lay-In	70%	Now	\$205,100	2052		* *	5	\$10,500
		Staining/Discoloring, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
	Exposed Struc: Concrete	20%	Now	\$17,600	LIFE		* *	5	\$900
		Spalling, Extent : Severe, Area Affected : 10%							
		Location : Above Holding Cages In Wingding							
	Gypsum Board	10%			LIFE		* *	5	\$3,800

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO AQUATIC BIRD HOUSE-#7
Asset # : 2324

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2067		* *			
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Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2045		* *			
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Parking/Driveway

Asphalt	100%	Now	\$74,200	2041		* *			
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*Cracking/Crumbling, Extent : Severe, Area Affected : 40%**Location : Parking Area**Potholes, Extent : Severe, Area Affected : 10%**Location : Throughout Parking Area*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	\$22,100	5		\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2032	\$158,800	5		\$500	
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Raceway

Conduit	90%			2032	\$60,800	1			
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Conduit	10%			2042	* *	1			
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Panelboards

Fused Disc Sw	5%			2031	\$3,900	5			
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Molded Case Bkrs	10%			2040	* *	5		\$100	
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Molded Case Bkrs	85%			2031	\$66,300	5		\$500	
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Wiring

Braided Cloth	80%	2-4	\$73,000	2057	* *	1			
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*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout*

Thermoplastic	10%			2042	* *	1			
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Thermoplastic	10%			2032	\$9,100	1			
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Motor Controllers

Locally Mounted	100%			2030	\$45,800	5		\$100	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE	* *	5		\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO AQUATIC BIRD HOUSE-#7
Asset # : 2324

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	20%			2037	* *	10	\$3,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor Stairway							
	Fluorescent	10%			2027	\$33,500	10	\$1,800	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
Fluorescent		50%			2037	* *	10	\$9,200	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Basement And First Floor								
Incandescent		20%			2027	\$57,500	2	\$100	
Egress Lighting									
Emergency, Battery		40%			2037	* *	10	\$1,900	
	Emergency, Battery	10%			2027	\$3,300	10	\$500	
	Exit, Service	40%			2037	* *	1		
	Exit, Service	10%			2027	\$800	1		
Exterior Lighting									
HID		20%			2027	\$18,300	10		
No Component		80%							
Alarm									
Security System									
No Component		80%							
Generic		20%			2032	\$7,400	1	\$1,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Intrusion Alarm Only, Motion Sensors								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Boiler Room							
		Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Building							
Conversion Equipment									
	Hot Water Boiler	100%			2045	* *	1	\$9,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Boiler Room							
		Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger							
Distribution									
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$1,000	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO AQUATIC BIRD HOUSE-#7
Asset # : 2324

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									
	Terminal Devices								
	Air Handler	45%			2037	**	1	\$5,600	
	Air Handler	5%	0-2	\$1,800	2037	**	1	\$600	
		Broken, Extent : Moderate, Area Affected : 20%							
		Location : 1st Floor Defective Louver							
	Convector/Radiator	35%			2030	\$56,200	1	\$2,300	
	Unit Heater - Steam	15%			2027	\$16,700	4	\$300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	15%			2037	**	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : 1 Unit, R-404a							
	Reciprocating Compr/Chiller	5%	0-2	\$700	2037	**	1	\$400	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Roof. Broken Insulation							
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Roof. Leaks Observed At Manifold							
	Ext Pkg Unit - Heating/Cooling	30%			2037	**	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : Roof							
	No Component	50%							
	Terminal Devices								
	Air Handler/Dir Expansion	20%			2040	**	1		
	No Component	80%							
	Heat Rejection								
	Air Cooled Condenser Unit	20%			2040	**	2	\$2,800	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,200	
	Exhaust Fans								
	Interior	30%			2027	\$26,100	2	\$200	
	Roof	70%			2037	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2058	**	4	\$3,000	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO AQUATIC BIRD HOUSE-#7
Asset # : 2324

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2032	\$10,300	4	\$800	
	Fixtures								
	Generic	100%							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO BRONX ZOO STORE/ FIRST AID STA.
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.380 / 2800 **Yr Built/Renovated** : 2000 / 2000
Area Sq Ft : 11,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$82,700	\$54,000
Electrical		\$84,000
Total	\$82,700	\$137,900
Importance Code A	\$82,700	\$54,000
Importance Code B		\$84,000
Total	\$82,700	\$137,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$4,100		\$1,000	\$10,200
Interior Architecture	\$3,900	\$1,100		\$127,300
Electrical	\$400	\$300	\$400	\$300
Mechanical	\$3,700	\$1,000	\$1,900	\$1,000
Total	\$12,100	\$2,400	\$3,200	\$138,800
Importance Code A	\$4,600	\$500	\$1,500	\$10,700
Importance Code B	\$7,500	\$1,300	\$1,700	\$128,000
Importance Code C		\$600		
Total	\$12,100	\$2,400	\$3,200	\$138,800



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO BRONX ZOO STORE/ FIRST AID STA.

Asset # : 2800

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									
	Glazed Ceramic Panel	5%			LIFE	**	5	\$4,000	
	Masonry: Fieldstone	10%			LIFE	**	5	\$1,300	
	Metal Sect. OHD	10%			2045	**	5	\$5,300	
	Window Wall	3%			2052	**	5	\$1,900	
	Wood	37%			2049	**	5	\$31,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : West And South Facades									
	Wood	5%	Now	\$18,000	2037	**	5	\$2,100	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%									
Location : Trellis At Main Entrance									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Roof Ridge And Trellis At Main Entrance									
Explanation : Insect Damage									
	Wood	30%	Now	\$64,700	2037	**	5	\$12,700	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%									
Location : Soffit And Facia Boards									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : All Facades									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : North And East Facades At First Aid And Bathrooms									
Explanation : Vegetation Growth									
Windows									
	Wood	100%			2048	**	5	\$20,300	
Roof									
	Asphalt Shingle	75%	0-2	\$1,400	2041	**			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%									
Location : Main Facade									
	Fiberglass Panel	10%			2041	**	1		
	Single Ply Membrane	15%			2032	\$54,000	10	\$2,700	
Interior									
Floors									
	Carpet	65%			2028	\$123,700	3	\$14,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Ceramic Tile	5%			2041	**	5	\$600	
	Slate	10%			LIFE	**	5	\$1,200	
	Vinyl Tile	15%			2032	\$44,600	3	\$600	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$1,200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$500	
	Gypsum Board	85%			LIFE	**	5	\$12,000	
	Wood	5%			LIFE	**	5	\$4,700	

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO BRONX ZOO STORE/ FIRST AID STA.**

Asset # : 2800

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

AcousTileSusp.Lay-In	10%	4+	\$300	2037	**	5	\$500
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Staining/Discoloring, Extent : Moderate, Area Affected : 10%

Location : Store Area

Exposed Struc: Wood	85%			LIFE	**		
Plaster	5%			LIFE	**	5	\$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%			2042	**	5	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Transformers

Dry Type	100%			2037	**	5	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 75 Kilovolt Ampere 480 High Voltage - 208/120 Low Voltage And One 45 Kilovolt-ampere 480 High Voltage - 208/120 Low Voltage

Switchgear / Switchboard

Fused Disc Sw	100%			2042	**	5	
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Raceway

Conduit	100%			2042	**	1	
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Panelboards

Fused Disc Sw	5%			2040	**	5	
Molded Case Bkrs	95%			2040	**	5	\$300

Wiring

Thermoplastic	100%			2042	**	1	
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Motor Controllers

Locally Mounted	100%			2037	**	5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200
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Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO BRONX ZOO STORE/ FIRST AID STA.**

Asset # : 2800

Electrical		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting										
Interior Lighting	Fluorescent	10%			2032	\$12,000	10	\$1,000		
		Other Observation, Extent : Light, Area Affected : 100%								
		Location : Electrical And Mechanical Room								
		Explanation : T-8 Lamps								
	Fluorescent	30%			2032	\$36,000	10	\$3,000		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Throughout The Building								
		Explanation : Compact Fluorescent Lamps								
	Fluorescent	30%			2032	\$36,000	10	\$3,000		
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
		Location : Store Area								
	LED	30%			2040	* *				
Egress Lighting										
Emergency, Battery	50%			2032	\$9,000	10	\$1,300			
	Exit, LED	50%		2060	* *	1				
Exterior Lighting										
HID	20%			2032	\$10,000	10				
	No Component	80%								
Alarm										
Security System	No Component	80%								
	Generic	10%			2032	\$2,000	1	\$400		
		Other Observation, Extent : Light, Area Affected : 100%								
		Location : Hallways, Dislplay Area And Exit Doors								
		Explanation : Intrusion Alarm Only; Motion Sensors								
	Generic	10%			2040	* *	1	\$400		
		Other Observation, Extent : Light, Area Affected : 100%								
		Location : Throughout The Building								
		Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection									
	No Component	70%								
	Generic, Digital	30%			2032	\$8,300	1-3	\$2,000		
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : Throughout The Building									
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire-alarm Panel									

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO BRONX ZOO STORE/ FIRST AID STA.**

Asset # : 2800

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : External Unit						
			Explanation : Combination Air Conditioning And Furnace						
	Conversion Equipment								
	Furnace	100%			2037	* *	1	\$5,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : One On The Ground And One On The Roof						
			Explanation : 2 External Units						
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2037	* *	2	\$700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : One On The Ground And One On The Roof						
			Explanation : 2 Units. R-22						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,100	
	Exhaust Fans								
	Roof	100%			2037	* *	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,700	LIFE	* *	1		
			Blockage /Clogged, Extent : Severe, Area Affected : 10%						
			Location : Water Backs Up Into The Office						
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$700	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$3,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO BUG CAROUSEL
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.700 / 14214 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 3,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$89,000
Total		\$89,000
Importance Code A		\$89,000
Total		\$89,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$58,200			\$300
Interior Architecture				
Electrical				
Mechanical		\$300		\$300
Site Pavements	\$4,700			
Total	\$62,900	\$300		\$600
Importance Code A	\$58,200	\$300		\$600
Importance Code B				
Importance Code C	\$4,700			
Total	\$62,900	\$300		\$600



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO BUG CAROUSEL
Asset # : 14214

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	10%			LIFE	**	5	\$8,600	
	Metal Panel	5%	0-2	\$1,100	2052	**	5	\$1,600	
		Caulking Deteriorated, Extent : Light, Area Affected : 20%							
		Location : Metal Panels							
	Metal Sect. OHD	80%			2045	**	5	\$42,800	
	Wood	5%	Now	\$18,100	2052	**	5	\$2,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Crawl Space							
Windows									
	Aluminum	100%			2048	**	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 80%							
		Location : Carousel Enclosure							
		Explanation : Overhead Doors With Windows							
Roof									
	Metal Panel	100%	2-4	\$17,600	2037	**			
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Perimeter Edges And At Clerstory Area During Driving Rain							
Interior									
	Floors								
	Cast in Place Concrete	100%			LIFE	**	5	\$13,000	
	Ceilings								
	Exposed Struc: Steel	10%			LIFE	**			
	No Component	90%							
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	100%			2049	**	5-10		
Site Pavements									
	On-Site Walkways								
	Asphalt	100%	0-2	\$4,700	2041	**			
		Sinking/Subsiding, Extent : Moderate, Area Affected : 30%							
		Location : Walkway To Crawl Space							

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%			2042	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Crawl Space									
Explanation : One 200 Ampere Main Disconnect Switch									

*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 OF CULTURAL AFFAIRS - 126
BRONX ZOO BUG CAROUSEL
Asset # : 14214

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									
Transformers									
	Dry Type	100%			2037	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Crawl Space									
Explanation : One 75 Kilovolt Ampere 480 High 208/120 Low Voltage									
Raceway									
	Conduit	100%			2042	* *	1		
Panelboards									
	Fused Disc Sw	5%			2040	* *	5		
	Molded Case Bkrs	95%			2040	* *	5	\$100	
Wiring									
	Thermoplastic	100%			2042	* *	1		
Motor Controllers									
	Locally Mounted	100%			2037	* *	5		
Lighting									
Interior Lighting									
	Fluorescent	10%			2032	\$2,400	10	\$300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Electrical Room Crawl Space									
	LED	90%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2040	* *	10	\$400	
	Exit, Service	50%			2040	* *	1		
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Electricity	100%			2052	* *	1		
Conversion Equipment									
	Radiant Heater	100%			2032	\$89,000	2	\$1,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mounted On The Ceiling									
Explanation : 12 Units									
Air Conditioning									
Energy Source									
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Heat Pump Air Sourced	5%			2030	\$2,600	2		
	No Component	95%							

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO CENTRE FOR GLOBAL CONSERVATION
Address : E FORDHAM RD & BRONX PARK RD SOUTHEAST OF COPE LAKE
Borough : BRONX **Agency's Number** : BZB005
Program / Asset # : DCA0005.050 / 14215 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 43,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 27-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3120 **Lot** : 20 **BIN** : 2830645

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$211,600	
Interior Architecture		\$58,100
Electrical		\$286,600
Mechanical		\$106,100
Total	\$211,600	\$450,700
Importance Code A	\$211,600	
Importance Code B		\$450,700
Total	\$211,600	\$450,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$45,400		\$51,700	\$7,900
Interior Architecture	\$79,600	\$2,000		\$10,600
Electrical	\$7,700	\$3,700	\$28,400	\$4,000
Mechanical	\$23,000	\$14,100	\$24,200	\$24,800
Site Pavements	\$3,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$163,200	\$23,800	\$108,300	\$51,200
Importance Code A	\$47,500	\$2,100	\$54,200	\$10,000
Importance Code B	\$69,700	\$21,600	\$54,100	\$41,200
Importance Code C	\$46,000			
Total	\$163,200	\$23,800	\$108,300	\$51,200



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CENTRE FOR GLOBAL CONSERVATION
Asset # : 14215

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
	Pre-Cast Concrete	10%	0-2	\$45,400	LIFE	**	5	\$10,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 40%									
Location : Underside Of Soffits. South Facade									
	Window Wall	55%			2052	**	5	\$66,000	
	Wood	25%	Now	\$211,600	2052	**	5	\$20,000	
Bent/Warped Elements, Extent : Severe, Area Affected : 80%									
Location : Wood Trim Board And Horizontal Sun Shade At Window Walls									
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 60%									
Location : Wood Trim Board And Horizontal Sun Shade At Window Walls									
Staining/Discoloring, Extent : Severe, Area Affected : 100%									
Location : Wood Trim Board And Horizontal Sun Shade At Window Walls									
Windows									
	Aluminum	100%			2048	**	5	\$15,800	
Parapets									
	Pre-Cast Concrete	100%			LIFE	**	5	\$28,600	
Roof									
	Cast in Place Concrete	20%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Articulated Ramp. Rear Facade									
Explanation : Green Roof									
	Plaza Roof: Stone Panels	5%			2052	**			
	Single Ply Membrane	75%			2037	**	10	\$18,700	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Other Observation, Extent : N/A, Area Affected : 20%									
Location : Second And Third Floor									
Explanation : Concrete Overhang									
Interior									
Floors									
	Carpet	40%			2031	\$366,700	3	\$42,500	
	Cast in Place Concrete	50%			LIFE	**	5	\$58,100	
	Panel/Paver: Concrete	5%			2052	**			
	Raised Access Floor	2%			2041	**	5	\$4,000	
	Wood	3%	Now	\$23,200	2060	**	5	\$1,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Second Floor, Stair Landing And Tread									
Interior Walls									
	Cast in Place Concrete	10%	0-2	\$42,500	LIFE	**			
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : Basement Walls									
	Glass: Single Pane	10%			LIFE	**	5	\$4,300	
	Gypsum Board	75%			LIFE	**	5	\$25,800	
	Travertine Panels	2%			LIFE	**			
	Wood	3%			LIFE	**	5	\$6,900	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CENTRE FOR GLOBAL CONSERVATION

Asset # : 14215

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	10%			2045	**	5	\$6,600	
	Exposed Struc: Concrete	40%			LIFE	**	5	\$3,300	
	Gypsum Board	30%			LIFE	**	5	\$19,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Offices								
	Explanation : Spray On Popcorn Finish								
	Gypsum Board	20%			LIFE	**	5	\$13,300	
Site Enclosure									
	Fence/Gates								
	Chain Link	70%			2052	**			
	Metal/Glass	30%			2037	**			
Site Pavements									
	On-Site Walkways								
	Asphalt	100%	0-2	\$3,500	2035	**			
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Rear Walkway								
	Tripping Hazard, Extent : Moderate, Area Affected : 20%								
	Location : Rear Walkway								
	Parking/Driveway								
	Asphalt	100%			2045	**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2042	**	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : One 1200 Ampere Main Disconnect Switch								
	Molded Case Bkrs	50%			2042	**	5	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Basement								
	Explanation : One 1000 Ampere Main Disconnect Switch								
	Transformers								
	Dry Type	100%			2037	**	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Basement								
	Explanation : One 225 Kilovolt Ampere 480 High Voltage -208/120 Low Voltage And One 45 Kilovolt Ampere 480 High Voltage -208/120 Low Voltage								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2042	**	5	\$1,100	
	Raceway								
	Conduit	100%			2042	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CENTRE FOR GLOBAL CONSERVATION
Asset # : 14215

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2040	**	5	\$100	
	Molded Case Bkrs	95%			2040	**	5	\$1,100	
Wiring									
	Thermoplastic	100%			2042	**	1		
Motor Controllers									
	Locally Mounted	50%			2037	**	5	\$100	
	Variable Frequency Drive	50%			2037	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2037	**	1	\$13,200	
Generators									
	Diesel	100%			2035	**	1	\$16,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside Generator Room								
	Explanation : One 250 Kilowatts								
Batteries									
	Lead/Acid	100%			2025	\$2,400	5	\$1,600	
Fuel Storage									
	Main Tank	100%			2047	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside Generator Room								
	Explanation : One 500 Gallons								
Lighting									
Interior Lighting									
	Fluorescent	35%			2032	\$250,800	10	\$13,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	60%			2037	**	10	\$23,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-5 Lamps								
	Fluorescent	5%			2032	\$35,800	10	\$2,000	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Hallways								
Egress Lighting									
	Emergency, Service	50%			2032	\$12,900	1		
	Exit, LED	35%			2047	**	1		
	Exit, Service	15%			2032	\$2,700	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CENTRE FOR GLOBAL CONSERVATION

Asset # : 14215

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

Lighting

Exterior Lighting
Fluorescent

20%
2032 \$33,500 10 \$800
Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Outside

No Component

80%

Alarm

Fire/Smoke Detection
No Component
Generic, Digital

70%
30%
2037 * * 1-3 \$8,200
Other Observation, Extent : Light, Area Affected : 100%
Location : Hallways
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns
And Fire Alarm Panel

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

Heating

Energy Source
Natural Gas

100%
2052 * * 1

Conversion Equipment
Hot Water Boiler

100%
2045 * * 1 \$21,300
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 2 Natural Gas Fueled Sectional Hot Water Boilers

Distribution

Hot Wtr Piping/Pump

100%
2048 * * 4 \$2,100

Terminal Devices

Air Handler

95%
2037 * * 1 \$25,300

Unit Heater - Hot Water

5%
2037 * *

Air Conditioning

Energy Source

Electricity

50%
2048 * * 1

Natural Gas

50%
2052 * * 1

Conversion Equipment

Absorption

50%
2041 * * 1 \$23,300

Chiller/Steam/HW

Other Observation, Extent : Light, Area Affected : 100%
Location : Adjacent To Building
Explanation : Refrigerant Lithium Bromide

Reciprocating
Compr/Chiller

50%
2037 * * 1 \$10,000
Other Observation, Extent : Light, Area Affected : 100%
Location : Adjacent To Building
Explanation : Refrigerant 134a, Packaged Air Cooled Chiller

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CENTRE FOR GLOBAL CONSERVATION
Asset # : 14215

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$2,100	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2037	**	1	\$26,600	
Heat Rejection									
	Air Cooled Condenser Unit	50%			2037	**	2	\$15,000	
Other Observation, Extent : Light, Area Affected : 100% Location : Adjacent To Building Explanation : Packaged Air Cooled Chiller									
	Water Cooling Tower	50%			2033	\$106,100	2	\$21,600	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,000	
Exhaust Fans									
	Interior	90%			2037	**	2	\$1,200	
	Roof	10%			2037	**	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2058	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2052	**	4	\$4,300	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2037	**	4	\$1,400	
Sewage Ejector(s)									
	Electric	100%			2037	**	4	\$2,600	
Backflow Preventer									
	Generic	100%			2037	**	1	\$2,600	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100% Location : Cellar, 1st, Mezzanine, 2nd, 3rd Floor Explanation : One Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2058	**	1-5	\$22,500	
Sprinkler									
	Generic	100%			2058	**	1-2	\$12,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CENTRE FOR GLOBAL CONSERVATION

Asset # : 14215

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump							
	Generic	100%		2041	* *	1	\$8,000	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO CONGENERATION PLANT
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.104 / 2654 **Yr Built/Renovated** : 1989 / 2007
Area Sq Ft : 5,547 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 01-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116674

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$69,200
Electrical		\$1,960,200
Mechanical		\$134,300
Site Pavements	\$54,600	
Total	\$54,600	\$2,163,800
Importance Code A		\$126,100
Importance Code B		\$2,037,700
Importance Code C	\$54,600	
Total	\$54,600	\$2,163,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$87,300		\$26,000	
Interior Architecture			\$400	
Electrical	\$200	\$200	\$11,600	\$100
Mechanical	\$400	\$200	\$1,200	\$200
Site Enclosure	\$7,800			
Total	\$95,700	\$400	\$39,100	\$300
Importance Code A	\$87,300		\$26,000	
Importance Code B	\$600	\$400	\$13,200	\$300
Importance Code C	\$7,800			
Total	\$95,700	\$400	\$39,100	\$300



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGENERATION PLANT
Asset # : 2654

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	30%			LIFE	**	5	\$6,900	
	Metal Panel	60%			2042	**	5-10	\$95,200	
	Metal Sect. OHD	10%			2045	**	5	\$7,200	
Windows									
	Metal Louvers	100%			2035	**	10	\$13,300	
Parapets									
	Masonry: Brick Cavity	20%			LIFE	**	5		
	Metal Panel	10%			2052	**	5		
	No Component	70%							
Roof									
	Metal Panel	70%			2045	**	10	\$13,600	
	Single Ply Membrane	20%	Now	\$42,300	2042	**			
	Blisters, Extent : Severe, Area Affected : 35%								
	Location : Roof Abutting Jungle World								
	Ponding, Extent : Moderate, Area Affected : 50%								
	Location : Lower Roof								
	Seams Open/Split, Extent : Severe, Area Affected : 25%								
	Location : Roof Abutting Jungle World								
	Skylight, Metal/Glass	5%	0-2	\$14,500	2042	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Lower Roof								
	Skylight, Plastic	5%			2037	**	1		
Interior									
Floors									
	Cast in Place Concrete	95%			LIFE	**	5	\$20,700	
	Quarry Tile	5%			2037	**	5	\$700	
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$500	
	Metal Panel	90%			LIFE	**			
Ceilings									
	Exposed Struc: Concrete	10%			LIFE	**	5	\$200	
	Exposed Struc: Steel	15%			LIFE	**			
	Metal Panel	75%			LIFE	**	5	\$9,300	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	0-2	\$7,800	2052	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 20%								
	Location : Front								
Site Pavements									
Parking/Driveway									
	Asphalt	100%	0-2	\$54,600	2035	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Rear Loading Dock Area								
	Potholes, Extent : Moderate, Area Affected : 20%								
	Location : Rear Loading Dock Area								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGENERATION PLANT
Asset # : 2654

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
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$56,800	3		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Outside. Cogeneration Plant					
				Explanation : Eight 200 Ampere Main Disconnect Switches For Substations In Different Locations F1, F2, F3, F4, F5, F6, F7 And F8					
	Transformers								
	Dry Type	100%			2030	\$375,100	3		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Outside					
				Explanation : Eight 1000 Kilovolt Amperes 4160 High Voltage 480/277 Low Voltage					
	Feeders								
	Cable	100%			2031	\$30,900	1		
	Raceway								
	Conduit	100%			2032	\$47,900	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$7,400	5		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical And Mechanical Room					
				Explanation : One 2000 Ampere Main Disconnect Switch					
	Transformers								
	Dry Type	100%			2030	\$64,900	5		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 30 Kilovolt Ampere, 480 High Voltage 208/120 Low Voltage					
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$607,600	5		
	Raceway								
	Conduit	100%			2032	\$767,200	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$4,700	5		
	Molded Case Bkrs	95%			2031	\$88,700	5	\$100	
	Wiring								
	Thermoplastic	100%			2032	\$20,600	1		
	Motor Controllers								
	Locally Mounted	30%			2030	\$3,400	5		
	Motor Control Center	70%			2030	\$33,600	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2037	* *	10	\$5,100	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					

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Estimates are rounded to the nearest hundred dollars.*

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGENERATION PLANT
Asset # : 2654

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

Lighting

Egress Lighting

Emergency, Battery	50%		2027	\$4,500	10	\$700
Exit, Service	50%		2027	\$1,200	1	

Exterior Lighting

LED	20%		2037	* *		
No Component	80%					

Alarm

Fire/Smoke Detection

No Component	70%					
Generic, Digital	30%		2032	\$4,200	1-3	\$1,000

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

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke, Heat Detectors, Horns Fire Alarm Panel

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

Heating

Energy Source

Natural Gas	100%		2042	* *	1	
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Terminal Devices

Fan Coil Unit/Heat	100%		2032	\$134,300	1	\$1,800
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Other Observation, Extent : Light, Area Affected : 100%

Location : Cogeneration Plant Main Floor

Explanation : Cogeneration Plant Unit Heaters Are Abandoned In Place. Building Relies On Residual Heat From Power Generating Equipment.

Air Conditioning

Energy Source

Electricity	100%		2040	* *	1	
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Conversion Equipment

Window/Wall Unit	5%		2027	\$1,000	1	
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No Component	95%					
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Ventilation

Exhaust Fans

Roof	50%		2032	\$5,300	2	\$100
Wall Unit	50%		2032	\$1,200	2	\$100

Plumbing

H/C Water Piping

Brass/Copper	100%		2042	* *	1	
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Water Heater With Tanks

Electric	100%		2031	\$23,100	4	
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Sanitary Piping

Cast Iron	100%		LIFE	* *	1	
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Sump Pump(s)

Submersible	100%		2025	\$200	4	\$200
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*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 OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGENERATION PLANT
Asset # : 2654

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO CONGO GORILLA FOREST BUILDING
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.721 / 13396 **Yr Built/Renovated** : 1999 / 1999
Area Sq Ft : 40,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2116675

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$332,300	\$783,900
Interior Architecture		\$2,115,600
Electrical		\$100,000
Mechanical		\$254,200
Total	\$332,300	\$3,253,600
Importance Code A	\$332,300	\$783,900
Importance Code B		\$1,030,800
Importance Code C		\$1,439,000
Total	\$332,300	\$3,253,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$1,300		\$17,000	
Interior Architecture	\$82,100	\$1,900	\$7,800	\$15,200
Electrical	\$4,300	\$7,100	\$4,400	\$3,800
Mechanical	\$63,900	\$21,600	\$22,600	\$20,400
Site Pavements		\$1,500	\$500	
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$155,500	\$36,000	\$56,300	\$43,300
Importance Code A	\$3,400	\$1,600	\$19,200	\$1,600
Importance Code B	\$152,100	\$32,500	\$34,100	\$38,000
Importance Code C		\$2,000	\$3,000	\$3,700
Total	\$155,500	\$36,000	\$56,300	\$43,300



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGO GORILLA FOREST BUILDING

Asset # : 13396

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									
	Concrete Masonry Unit	70%			LIFE	**	5	\$34,000	
	Glazed Ceramic Panel	10%			LIFE	**	5	\$36,400	
	Metal, Corrugated	5%			2042	**	1		
	Window Wall	15%	Now	\$69,100	2052	**	5	\$21,900	
Dry Rot/Decay, Extent : Severe, Area Affected : 5%									
Location : Stairwell To Classrooms									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Stairwell To Classrooms									
Windows									
	Aluminum	95%			2040	**	5	\$1,500	
	Metal Louvers	5%			2035	**	10	\$500	
Parapets									
	Cast in Place Concrete	15%			LIFE	**	5	\$13,700	
	Metal Rail	10%			2037	**	5-10	\$16,000	
	No Component	75%							
Roof									
	Cast in Place Concrete	5%			LIFE	**			
	Metal Panel	5%			2037	**	10	\$7,300	
	Modified Bitumen	67%			2032	\$570,800	10	\$53,500	
	Skylight, Plastic	8%	Now	\$68,600	2045	**	1		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Above Mandrill Corridor, Above Cage 3									
	Sloped Glazing	15%	2-4	\$194,500	LIFE	**	5	\$159,600	
Glazing Clouded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Soffits									
	Exposed Struc: Steel	30%			LIFE	**	5		
	Wood	70%			2045	**	5		
Interior									
Floors									
	Carpet	40%			2031	\$386,100	3	\$44,700	
	Cast in Place Concrete	20%	4+	\$18,600	LIFE	**	5	\$24,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Boiler Room									
	Ceramic Tile	5%			2041	**	5	\$2,800	
	Poured Epoxy/Resin	20%			2030	\$611,500			
	Vinyl Tile	5%			2037	**	3	\$1,400	
	Wood	10%			2047	**	5	\$10,500	
Interior Walls									
	Ceramic Tile	2%			2041	**	5	\$1,000	
	Concrete Masonry Unit	40%			LIFE	**	5	\$7,800	
	Fabric on Framing	30%			2033	\$1,439,000	5	\$7,300	
	Glass: Special Gauge	10%			LIFE	**	1		
	Gypsum Board	15%			LIFE	**	5	\$4,400	
	Operable Wall	3%			2052	**	5	\$5,100	

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Estimates are rounded to the nearest hundred dollars.*

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGO GORILLA FOREST BUILDING**

Asset # : 13396

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									
	AcousTileSusp.Lay-In	10%			2045	* *	5	\$3,700	
	Exposed Struc: Concrete	40%	Now	\$43,500	LIFE	* *	5	\$2,300	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Above Cage 3 And Mandrill Corridor									
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	25%			LIFE	* *	5	\$11,600	
	Wood	20%	Now	\$6,600	LIFE	* *	5	\$65,100	
Dry Rot/Decay, Extent : Severe, Area Affected : 5%									
Location : Stairwell To Classrooms									
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2067	* *			
Site Pavements									
On-Site Walkways									
	Paver: Asphalt	80%			2041	* *	5	\$2,800	
	Traffic Topping	10%			2032		5	\$300	
	Wood	10%			2030	\$28,000	1-3	\$1,400	
Parking/Driveway									
	Asphalt	100%			2041	* *			

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%			2042	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1200 Ampere And Two 600 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2037	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Explanation : Two 45 Kilovolt Ampere, One 112 Kilovolt Ampere And One 45 Kilovolt Ampere, 480 Volts High Voltage 208/120 Volts Voltage									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2042	* *	5	\$200	
Raceway									
	Conduit	100%			2042	* *	1		
Panelboards									
	Fused Disc Sw	5%			2040	* *	5		
	Molded Case Bkrs	95%			2040	* *	5	\$1,000	
Wiring									
	Thermoplastic	100%			2042	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGO GORILLA FOREST BUILDING

Asset # : 13396

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									
	Motor Controllers								
	Locally Mounted	10%			2037	**	5		
	Motor Control Center	80%			2037	**	5	\$900	
	Variable Frequency Drive	10%			2045	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	**	1	\$12,300	
	Generators								
	Diesel	100%			2041	**	1	\$15,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : One 300 Kilowatts								
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$1,500	
Fuel Storage									
	Day Tank	50%			2048	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Outside								
	Explanation : One 30 Gallons Rated Capacity								
	Main Tank	50%			2060	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Outside								
	Explanation : One 200 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	10%			2032	\$66,700	10	\$3,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical And Mechanical Room								
	Explanation : T-8 Lamps								
	Fluorescent	5%			2032	\$33,300	10	\$1,800	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	LED	85%			2040	**			
Egress Lighting									
	Emergency, Service	45%			2040	**	1		
	Emergency, Service	5%			2032	\$1,200	1		
	Exit, LED	50%			2067	**	1		
Exterior Lighting									
	HID	20%			2032	\$36,500	10		
	No Component	80%							
Alarm									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGO GORILLA FOREST BUILDING
Asset # : 13396

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

Alarm

Security System

No Component

80%

Generic

20%

2032

\$14,700

1

\$3,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Exit Doors**Explanation : Intrusion Alarm Only*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$30,200

1-3

\$7,400

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

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

Heating

Energy Source

Electricity

20%

2052

* *

1

Natural Gas

80%

2052

* *

1

*Other Observation, Extent : Light, Area Affected : 80%**Location : Basement**Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boilers*

Conversion Equipment

Heat Pump Air Sourced

20%

2033

2

\$2,500

*Other Observation, Extent : Light, Area Affected : 20%**Location : Roof**Explanation : Heating And Cooling Package Units*

Hot Water Boiler

80%

2045

* *

1

\$15,800

*Other Observation, Extent : Light, Area Affected : 80%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

80%

Now

\$3,400

2048

* *

4

\$1,600

*Insul. Deteriorating, Extent : Moderate, Area Affected : 5%**Location : 1st Floor Air Conditioning Room**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Valves In 1st Floor Air Conditioning Room**Other Observation, Extent : Moderate, Area Affected : 10%**Location : Basement**Explanation : Leaking Circulating Pump*

No Component

20%

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGO GORILLA FOREST BUILDING**

Asset # : 13396

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									
	Terminal Devices								
	Air Handler	70%			2037	**	1	\$17,300	
	Convactor/Radiator	10%			2037	**	1	\$1,300	
	Unit Heater - Hot Water	10%			2032	\$23,200			
	No Component	10%							
Air Conditioning									
	Energy Source								
	Electricity	20%			2048	**	1		
	Steam/HW System	80%			2052	**	1		
	Conversion Equipment								
	Absorption	80%			2041	**	1	\$34,600	
	Chiller/Steam/HW								
				Other Observation, Extent : Light, Area Affected : 80%					
				Location : 1st Floor Air Conditioning Room					
				Explanation : Refrigerant Lithium Bromide					
	Ext Pkg Unit - Heating/Cooling	20%			2037	**	2	\$500	
				R-22 Refrigerant, Extent : Light, Area Affected : 20%					
				Location : 2 Units, Roof					
	Distribution								
	CW & CHW Wtr	80%			2052	**	4	\$1,600	
	Pipe/Pump								
	No Component	20%							
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2037	**	1	\$19,800	
	No Component	20%							
	Heat Rejection								
	Water Cooling Tower	100%			2030	\$197,300	2	\$40,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,300	
	Exhaust Fans								
	Interior	25%			2037	**	2	\$300	
	Roof	75%			2032	\$56,900	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2042	**	4	\$5,900	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGO GORILLA FOREST BUILDING
Asset # : 13396

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$49,200	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 5%					
				Location : Water Backs Up At Gallery, 1st Floor					
				Broken, Extent : Moderate, Area Affected : 10%					
				Location : Causing The Waste Water Over Flow To The Flamingo Lake.					
				Other Observation, Extent : Severe, Area Affected : 5%					
				Location : Main Entrance, 1st Floor					
				Explanation : Sewage Line Is Undersized At Main Entrance, Causing Water Flooding When It Rains					
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$7,800	4	\$800	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st To 2nd Floor					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$11,200	
	Fire Pump								
	Generic	100%			2035	* *	1	\$7,500	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO DANCING CRANE CAFE
Address : BRONX RIVER PKWY AND FORDHAM RD NEAR WILDFOWL POND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.CF0 / 2364 **Yr Built/Renovated** : 2001 /
Area Sq Ft : 16,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028		FY 2029 - 2034	
Exterior Architecture	\$227,000			
Electrical			\$87,200	
Site Pavements	\$75,700		\$760,400	
Total	\$302,700		\$847,600	
Importance Code A	\$227,000			
Importance Code B			\$87,200	
Importance Code C	\$75,700		\$760,400	
Total	\$302,700		\$847,600	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Electrical	\$4,400	\$1,600	\$1,700	\$1,500
Mechanical	\$10,900	\$7,000	\$14,700	\$7,000
Site Pavements	\$1,300	\$1,300	\$9,300	\$1,300
Total	\$16,600	\$9,900	\$25,700	\$9,800
Importance Code A	\$800	\$800	\$800	\$800
Importance Code B	\$14,600	\$7,800	\$15,500	\$7,700
Importance Code C	\$1,300	\$1,300	\$9,300	\$1,300
Total	\$16,600	\$9,900	\$25,700	\$9,800



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO DANCING CRANE CAFE
Asset # : 2364

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									
	Concrete Masonry Unit	40%			LIFE	* *	5		
	Glazed Ceramic Panel	5%			LIFE	* *	5		
	Masonry: Fieldstone	15%			LIFE	* *	5		
	Metal Sect. OHD	5%			2045	* *	5		
	Window Wall	5%			2052	* *	5		
	Wood	30%	Now		2045	* *	5		
Dry Rot/Decay, Extent : Moderate, Area Affected : 40%									
Location : Trellis Structure. Main Entrance And Wood Siding									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : East Facade									
Windows									
	Wood	100%	0-2		2048	* *	5		
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%									
Location : Window Wall									
Parapets									
	Concrete Masonry Unit	100%			LIFE	* *	5		
Roof									
	Single Ply Membrane	100%	0-2	\$227,000	2037	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Upper And Lower Roofs									
Interior									
Floors									
	Carpet	10%	0-2		2028		3		
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : Dining Area									
	Cast in Place Concrete	5%			LIFE	* *	5		
	Quarry Tile	65%			2045	* *	5		
	Traffic Topping	20%	0-2		2032		5		
Worn/Eroded, Extent : Light, Area Affected : 20%									
Location : Rear Dining Area									
Interior Walls									
	Concrete Masonry Unit	20%	Now		LIFE	* *	5		
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Electrical Switch Gear Room									
	Fiberglass Panel	30%			LIFE	* *			
	Folding Partition	5%			2048	* *	5		
	Gypsum Board	30%	Now		LIFE	* *	5		
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Sign Of Black Mold At Bottom									
	SGFT/Glazed Masonry	10%			LIFE	* *			
	Wood	5%			LIFE	* *	5		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO DANCING CRANE CAFE
Asset # : 2364

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								
	AcousTileSusp.Lay-In	35%	0-2		2037	* *	5		
		Staining/Discoloring, Extent : Light, Area Affected : 20%							
		Location : Kitchen Area							
	Exposed Struc: Wood	5%			LIFE	* *			
	Gypsum Board	60%			LIFE	* *	5		
Site Enclosure									
	Fence/Gates								
	Wood	100%			2030				
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : Crane Pond Walkway							
		Explanation : Wood Railing							
Site Pavements									
	On-Site Walkways								
	Panel/Paver: Bluestone	50%	Now	\$75,700	LIFE	* *	5	\$4,800	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Staff Dining Area							
		Explanation : Sinking							
	Wood	50%			2030	\$760,400	1-3	\$36,900	
Activity Yard									
	Cast in Place Concrete	30%			2045	* *			
	Pavers/Stone	70%			2041	* *			

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
Over 600 Volts									
	Service Equipment								
	Not Accessible	100%							
	Transformers								
	Not Accessible	100%							
	Feeders								
	Not Accessible	100%							
	Raceway								
	Not Accessible	100%							
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 1600 Ampere Main Disconnect Switch					

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO DANCING CRANE CAFE
Asset # : 2364

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									
	Transformers								
	Dry Type	100%			2037	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 45 Kilovolt Ampere 480 High Voltage 208/120 Low Voltage And Two 15 Kilovolt Ampere 480 High Voltage 208/120 Low Voltage							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2042	* *	5	\$100	
	Raceway								
	Conduit	100%			2042	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2040	* *	5		
	Molded Case Bkrs	95%			2040	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	* *	1	\$4,900	
	Generators								
	Diesel	100%			2035	* *	1	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 53 Kilowatts							
	Batteries								
	Lead/Acid	100%			2025	\$2,400	5	\$600	
	Fuel Storage								
	Main Tank	100%			2047	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Outside							
		Explanation : One 250 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2032	\$17,400	10	\$1,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room, Kitchen And Office							
	Fluorescent	40%			2032	\$69,800	10	\$5,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Dining Area							
		Explanation : Compact Fluorescent Lamps							
	LED	50%			2040	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO DANCING CRANE CAFE
Asset # : 2364

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2032	\$4,800	1		
	Exit, LED	50%			2047	* *	1		
	Exterior Lighting								
	HID	20%			2032	\$14,600	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2032	\$5,900	1	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2032	\$12,100	1-3	\$3,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors And Fire Alarm Panel								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Furnace	50%			2037	* *	1	\$4,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 10 Rooftop Package Units								
	Hot Water Boiler	50%			2037	* *	1	\$4,000	
	Terminal Devices								
	Fan Coil Unit/Heat	5%			2032	\$19,400	1	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electric Panel Room								
	Explanation : 1 Unit								
	No Component	95%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO DANCING CRANE CAFE
Asset # : 2364

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2037	* *	2	\$1,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 10 Rooftop Package Units. R-22						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,900	
	Exhaust Fans								
	Roof	100%			2037	* *	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor Equipment Room						
			Explanation : 1 Hot Water Boiler; 1 Hot Water Heater						
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,900	LIFE	* *	1		
			Blockage /Clogged, Extent : Moderate, Area Affected : 5%						
			Location : Water Backs Up Into 1st Floor						
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$1,000	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$4,500	
	Chemical System								
	Generic	100%			2030	\$15,900	1-3	\$74,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Kitchen						
			Explanation : 5 Sets						

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO EAST ADMINISTRATION BUILDING
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.340 / 2350 **Yr Built/Renovated** : 1905 / 1994
Area Sq Ft : 16,176 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 27-Aug-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2116677

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$290,100	
Interior Architecture		\$110,900
Electrical		\$235,700
Mechanical		\$439,400
Total	\$290,100	\$786,000
Importance Code A	\$290,100	
Importance Code B		\$786,000
Total	\$290,100	\$786,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$56,900		\$42,200	
Interior Architecture	\$54,000		\$5,600	\$6,700
Electrical	\$400	\$400	\$56,600	\$400
Mechanical	\$3,100	\$3,000	\$12,400	\$3,600
Site Pavements	\$25,500			
Total	\$140,000	\$3,400	\$116,800	\$10,700
Importance Code A	\$59,500	\$800	\$43,000	\$800
Importance Code B	\$34,200	\$2,600	\$73,800	\$9,900
Importance Code C	\$46,300			
Total	\$140,000	\$3,400	\$116,800	\$10,700



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EAST ADMINISTRATION BUILDING
Asset # : 2350

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$19,300	LIFE	* *	5	\$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Over Window At South Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Portico At Main Entrance								
Masonry: Brick	80%			LIFE	* *	5	\$14,500	
Masonry: Granite	5%	0-2	\$34,400	LIFE	* *	5	\$700	
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Granite Base Bend At East, West And North Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Granite Base Bend								
Masonry: Limestone	10%	Now	\$68,900	LIFE	* *	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Lime Stone Base Panel At East, West And North Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Lime Stone Base Panels And Cornice								
Windows								
Aluminum	85%			2040	* *	5	\$5,600	
Aluminum	10%			2040	* *	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Grade								
Explanation : Protective Metal Grilles								
Glass Block	5%			LIFE	* *	5	\$200	
Parapets								
Cast Stone/Terra Cotta	100%	Now	\$221,200	LIFE	* *	5	\$35,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Cornice And Dentils								
Open Joints, Extent : Moderate, Area Affected : 20%								
Location : Cornice And Dentils								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : All Facades								
Roof								
Copper/Terne	95%			2047	* *	10	\$42,200	
Sloped Glazing	5%			LIFE	* *	5	\$11,800	

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EAST ADMINISTRATION BUILDING
Asset # : 2350

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	50%			2031	\$236,700	3	\$25,000		
Cast in Place Concrete	20%	4+	\$9,100	LIFE	**	5	\$10,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Ceramic Tile	5%			2035	**	5	\$1,200		
Marble Panels	5%			LIFE	**	5	\$900		
Terrazzo	5%			LIFE	**	5	\$1,000		
Vinyl Tile	15%	Now	\$5,500	2032	\$110,900	3	\$1,400		
Worn/Eroded, Extent : Light, Area Affected : 20%									
Location : Basement And Second Floor Pantry									
Interior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$900		
Gypsum Board	40%	0-2	\$13,500	LIFE	**	5	\$5,400		
Staining/Discoloring, Extent : Light, Area Affected : 30%									
Location : First Floor									
Masonry: Brick	10%			LIFE	**				
Marble Panels	5%			LIFE	**				
Plaster	25%	0-2	\$7,300	LIFE	**	5	\$1,700		
Paint Peeling, Extent : Light, Area Affected : 20%									
Location : First And Second Floor									
Wood	10%			LIFE	**	5	\$9,000		
Other Observation, Extent : N/A, Area Affected : 10%									
Location : Second Floor									
Explanation : Wainscoting Panels									
Ceilings									
AcousTileSusp.Lay-In	45%			2037	**	5	\$11,200		
Recent Replace Evident, Extent : N/A, Area Affected : 50%									
Location : Second Floor And Basement									
Exposed Struc: Concrete	10%			LIFE	**	5	\$400		
Glass: Susp Panels	3%			LIFE	**				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Conference Room. 2nd Floor									
Explanation : Decorative Panels									
Gypsum Board	25%	0-2	\$11,700	LIFE	**	5	\$7,800		
Worn/Eroded, Extent : Light, Area Affected : 20%									
Location : Second Floor									
Plaster	15%			LIFE	**	5	\$2,300		
Plaster	2%			LIFE	**	5	\$300		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Conference Room. 2nd Floor									
Explanation : Decorative Plaster Ceiling									
Site Enclosure									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EAST ADMINISTRATION BUILDING
Asset # : 2350

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2052		**		
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North 7 West Elevation</i>								

Site Pavements

On-Site Walkways

Cast in Place Concrete	50%	0-2	\$10,500	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Walk Way At Basement Exit Stair</i>								

Panel/Paver: Concrete	50%	Now	\$15,000	2042		**		
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Ramp, Tripping Hazard</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Entry Area</i>								
<i>Explanation : Sinking Paver At Ramp</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	\$16,200	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2032	\$139,400	5	\$400	
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Raceway

Conduit	90%			2032	\$31,200	1		
Conduit	10%			2052	**	1		

Panelboards

Fused Disc Sw	5%			2031	\$2,100	5		
Molded Case Bkrs	75%			2031	\$32,100	5	\$300	
Molded Case Bkrs	20%			2048	**	5	\$100	

Wiring

Thermoplastic	20%			2052	**	1		
Thermoplastic	80%			2032	\$46,100	1		

Motor Controllers

Locally Mounted	100%			2030	\$50,200	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EAST ADMINISTRATION BUILDING
Asset # : 2350

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2037	* *	10	\$13,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	8%			2037	* *	10	\$1,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	Incandescent	2%			2027	\$5,100	2		
Egress Lighting									
	Emergency, Battery	50%			2027	\$14,600	10	\$2,000	
	Exit, Service	50%			2027	\$3,700	1		
Exterior Lighting									
	HID	20%			2027	\$16,200	10		
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horn And Fire Alarm Panel							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boiler							
Conversion Equipment									
	Hot Water Boiler	95%			2037	* *	1	\$7,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger							
	Hot Water Boiler	5%	0-2	\$1,800	2045	* *	1	\$400	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
Distribution									
	Hot Wtr Piping/Pump	100%			2048	* *	4	\$800	
Terminal Devices									
	Convactor/Radiator	90%			2037	* *	1	\$4,700	
	Fan Coil Unit/Heat	10%			2032	\$43,000	1	\$500	

Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EAST ADMINISTRATION BUILDING
Asset # : 2350

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Split Unit	40%			2032	\$164,700			
				R-22 Refrigerant, Extent : Light, Area Affected : 40%					
				Location : 3 Units, Rear Yard					
	Split Unit	30%			2037	* *			
				Other Observation, Extent : Light, Area Affected : 30%					
				Location : Rear Yard					
				Explanation : R-410 Refrigerant					
	Window/Wall Unit	15%			2027	\$9,900	1		
	No Component	15%							
Terminal Devices									
	Air Handler/Dir	70%			2032	\$197,800	1		
	Expansion								
	No Component	30%							
Heat Rejection									
	Dry Cooler	70%			2032	\$47,300	2	\$7,900	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,000	
Exhaust Fans									
	Interior	100%			2032	\$76,900	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$18,300	2		
HW Heat Exchanger									
	HTHW/HW	100%			2042	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 1 Unit					
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2032	\$3,500	4	\$300	
Fixtures									
	Generic	100%							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO EDUCATION BUILDING-#35
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.350 / 2655 **Yr Built/Renovated** : 1910 / 1997
Area Sq Ft : 11,840 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 27-Aug-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2116678

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$405,600	\$56,200
Interior Architecture		\$65,300
Electrical		\$555,700
Mechanical	\$437,100	\$56,300
Total	\$842,600	\$733,500
Importance Code A	\$405,600	\$234,800
Importance Code B	\$437,100	\$498,700
Total	\$842,600	\$733,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$56,700		\$33,700	
Interior Architecture	\$111,400	\$300		\$3,900
Electrical	\$400	\$400	\$29,200	\$400
Mechanical	\$2,400	\$1,800	\$42,000	\$1,600
Site Pavements	\$9,900			
Total	\$180,800	\$2,500	\$104,900	\$5,800
Importance Code A	\$57,300	\$600	\$34,500	\$600
Importance Code B	\$64,100	\$1,900	\$70,400	\$5,200
Importance Code C	\$59,400			
Total	\$180,800	\$2,500	\$104,900	\$5,800



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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATION BUILDING #35
Asset # : 2655

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	35%	Now	\$152,200	LIFE	* *	5	\$5,900	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Above Vents. North, South, East Facades							
		Diagonal Cracks, Extent : Moderate, Area Affected : 30%							
		Location : North Facade							
		Efflorescence, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : Building Base							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Building Base							
	Masonry: Brick	55%	Now	\$82,500	LIFE	* *	5	\$9,300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Windows Header							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Rear And Side Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : West And South Facade							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : Rear And Side Facade Window Steel Lentels							
	Masonry: Limestone	10%	Now	\$86,100	LIFE	* *	5	\$1,300	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Above Vents. East, North, South Facades							
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Above Vents. East, North, South Facades							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATION BUILDING #35
Asset # : 2655

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Windows	Metal Clad	10%	Now	\$10,900	2057	**	5	\$600		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
		Location : Basement								
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
		Location : Basement								
	Unit Inoperable, Extent : Moderate, Area Affected : 50%									
	Location : Basement									
	Metal Louvers	5%	Now	\$1,200	2035	**				
		Water Penetration, Extent : Moderate, Area Affected : 60%								
		Location : East And South Facade Air Vents Above Windows								
		Other Observation, Extent : N/A, Area Affected : 30%								
		Location : North, South And West Facades								
	Explanation : Water Penetration From Air Vents Causing Brick And Limestone Band At Facade To Crack									
	Wood	85%	Now	\$44,600	2057	**	5	\$8,600	1	
		Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
Location : Throughout										
Thermally Inefficient, Extent : Moderate, Area Affected : 100%										
Location : Throughout										
Other Observation, Extent : Light, Area Affected : 20%										
Location : At Grade										
Explanation : Protective Metal Grilles Rusted										
Parapets										
Masonry: Limestone	100%	Now	\$84,800	LIFE	**	5	\$1,800			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
	Location : Lime Stone Cornice And Band									
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Cornice										
Roof										
Built-Up (BUR)	25%			2032	\$56,200	10	\$4,500			
	Copper/Terne	75%		2047	**	10	\$33,700			
Interior										
Floors	Carpet	70%	Now	\$43,900	2033	\$146,200	3	\$11,600		
		Staining/Discoloring, Extent : Severe, Area Affected : 60%								
		Location : First Floor								
		Worn/Eroded, Extent : Moderate, Area Affected : 40%								
		Location : First Floor								
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200		
		Mosaic Tile	5%	0-2	\$11,100	2037	**	5	\$700	
			Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
			Location : Bathroom Floors							
			Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : Bathroom Floors									
	Vinyl Tile	20%			2032	\$65,300	3	\$800		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATION BUILDING #35
Asset # : 2655

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	5%	0-2	\$7,000	2035	* *	5	\$600	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : Grout And Caulking Deteriorating At Bathrooms							
	Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
		Efflorescence, Extent : Light, Area Affected : 10%							
		Location : Basement Wall							
	Gypsum Board	60%	0-2	\$42,500	LIFE	* *	5	\$8,500	
		Staining/Discoloring, Extent : Light, Area Affected : 30%							
		Location : First Floor And Basement							
	Plaster	25%			LIFE	* *	5	\$1,800	
Ceilings									
	AcousTileSusp.Lay-In	85%	0-2	\$7,000	2037	* *	5	\$3,900	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Basement Drop Ceiling							
	Plaster	15%			LIFE	* *	5	\$900	
Site Enclosure									
	Fence/Gates								
	Metal: Cage/Fence	100%			LIFE	* *			
	Retaining Walls								
	Masonry: Fieldstone	100%			2042	* *			
Site Pavements									
	On-Site Walkways								
	Panel/Paver: Cer/Brk	100%	0-2	\$9,900	2040	* *	5	\$1,100	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
		Location : Building Front Public Walkway							

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
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$62,400	3		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 600 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2030	\$181,700	3	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 225 Kilovolt Ampere, 4,160 High Voltage - 208/120 Low Voltage									
Feeders									
	Cable	100%			2031	\$21,800	1		
Raceway									
	Conduit	100%			2032	\$52,500	1		

Under 600 Volts

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATION BUILDING #35
Asset # : 2655

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								
	Molded Case Bkrs	100%			2032	\$116,200	5	\$300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room Basement					
				Explanation : One 400 Ampere Main Disconnect Switch					
	Transformers								
	Dry Type	100%			2030	\$28,600	5		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room Basement					
				Explanation : One30 Kilovolt Ampere, 480 Primary Volts - 208/120 Secondary Volts					
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$116,200	5	\$100	
	Raceway								
	Conduit	90%			2032	\$24,800	1		
	Conduit	10%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$2,100	5		
	Molded Case Bkrs	75%			2031	\$32,100	5	\$200	
	Molded Case Bkrs	20%			2048	* *	5	\$100	
	Wiring								
	Thermoplastic	80%			2032	\$24,600	1		
	Thermoplastic	20%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	70%			2045	* *	5	\$100	
	Locally Mounted	30%			2030	\$23,000	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	2%			2032	\$3,800	10	\$200	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Hallways					
	Fluorescent	98%			2037	* *	10	\$10,600	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$1,400	
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	HID	20%			2027	\$11,800	10		
	No Component	80%							
Alarm									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATION BUILDING #35
Asset # : 2655

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

Alarm

Security System

No Component

80%

Generic

20%

2027

\$4,800

1

\$900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Entry And Exit Points**Explanation : Intrusion Alarm Only, Panic Doors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$2,300

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

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boiler*

Conversion Equipment

Hot Water Boiler

100%

2045

* *

1

\$5,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger*

Distribution

Hot Wtr Piping/Pump

100%

2048

* *

4

\$600

Terminal Devices

Air Handler

70%

2027

\$167,200

1

\$5,100

Convactor/Radiator

30%

2037

* *

1

\$1,200

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Split Unit

50%

2027

\$150,700

*R-22 Refrigerant, Extent : Light, Area Affected : 50%**Location : 3 Units, Rear Yard*

Split Unit

20%

2037

* *

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : 1 Unit, Rear Yard*

No Component

30%

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATION BUILDING #35
Asset # : 2655

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	70%			2027	\$119,200	1		
	No Component	30%							
Heat Rejection									
	Dry Cooler	50%			2027	\$20,400	2	\$4,100	
	Dry Cooler	20%			2037	* *	2	\$1,700	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,600	
Exhaust Fans									
	Interior	100%			2032	\$56,300	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$18,300	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2026	\$400	4	\$400	
Fixtures									
	Generic	100%							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO EDUCATIONAL SERVICES-#11
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.110 / 2347 **Yr Built/Renovated** : 1915 /
Area Sq Ft : 6,425 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116679

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$103,800	
Interior Architecture		\$141,900
Mechanical	\$70,900	\$147,300
Total	\$174,700	\$289,200
Importance Code A	\$103,800	\$66,700
Importance Code B	\$70,900	\$222,500
Total	\$174,700	\$289,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$134,000		\$2,500	
Interior Architecture	\$22,900	\$700		
Electrical	\$33,000	\$100	\$65,400	\$100
Mechanical	\$24,000	\$900	\$73,700	\$900
Site Enclosure	\$1,900			
Site Pavements	\$15,600			
Total	\$231,300	\$1,700	\$141,600	\$1,000
Importance Code A	\$134,300	\$300	\$2,900	\$300
Importance Code B	\$67,900	\$1,300	\$138,800	\$700
Importance Code C	\$29,100			
Total	\$231,300	\$1,700	\$141,600	\$1,000



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATIONAL SERVICES-#11
Asset # : 2347

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	2-4	\$16,400	LIFE	* *	5	\$8,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Cornice							
	Masonry: Brick	82%			LIFE	* *	5	\$17,300	
	Masonry: Limestone	5%	4+	\$8,100	LIFE	* *	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Coiling Doors	3%			2037	* *	5	\$2,000	
	Stucco Cement	2%			2037	* *	5	\$1,100	
	Wood	3%	Now	\$13,400	2052	* *	5	\$1,600	
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Fascia And Trims							
Windows									
	Aluminum	90%	Now	\$29,300	2048	* *	5	\$900	
		Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Protective Metal Grilles							
	Wood	10%	Now	\$4,800	2057	* *	5	\$1,000	1
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Thermally Inefficient, Extent : Severe, Area Affected : 50%							
		Location : Basement							
		Split/Cracked, Extent : Severe, Area Affected : 50%							
		Location : Basement							
Parapets									
	Cast Stone/Terra Cotta	60%	0-2	\$103,800	LIFE	* *	5	\$12,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : All Facades							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	30%	0-2	\$27,900	LIFE	* *	5	\$800	
		Miss/Damaged Copings, Extent : Severe, Area Affected : 15%							
		Location : North Facade							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : All Facades							
	Masonry: Limestone	10%	0-2	\$23,600	LIFE	* *	5	\$300	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 28%							
		Location : All Facades							
		Staining/Discoloring, Extent : Light, Area Affected : 35%							
		Location : Throughout							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATIONAL SERVICES-#11
Asset # : 2347

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									
	Roof								
	Copper/Terne	5%			2047	**	10	\$1,000	
	Slate	95%	Now	\$10,600	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%								
	Location : South Facade								
	Vegetation Growth, Extent : Severe, Area Affected : 30%								
	Location : Throughout Roof Area								
Interior									
	Floors								
	Cast in Place Concrete	5%	Now	\$700	LIFE	**	5	\$1,000	
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room								
	Ceramic Tile	5%			2035	**	5	\$400	
	Quarry Tile	30%	Now	\$9,400	2037	**	5	\$2,000	
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Large Animal Run								
	Explanation : Misplaced Floor Drain Causing Flooding In Corridors								
	Vinyl Tile	60%			2032	\$141,900	3	\$2,000	
	Interior Walls								
	Ceramic Tile	5%	Now	\$9,900	2035	**	5	\$300	
	Adhesion Failure, Extent : Moderate, Area Affected : 50%								
	Location : Tortoise Holding								
	Gypsum Board	20%	Now	\$1,700	LIFE	**	5	\$1,500	
	Worn/Eroded, Extent : Severe, Area Affected : 15%								
	Location : Base Of Walls In Corridors								
	Plaster	35%			LIFE	**	5	\$1,300	
	Plywood/Hardboard	40%			LIFE	**			
	Ceilings								
	AcousTileSusp.Lay-In	20%			2045	**	5	\$1,800	
	Exposed Struc: Concrete	10%			LIFE	**	5	\$100	
	Gypsum Board	40%			LIFE	**	5	\$4,400	
	Plaster	30%			LIFE	**	5	\$1,600	
	Site Enclosure								
	Fence/Gates								
	Aluminum Rail	100%			2045	**	5-10	\$3,100	
	Retaining Walls								
	Masonry: Brick	100%			2052	**			
	Site Pavements								
	On-Site Walkways								
	Cast in Place Concrete	100%	2-4	\$100	2037	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Ramp At Side Of Building								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATIONAL SERVICES-#11
Asset # : 2347

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$15,500 2041 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Throughout Driveway

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2032 \$3,700 5

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

Location : Garage 1st Floor

Explanation : One 100 Ampere Main Disconnect Switch

Transformers

Dry Type

100% 2030 \$26,100 5

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

Location : Garage 1st Floor

Explanation : One 30 Kilovolt Ampere, 480 Volts 208/120 Volts

Raceway

Conduit

100% 2032 \$36,000 1

Panelboards

Fused Disc Sw

5% 2031 \$1,000 5

Molded Case Bkrs

65% 2031 \$12,700 5 \$100

Molded Case Bkrs

30% 2048 * * 5 \$100

Wiring

Braided Cloth

70% 2-4 \$22,800 2057 * * 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic

30% 2052 * * 1

Motor Controllers

Locally Mounted

100% 2030 \$23,300 5

Ground

Grounding Devices

Generic

100% 2-4 \$10,200 LIFE * * 5 \$100

Corroded, Extent : Moderate, Area Affected : 100%

Location : Water Main

Lighting

Interior Lighting

Fluorescent

65% 2027 \$45,500 10 \$3,800

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

Location : Basement Mechanical Room

Explanation : T-12 Lamps

Incandescent

5% 2027 \$4,100 2

LED

30% 2040 * *

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATIONAL SERVICES-#11
Asset # : 2347

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

Lighting

Egress Lighting

Emergency, Battery	20%			2027	\$2,100	10	\$300	
Emergency, Battery	30%			2040	* *	10	\$500	
Exit, Service	30%			2040	* *	1		
Exit, Service	20%			2027	\$400	1		

Exterior Lighting

Incandescent	20%			2027	\$6,700	2		
No Component	80%							

Alarm

Security System

No Component	80%							
Generic	20%			2027	\$2,400	1	\$500	

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

Location : Hallways And Exit Doors

Explanation : Intrusion Alarm Only

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

Heating

Energy Source

Natural Gas	100%			2042	* *	1		
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Conversion Equipment

Hot Water Boiler	100%			2030	\$66,700	1	\$3,200	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement

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

Location : Basement

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump	100%			2031	\$13,700	4	\$300	
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Terminal Devices

Air Handler	60%			2027	\$70,900	1	\$2,400	
Convactor/Radiator	40%			2030	\$20,500	1	\$800	

Air Conditioning

Energy Source

Electricity	100%			2040	* *	1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATIONAL SERVICES-#11
Asset # : 2347

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2033	\$9,900	2		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Garage									
Explanation : 1 Unit									
	Split Unit	20%			2027	\$29,800			
R-22 Refrigerant, Extent : Light, Area Affected : 20%									
Location : 1st Floor									
	Window/Wall Unit	30%			2025	\$7,100	1		
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2027	\$14,600	1	\$800	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2032	\$2,200	2	\$900	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,600	
Exhaust Fans									
	Interior	100%			2027	\$27,800	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2032	\$80,600	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%	Now	\$15,800	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Sump Pump(s)									
	Submersible	100%			2025	\$200	4	\$200	
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.

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO ELEPHANT HOUSE-#37
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.370 / 2352 **Yr Built/Renovated** : 1905 / 1999
Area Sq Ft : 14,320 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 20-Aug-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116680

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$307,100	
Electrical		\$773,700
Mechanical	\$342,500	\$351,700
Total	\$649,500	\$1,125,500
Importance Code A	\$307,100	\$143,900
Importance Code B	\$342,500	\$981,500
Total	\$649,500	\$1,125,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$46,100		\$1,800	
Interior Architecture	\$117,600	\$300	\$5,500	\$1,100
Electrical	\$5,500	\$1,400	\$13,500	\$1,200
Mechanical	\$14,600	\$1,600	\$6,000	\$1,600
Site Pavements	\$13,300			
Total	\$197,200	\$3,300	\$26,800	\$3,900
Importance Code A	\$46,800	\$700	\$2,600	\$700
Importance Code B	\$59,500	\$2,600	\$24,200	\$3,200
Importance Code C	\$90,900			
Total	\$197,200	\$3,300	\$26,800	\$3,900



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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ELEPHANT HOUSE-#37
Asset # : 2352

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	2%	0-2	\$8,400	LIFE	* *	5	\$3,100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Banding At Rotunda								
	Masonry: Brick	3%	Now	\$5,200	LIFE	* *	5	\$600	
	Efflorescence, Extent : Moderate, Area Affected : 20%								
	Location : North Facade								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Electrical Room Entrance								
	Misaligned/Bulging, Extent : Light, Area Affected : 15%								
	Location : North Facade								
	Masonry: Granite	5%			LIFE	* *	5	\$700	
	Masonry: Limestone	85%	Now	\$211,300	LIFE	* *	5	\$12,500	
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Within Cupola Above Central Dome								
	Staining/Discoloring, Extent : Severe, Area Affected : 25%								
	Location : North And South Facades								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Main Facades								
	Window Wall	5%			2042	* *	5	\$3,700	
Windows									
	Wood	100%	0-2	\$14,300	2040	* *	5	\$3,800	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Clerstory Windows								
Parapets									
	Masonry: Limestone	100%	Now	\$18,300	LIFE	* *	5	\$1,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Cornice								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Perimeter Cornice								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Roof									
	Copper/Terne	80%			2060	* *	10	\$31,800	
	Skylight, Metal/Glass	20%	Now	\$95,800	2042	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Glazing Clouded, Extent : Moderate, Area Affected : 50%								
	Location : Rotunda								
Soffits									
	Cast in Place Concrete	20%			LIFE	* *	5		
	Cast Stone/Terra Cotta	80%			LIFE	* *	5		

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ELEPHANT HOUSE-#37
Asset # : 2352

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$9,100	
Ceramic Tile	3%			2041	* *	5	\$600	
Quarry Tile	35%			2037	* *	5	\$10,900	
Vinyl Tile	42%			2037	* *	3	\$4,400	
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *			
Cast Stone/Terra Cotta	30%	Now	\$23,700	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Lobby Area								
Ceramic Tile	5%			2045	* *	5	\$900	
Glass: Special Gauge	5%			LIFE	* *	1		
Masonry: Brick	42%	Now	\$31,400	LIFE	* *			
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Rhino Exhibit And South Entry Vestibule								
Masonry: Limestone	10%	Now	\$22,000	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 10%								
Location : Vestibule Area								
Wood	5%			LIFE	* *	5	\$3,700	
Ceilings								
Gypsum Board	5%			LIFE	* *	5	\$1,300	
Masonry: Infill Arch	95%	0-2	\$38,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Entry Vestibule								
Site Pavements								
On-Site Walkways								
Paver: Asphalt	100%	2-4	\$13,300	2041	* *	5	\$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkways								

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
Over 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2032	\$62,400	3		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One At 600 Ampere Main Disconnect Switch									
Transformers									
Dry Type		100%			2030	\$181,700	3	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 300 Kilovolt Ampere, Four 160 Hv - 480/277 Lv									
Feeders									
Cable		100%			2031	\$21,800	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ELEPHANT HOUSE-#37
Asset # : 2352

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
Over 600 Volts									
	Raceway								
	Conduit	100%			2032	\$52,500	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$16,200	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 600 Ampere Main Disconnect Switch							
Transformers									
	Dry Type	75%			2037	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 112 Kilovolt Ampere, 480 Hv - 208/120 Lv, And One 15 Kilovolt-ampere 480 Hv - 208/120 Lv							
	Dry Type	25%			2037	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Generator Room							
		Explanation : One 75 Kilovolt Ampere, 480 Hv -208/120 Lv							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2032	\$139,400	5	\$400	
Raceway									
	Conduit	95%			2032	\$33,000	1		
	Conduit	5%			2042	* *	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$2,100	5		
	Molded Case Bkrs	85%			2031	\$36,400	5	\$300	
	Molded Case Bkrs	10%			2040	* *	5		
Wiring									
	Thermoplastic	90%			2032	\$51,900	1		
	Thermoplastic	10%			2042	* *	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$50,200	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	* *	1	\$4,400	
Generators									
	Diesel	100%			2035	* *	1	\$5,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 125 Kilowatts							
Batteries									
	Nickel Cadmium	100%			2025	\$2,600	5	\$3,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ELEPHANT HOUSE-#37
Asset # : 2352

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
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2047	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Outside									
Explanation : One 280 Gallons									
Lighting									
	Interior Lighting								
	Fluorescent	75%			2032	\$196,400	10	\$9,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	15%			2032	\$39,300	10	\$2,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Exhibits									
	HID	5%			2032		10		
	LED	5%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2032	\$4,700	1		
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	Fluorescent	20%			2032	\$12,200	10	\$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Outside									
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2027	\$11,900	1-3	\$2,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Basement									
Explanation : Manual Pull Stations And Alarm Bells Only									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boilers									
Conversion Equipment									
	Hot Water Boiler	50%			2030	\$81,500	1	\$3,500	
Other Observation, Extent : Light, Area Affected : 50%									
Location : Basement									
Explanation : 2 Units And 1 Cogenerated Hot Water Heat Exchanger.									
	Hot Water Boiler	50%			2045	* *	1	\$3,500	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ELEPHANT HOUSE-#37
Asset # : 2352

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$1,700	2040	* *	4	\$700	
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Valves And Piping In Basement									
Terminal Devices									
	Air Handler	95%			2027	\$274,400	1	\$8,400	
	Fan Coil Unit/Heat	5%			2032	\$19,000	1	\$200	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Generator Room									
Explanation : 1 Unit									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,000	
Exhaust Fans									
	Interior	100%			2027	\$68,100	2	\$400	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%	Now	\$9,800	2030	\$196,000	1		
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Basement									
HW Heat Exchanger									
	Steam Fired	100%	Now	\$1,500	2032	\$74,200	4	\$1,400	
Corroded, Extent : Severe, Area Affected : 20%									
Location : Basement									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2027	\$3,100	4	\$300	
Backflow Preventer									
	Not Accessible	100%							
Fixtures									
	Generic	100%							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO FARM APARTMENTS
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.930 / 2363 **Yr Built/Renovated** : 1935 / 2007
Area Sq Ft : 16,750 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 01-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2116676

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$185,300	
Electrical	\$279,100	\$127,000
Mechanical		\$210,100
Site Pavements	\$68,900	
Total	\$533,400	\$337,100
Importance Code A	\$185,300	
Importance Code B	\$279,100	\$337,100
Importance Code C	\$68,900	
Total	\$533,400	\$337,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$46,300		\$2,600	
Interior Architecture	\$22,400		\$3,500	\$111,000
Electrical	\$37,600	\$4,100	\$34,100	\$1,200
Mechanical	\$2,100	\$1,400	\$41,100	\$2,600
Total	\$108,400	\$5,500	\$81,400	\$114,700
Importance Code A	\$47,200	\$800	\$3,500	\$800
Importance Code B	\$42,600	\$4,600	\$77,900	\$113,900
Importance Code C	\$18,700			
Total	\$108,400	\$5,500	\$81,400	\$114,700



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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO FARM APARTMENTS
Asset # : 2363

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									
	Copper/Terne	2%			2052	**	10	\$900	
	Masonry: Brick	80%	0-2	\$116,600	LIFE	**	5	\$14,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Front Facade Loading Dock Area									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North Facade									
Patching Evident, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Metal Panel	5%			2042	**	5-10	\$6,200	
	Metal Sect. OHD	5%			2045	**	5	\$2,800	
	Slate Panels	5%	Now	\$3,400	LIFE	**	5	\$700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Upper Floor									
	Weathering Steel	3%			LIFE	**	1		
Windows									
	Aluminum	75%	0-2	\$68,700	2048	**	5	\$2,500	
Glazing Clouded, Extent : Moderate, Area Affected : 20%									
Location : Front Elevator									
	Not Accessible	25%							
Roof									
	Copper/Terne	2%			2047	**	10	\$900	
	Slate	43%	Now	\$41,500	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Various Area									
	Slate	55%			LIFE	**			
Interior									
Floors									
	Carpet	25%			2028	\$107,800	3	\$12,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
	Ceramic Tile	5%			2035	**	5	\$1,200	
	Wood	15%			2047	**	5	\$7,000	
	Not Accessible	50%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Directors House									
Explanation : Private Access Only									
Interior Walls									
	Gypsum Board	15%			LIFE	**	5	\$2,000	
	Plaster	35%	Now	\$18,700	LIFE	**	5	\$2,400	
Water Penetration, Extent : Moderate, Area Affected : 40%									
Location : Front Exterior Wall									
	Not Accessible	50%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Directors House									
Explanation : Private Access Only									

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO FARM APARTMENTS
Asset # : 2363

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

Ceilings

Gypsum Board	20%			LIFE	**	5	\$6,200	
Plaster	30%			LIFE	**	5	\$4,700	
Not Accessible	50%							

Other Observation, Extent : N/A, Area Affected : 0%

Location : Directors House

Explanation : Private Access

Site Pavements

Parking/Driveway

Asphalt	100%	0-2	\$68,900	2047	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 100%

Location : Front

Sinking/Subsiding, Extent : Light, Area Affected : 30%

Location : Front

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%			2032	\$14,700	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical 1st Floor

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2032	\$127,000	5	\$100	
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Raceway

Conduit	100%			2032	\$31,600	1		
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Panelboards

Fused Disc Sw	5%			2031	\$1,900	5		
Molded Case Bkrs	95%			2031	\$37,000	5	\$400	

Wiring

Braided Cloth	50%	2-4	\$26,300	2057	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	50%			2032	\$26,300	1		
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Motor Controllers

Locally Mounted	100%			2030	\$45,800	5	\$100	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Stand-by Power

*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 OF CULTURAL AFFAIRS - 126
BRONX ZOO FARM APARTMENTS
Asset # : 2363

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
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	* *	1	\$5,200	
Generators									
	Diesel	100%			2041	* *	1	\$6,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Outside							
		Explanation : Emergency Generator No Ratings Available							
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$600	
Fuel Storage									
	Main Tank	100%			2060	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 300 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2027	\$111,700	10	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room And 1st Floor							
		Explanation : T-12 Lamps							
	Fluorescent	60%			2027	\$167,500	10	\$9,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallway 2nd And 3rd Floors							
Exterior Lighting									
	Incandescent	20%			2027	\$17,500	2		
	No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2052	* *	5	\$5,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Three 250 Gallon Oil Tanks								
Conversion Equipment									
	Hot Water Boiler	100%			2037	* *	1	\$8,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ground Level Boiler Room And Basement								
	Explanation : Two No.2 Oil Burning Boilers								
Distribution									
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$800	
Terminal Devices									
	Convactor/Radiator	100%			2037	* *	1	\$5,400	

Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO FARM APARTMENTS
Asset # : 2363

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Window/Wall Unit	60%			2027	\$37,200	1		
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$210,100	1		
	HW Heat Exchanger								
	Steam Fired	100%			2052	* *	4	\$1,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ground Floor And Basement Boiler Rooms								
	Explanation : 2 Domestic Hot Water Tanks With Hot Water Coils								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$500	4	\$500	
	Fixtures								
	Generic	100%							

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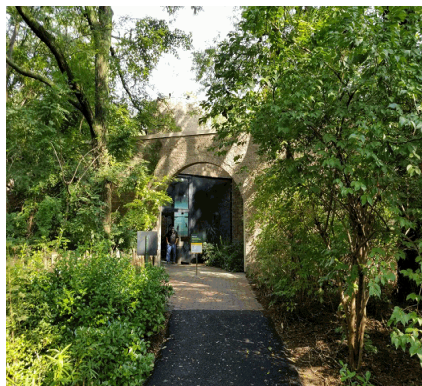
Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO GIRAFFE BUILDING
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.560 / 2333 **Yr Built/Renovated** : 1980 /
Area Sq Ft : 8,020 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116681

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$114,100
Interior Architecture		\$150,000
Mechanical	\$88,400	
Total	\$88,400	\$264,100
Importance Code A		\$114,100
Importance Code B	\$88,400	\$150,000
Total	\$88,400	\$264,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$50,400		\$2,200	
Interior Architecture	\$30,500			
Electrical		\$100	\$7,300	
Mechanical	\$67,800	\$800	\$30,300	\$1,000
Site Enclosure				
Site Pavements		\$400		
Total	\$148,800	\$1,300	\$39,800	\$1,000
Importance Code A	\$96,600	\$400	\$2,600	\$400
Importance Code B	\$52,200	\$500	\$37,200	\$600
Importance Code C		\$400		
Total	\$148,800	\$1,300	\$39,800	\$1,000



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GIRAFFE BUILDING
Asset # : 2333

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									
	Concrete Masonry Unit	90%			LIFE	**	5	\$12,000	
	Metal Panel	5%			2042	**	5-10	\$7,300	
	Window Wall	5%	0-2	\$15,800	2042	**	5	\$2,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Mullions At Main Entrance									
Windows									
	Aluminum	100%	0-2	\$24,800	2040	**	5	\$300	
Glazing Clouded, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Parapets									
	Concrete Masonry Unit	95%			LIFE	**	5	\$2,000	
	Metal Panel	5%			2042	**	5	\$400	
Roof									
	Modified Bitumen	75%			2032	\$114,100	10	\$10,700	
	Skylight, Metal/Glass	5%	0-2	\$9,800	2042	**			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Main Viewing Area									
	Skylight, Plastic	20%			2037	**	1		
Interior									
Floors									
	Cast in Place Concrete	35%			LIFE	**	5	\$9,200	
	Panel/Paver: Cer/Brk	35%	Now	\$19,600	2040	**	5	\$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Public Space And Public Entrance									
	Slate	15%	2-4	\$10,900	LIFE	**	5	\$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Public Space									
	Steel Grating	15%			2042	**	1		
Interior Walls									
	Concrete Masonry Unit	80%			LIFE	**	5	\$2,100	
	Plaster	20%			LIFE	**	5	\$400	
Ceilings									
	Exposed Struc: Steel	10%			LIFE	**			
	Fiber Board	65%			2032	\$150,000			
	Gypsum Board	10%			LIFE	**	5	\$1,900	
	Plaster	10%			LIFE	**	5	\$900	
	Wood	5%			LIFE	**	5	\$6,600	
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2052	**			
	Wood	50%			2030	\$17,500			
Site Pavements									

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GIRAFFE BUILDING
Asset # : 2333

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

Site Pavements

On-Site Walkways

Asphalt	50%		2041		**				
Cast in Place Concrete	25%		2045		**				
Paver: Asphalt	25%		2041		**		5	\$900	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2032	\$7,400			5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Two 200 Ampere Main Disconnect Switches

Transformers

Dry Type	100%		2030	\$26,100			5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Outside

Explanation : One 45 Kilovolt Ampere 480 Volts High Voltage 208/120 Volts Low Voltage

Raceway

Conduit	100%		2032	\$15,800			1		
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Panelboards

Fused Disc Sw	5%		2031	\$1,000			5		
Molded Case Bkrs	95%		2031	\$18,500			5	\$200	

Wiring

Thermoplastic	100%		2032	\$20,600			1		
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Motor Controllers

Locally Mounted	100%		2030	\$45,800			5	\$100	
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Ground

Grounding Devices

Generic	100%		LIFE			**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	10%		2032	\$13,400			10	\$700	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Exhibits

LED	90%		2040			**			
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Egress Lighting

Emergency, Battery	50%		2032	\$6,600			10	\$1,000	
Exit, Service	50%		2032	\$1,700			1		

Exterior Lighting

HID	20%		2027	\$7,300			10		
No Component	80%								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GIRAFFE BUILDING
Asset # : 2333

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	10%			2042	* *	1		
	Interruptible Gas/Dual Fuel	90%	Now	\$6,500	2042	* *	1		
	<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
	<i>Location : Oil Control Box, Boiler Room</i>								
	Conversion Equipment								
	Furnace	10%	Now	\$1,200	2032	\$2,400	1	\$400	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : Wild Dog Area</i>								
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
	<i>Location : Wild Dog Area, 1st Floor</i>								
	<i>Explanation : 1 Unit</i>								
	Hot Water Boiler	90%	0-2	\$44,900	2052	* *	1	\$3,200	
	<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Boiler</i>								
	<i>On Extended Life, Extent : Severe, Area Affected : 90%</i>								
	<i>Location : Boiler Room</i>								
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
	<i>Location : Boiler Room</i>								
	<i>Explanation : 1 Unit</i>								
	Distribution								
	Hot Wtr Piping/Pump	90%			2040	* *	4	\$400	
	No Component	10%							
	Terminal Devices								
	Air Handler	60%	Now	\$4,400	2027	\$88,400	1	\$2,700	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : For Interviewing Area</i>								
	Convactor/Radiator	10%			2037	* *	1	\$300	
	Fan Coil Unit/Heat	20%			2032	\$38,800	1	\$500	
	No Component	10%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Window/Wall Unit	2%			2025	\$600	1		
	No Component	98%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,500	
	Exhaust Fans								
	Interior	70%			2027	\$24,300	2	\$200	
	Roof	30%			2027	\$4,600	2	\$100	
Plumbing									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GIRAFFE BUILDING
Asset # : 2333

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$10,100	2042	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor Boiler Room Area							
	Water Heater With Tanks								
	Electric	100%			2030	\$23,100	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO GRAPHICS BUILDING
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.430 / 2331 **Yr Built/Renovated** : 1935 / 2002
Area Sq Ft : 9,690 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 20-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2116682

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$160,000	
Electrical	\$5,300	
Mechanical		\$177,900
Total	\$165,300	\$177,900
Importance Code A	\$160,000	\$100,600
Importance Code B	\$5,300	\$77,400
Total	\$165,300	\$177,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$37,000		\$1,800	
Interior Architecture	\$22,300		\$4,300	
Electrical	\$300	\$200	\$4,900	\$300
Mechanical	\$5,000	\$800	\$19,300	\$800
Site Enclosure	\$4,300			
Total	\$68,800	\$1,000	\$30,300	\$1,100
Importance Code A	\$37,500	\$500	\$2,500	\$500
Importance Code B	\$27,100	\$600	\$27,900	\$600
Importance Code C	\$4,300			
Total	\$68,800	\$1,000	\$30,300	\$1,100



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GRAPHICS BUILDING
Asset # : 2331

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$78,700	LIFE	**	5	\$6,700	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : West Entrance And East Stairs								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : West Entrance								
	Masonry: Brick	75%	Now	\$81,300	LIFE	**	5	\$10,100	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Vegetation Growth, Extent : Severe, Area Affected : 25%								
	Location : East Facade								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Near Basement Entrance								
	Stucco Cement	10%			2037	**	5	\$3,400	
	Wood	5%	Now	\$14,200	2052	**	5	\$1,700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : 1st Floor								
	Deteriorated Finish, Extent : Severe, Area Affected : 10%								
	Location : 1st Floor								
Windows									
	Aluminum	35%			2040	**	5	\$500	
	Wood	65%	Now	\$20,200	2057	**	5	\$4,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Parapets									
	Masonry: Brick	35%			LIFE	**	5	\$200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Parapet Walls								
	Explanation : Covered With Roofing Membrane								
	Metal Panel	15%			2042	**	5	\$300	
	No Component	50%							
Roof									
	Modified Bitumen	97%			2040	**	10	\$24,300	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Skylight, Metal/Glass	3%			2042	**	10	\$2,500	
Soffits									
	Wood	100%	4+	\$2,300	2045	**	5	\$900	
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Front Of Building								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GRAPHICS BUILDING
Asset # : 2331

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	**	5	\$15,800	
Ceramic Tile	10%			2045	**	5	\$1,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms								
Sheet Vinyl/Rubber	40%			2037	**	5	\$8,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	20%			LIFE	**	5	\$1,200	
Gypsum Board	35%			LIFE	**	5	\$3,200	
Masonry: Brick	40%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%			2049	**	5	\$2,200	
Exposed Struc: Concrete	30%			LIFE	**	5	\$700	
Exposed Struc: Concrete	5%	Now	\$10,600	LIFE	**	5	\$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Beam Over Second Floor Exit								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Second Floor Offices								
Gypsum Board	10%	Now	\$2,500	LIFE	**	5	\$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2002 Addition								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2002 Addition								
Plaster	40%	0-2	\$8,600	LIFE	**	5	\$3,600	
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Along Perimeter Of Second Floor								
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2045	**	5-10	\$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Aluminum Guard Railing								
Retaining Walls								
Masonry: Brick	100%			2052	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2037	**			
Parking/Driveway								
Asphalt	100%			2035	**			

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	

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO GRAPHICS BUILDING
Asset # : 2331

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								
	Molded Case Bkrs	100%			2052	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 400 Ampere							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2052	* *	5	\$300	
	Raceway								
	Conduit	70%			2032	\$25,200	1		
	Conduit	30%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	3%			2031	\$600	5		
	Fused Disc Sw	2%			2048	* *	5		
	Molded Case Bkrs	35%			2031	\$6,800	5	\$100	
	Molded Case Bkrs	60%			2048	* *	5	\$200	
	Wiring								
	Thermoplastic	40%			2032	\$13,000	1		
	Thermoplastic	60%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$23,300	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2027	\$5,300	10	\$400	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	45%			2037	* *	10	\$4,000	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	LED	50%			2040	* *			
	Egress Lighting								
	Emergency, Battery	50%			2040	* *	10	\$1,200	
	Exit, LED	50%			2067	* *	1		
	Exterior Lighting								
	LED	20%			2040	* *			
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2040	* *	1-3	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, First And Second Floor Hallways							
		Explanation : Smoke Detector, Strobes, Pull Box Station, Bell, Horn And Fire Alarm Panel							

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO GRAPHICS BUILDING
Asset # : 2331

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2030	\$100,600	1	\$4,800	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	70%	0-2	\$2,900	2040	* *	4	\$300	
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Basement							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Under Construction	30%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Entire 3rd Floor Is Under Construction							
	Terminal Devices								
	Convactor/Radiator	100%			2030	\$77,400	1	\$3,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	40%			2037	* *	2	\$200	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof							
		Explanation : Rooftop Unit. R-410a							
	Window/Wall Unit	30%			2027	\$10,800	1		
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$2,200	
	No Component	60%							
	Exhaust Fans								
	Roof	40%			2027	\$7,300	2	\$100	
	Wall Unit	20%			2032	\$800	2	\$100	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO GRAPHICS BUILDING
Asset # : 2331

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	20%	0-2	\$1,200	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
	Cast Iron	80%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2032	\$6,500	1-2	\$100	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO JUNGLE WORLD
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.880 / 2361 **Yr Built/Renovated** : 1985 /
Area Sq Ft : 18,350 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 01-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2116683

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$527,100	\$613,200
Interior Architecture	\$64,000	\$84,000
Electrical	\$78,700	\$179,500
Mechanical	\$499,100	
Total	\$1,169,000	\$876,700
Importance Code A	\$527,100	\$613,200
Importance Code B	\$641,800	\$263,500
Total	\$1,169,000	\$876,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$60,900		\$24,400	
Interior Architecture	\$67,000	\$200	\$3,900	\$170,600
Electrical	\$2,000	\$1,800	\$29,500	\$1,700
Mechanical	\$52,000	\$7,700	\$9,200	\$7,600
Total	\$181,900	\$9,700	\$67,100	\$179,900
Importance Code A	\$61,800	\$900	\$25,400	\$900
Importance Code B	\$120,000	\$8,800	\$41,700	\$179,000
Importance Code C				
Total	\$181,900	\$9,700	\$67,100	\$179,900



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO JUNGLE WORLD
Asset # : 2361

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$5,600	
	Masonry: Brick Cavity	80%	Now	\$153,500	LIFE	**	5	\$18,000	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 30%								
	Location : All Facades								
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : East Facade								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : East Facade								
	Vegetation Growth, Extent : Moderate, Area Affected : 35%								
	Location : All Facades								
	Metal Panel	10%			2042	**	5-10	\$15,500	
	Window Wall	5%			2042	**	5	\$4,200	
Windows									
	Metal Louvers	100%	0-2	\$16,500	2035	**			
	Bent/Warped Elements, Extent : Light, Area Affected : 10%								
	Location : Rear Facade								
Parapets									
	Masonry: Brick	50%	Now	\$10,200	LIFE	**	5	\$400	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Rusting Masonry Supt, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Metal Panel	50%	Now	\$6,600	2042	**	5	\$800	
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%								
	Location : Parapet Metal Coping								
Roof									
	Metal Panel	15%			2037	**	10	\$18,100	
	Sloped Glazing	70%	Now	\$373,700	LIFE	**	5	\$613,200	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Exhibition Space								
	Traffic Topping	5%	Now	\$27,600	2042	**			
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location : Over Kitchen								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Over Kitchen								
	Not Accessible	10%							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO JUNGLE WORLD
Asset # : 2361

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	35%	0-2	\$66,300	2028	\$165,800	3	\$14,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Exhibition Area									
	Cast in Place Concrete	45%			LIFE	* *	5	\$27,000	
	Ceramic Tile	5%			2035	* *	5	\$1,400	
	Vinyl Tile	5%			2032	\$37,000	3	\$500	
	Wood	10%			2047	* *	5	\$5,100	
Interior Walls									
	Cast in Place Concrete	30%			LIFE	* *			
	Concrete Masonry Unit	40%			LIFE	* *	5	\$4,100	
	Glass: Special Gauge	10%			LIFE	* *	1		
	Plaster	20%			LIFE	* *	5	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Exhibit Areas									
Explanation : Hand Painted Murals									
Ceilings									
	AcousTileSusp.Lay-In	10%			2037	* *	5	\$2,700	
	Exposed Struc: Concrete	20%			LIFE	* *	5	\$900	
	Exposed Struc: Wood	35%	2-4	\$64,000	LIFE	* *			
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%									
Location : Exhibit Ceiling									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Exhibit Areas									
	Wood	35%			LIFE	* *	5	\$84,000	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$14,700	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 800 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2030	\$26,100	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st And 2nd Floor Electrical And Mechanical Room									
Explanation : One 30 Kilovolt Ampere, 480 High Voltage 208/120 Low Voltage And Three 15 Kilovolt Ampere, 480 High Voltage 208/120 Low Voltage									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2032	\$127,000	5	\$100	
Raceway									
	Conduit	100%			2032	\$31,600	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO JUNGLE WORLD
Asset # : 2361

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2031	\$1,900	5		
	Molded Case Bkrs	95%			2031	\$37,000	5	\$500	
Wiring									
	Thermoplastic	100%			2032	\$52,500	1		
Motor Controllers									
	Motor Control Center	100%			2030	\$45,800	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2030	\$10,600	1	\$5,700	
Generators									
	Natural Gas	100%			2028	\$78,700	1	\$7,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 235 Kilowatts									
Batteries									
	Lead/Acid	100%			2027	\$2,400	5	\$700	
Lighting									
Interior Lighting									
	Fluorescent	50%			2037	* *	10	\$8,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	50%			2040	* *			
Egress Lighting									
	Emergency, Service	40%			2037	* *	1		
	Emergency, Battery	10%			2032	\$3,000	10	\$400	
	Exit, Service	50%			2032	\$3,900	1		
Exterior Lighting									
	HID	20%			2027	\$16,700	10		
	No Component	80%							
Alarm									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$3,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations, Horns And Fire Alarm Panel									

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

Heating

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO JUNGLE WORLD
Asset # : 2361

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2042	* *	1		
	Conversion Equipment								
	Hot Water Boiler	50%			2037	* *	1	\$4,500	
	Hot Water Boiler	50%			2049	* *	1	\$4,500	
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$900	
	Terminal Devices								
	Air Handler	90%	2-4	\$182,100	2042	* *	1	\$9,200	
		On Extended Life, Extent : Moderate, Area Affected : 90%							
		Location : Basement And Second Floor Fan Rooms							
	Fan Coil Unit/Heat	10%	2-4	\$26,700	2042	* *	1	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 10%							
		Location : Hallway And Vestibule							
Air Conditioning									
	Energy Source								
	Electricity	30%			2040	* *	1		
	Steam/HW System	70%			2042	* *	1		
	Conversion Equipment								
	Absorption Chiller/Steam/HW	70%			2035	* *	1	\$13,900	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Cogeneration Plant							
		Explanation : Refrigerant Lithium Bromide. Installed In Adjacent Building							
	Exterior Pkg Unit - Cooling	10%			2032	\$19,700	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Outside							
	No Component	20%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	70%			2042	* *	4	\$1,000	
	No Component	30%							
	Terminal Devices								
	Air Handler/Cool/Ht	70%			2027	\$194,700	1	\$7,900	
	No Component	30%							
	Heat Rejection								
	Water Cooling Tower	70%			2026	\$50,700	2	\$12,900	
		Corroded, Extent : Moderate, Area Affected : 70%							
		Location : Moderate Deterioration Evident							
		On Extended Life, Extent : Moderate, Area Affected : 70%							
		Location : Adjacent To Cogeneration Plant							
	No Component	30%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO JUNGLE WORLD
Asset # : 2361

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,200	
Exhaust Fans									
	Interior	90%			2027	\$71,500	2	\$500	
On Extended Life, Extent : Moderate, Area Affected : 90%									
Location : Basement									
	Roof	10%			2027	\$3,500	2	\$100	
On Extended Life, Extent : Moderate, Area Affected : 10%									
Location : Kitchen Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	* *	1		
HW Heat Exchanger									
	Steam Fired	30%	Now	\$7,800	2062	* *	4	\$500	
Leak Evident, Extent : Severe, Area Affected : 30%									
Location : 1 Damaged Unit, Mechanical Room									
	Steam Fired	70%			2058	* *	4	\$1,900	
Other Observation, Extent : Light, Area Affected : 70%									
Location : Mechanical Room									
Explanation : 2 Units									
Sanitary Piping									
	Cast Iron	100%	Now	\$11,300	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%									
Location : Basement Hv2 Room									
Corroded, Extent : Severe, Area Affected : 20%									
Location : Basement									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2025	\$600	4	\$600	
Pool Filter/Treatment									
	Sand	100%			2037	* *	4	\$6,800	
Sewage Ejector(s)									
	Electric	100%			2032	\$9,400	4	\$700	
Fixtures									
	Generic	100%							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.290 / 1576 **Yr Built/Renovated** : 1905 / 2008
Area Sq Ft : 40,268 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 21-Aug-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 3120 **Lot** : 20 **BIN** : 2116684

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$95,800		\$4,800	\$8,800
Interior Architecture	\$1,700	\$600	\$3,000	\$100
Electrical	\$4,300	\$3,900	\$21,600	\$4,700
Mechanical	\$4,500	\$4,700	\$3,500	\$6,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$110,200	\$13,200	\$36,900	\$23,700
Importance Code A	\$96,400	\$600	\$5,500	\$9,400
Importance Code B	\$13,800	\$12,400	\$31,100	\$14,200
Importance Code C		\$100	\$300	
Total	\$110,200	\$13,200	\$36,900	\$23,700



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)

Asset # : 1576

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	50%			LIFE	**	5	\$8,500	
	Masonry: Granite	10%			LIFE	**	5	\$1,300	
	Masonry: Limestone	25%	Now	\$26,900	LIFE	**	5	\$3,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : West Wall At Mechanical Room									
	Metal Panel	15%			2052	**	5-10	\$17,500	
Windows									
	Aluminum	30%			2048	**	5	\$900	
	Metal Louvers	12%			2041	**	10	\$2,200	
	Wood	58%			2048	**	5	\$16,700	
Parapets									
	Masonry: Brick	10%			LIFE	**	5	\$300	
	Masonry: Limestone	50%	0-2	\$21,600	LIFE	**	5	\$2,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Coping Stones Throughout									
	Metal Rail	5%			2045	**	5-10	\$2,900	
	No Component	35%							
Roof									
	Copper/Terne	50%	Now	\$15,400	2047	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Above Mongoose Holding Cell									
	Metal Panel	10%			2045	**	10	\$10,000	
	Paver: Asphalt	15%	Now	\$12,200	2041	**			
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : West Side Of Building. Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Roof Drain And Embedded Glass Block. Above Lemur Holding Cells And Offices									
	Skylight, Metal/Glass	15%			2052	**	10	\$27,400	
	Skylight, Plastic	10%			2045	**	1		
Soffits									
	Stucco Cement	20%			2045	**	5	\$1,700	
	Wood	80%			2045	**	5	\$13,900	
Interior									
Floors									
	Cast in Place Concrete	50%			LIFE	**	5	\$19,600	
	Ceramic Tile	5%			2041	**	5	\$900	
	Marble Panels	10%			LIFE	**	5	\$1,300	
	Quarry Tile	2%			2045	**	5	\$500	
	Sheet Vinyl/Rubber	20%			2037	**	5	\$5,400	
	Terrazzo	3%			LIFE	**	5	\$400	
	Vinyl Tile	5%			2037	**	3	\$400	
	Wood	5%			2060	**	5	\$1,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)

Asset # : 1576

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

Interior

Interior Walls

Cast in Place Concrete	10%			LIFE		**			
Ceramic Tile	3%			2041		**	5	\$300	
Concrete Masonry Unit	50%			LIFE		**	5	\$2,000	
Glass: Special Gauge	8%			LIFE		**	1		
Masonry: Brick	15%			LIFE		**			
Masonry: Limestone	2%			LIFE		**			
Operable Wall	2%			2052		**	5	\$700	
Plaster	8%			LIFE		**	5	\$200	
Wood	2%			LIFE		**	5	\$800	

Ceilings

AcousTileSusp.Lay-In	5%			2045		**	5	\$900	
Exposed Struc: Concrete	45%			LIFE		**	5	\$1,300	
Exposed Struc: Steel	5%			LIFE		**			
Plaster	15%			LIFE		**	5	\$1,700	
Wood	30%			LIFE		**	5	\$47,000	

Site Enclosure

Fence/Gates

Metal: Cage/Fence	100%			LIFE		**			
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Site Pavements

On-Site Walkways

Asphalt	20%			2041		**			
Masonry: Granite	20%			LIFE		**			
Paver: Asphalt	60%			2041		**	5		

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

Over 600 Volts

Service Equipment

Air Circuit Breaker	100%			2052		**	3	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch

Transformers

Dry Type	100%			2045		**	3	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 750 Kilovolt Ampere, 4160 Hv - 480/277 Lv

Feeders

Cable	100%			2048		**	1		
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Raceway

Conduit	100%			2052		**	1		
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Under 600 Volts

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)**

Asset # : 1576

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%			2052	* *	5	\$200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 1200 Ampere And One 800 Ampere Main Disconnect Switch					
Transformers									
	Dry Type	100%			2045	* *	5	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 300 Kilovolt Ampere And One 112 Kilovolt Ampere, 480 Hv - 208/120 Lv					
Switchgear / Switchboard									
	Fused Disc Sw	10%			2052	* *	5		
	Molded Case Bkrs	90%			2052	* *	5	\$1,000	
Raceway									
	Conduit	100%			2052	* *	1		
Panelboards									
	Fused Disc Sw	5%			2048	* *	5		
	Molded Case Bkrs	95%			2048	* *	5	\$1,000	
Wiring									
	Thermoplastic	100%			2052	* *	1		
Motor Controllers									
	Locally Mounted	20%			2045	* *	5	\$100	
	Variable Frequency Drive	80%			2045	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	* *	1	\$12,400	
Generators									
	Diesel	100%			2041	* *	1	\$15,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Generator Room					
				Explanation : One 450 Kilowatts					
Batteries									
	Nickel Cadmium	100%			2027	\$2,600	5	\$9,000	
Fuel Storage									
	Main Tank	100%			2060	* *	5		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Generator Room					
				Explanation : One 1500 Gallons					
Lighting									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)

Asset # : 1576

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

Lighting

Interior Lighting

Fluorescent

85%

2037

**

10

\$9,300

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent

5%

2037

**

10

\$500

Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Hallways

Incandescent

5%

2037

**

2

LED

5%

2037

**

Egress Lighting

Emergency, Service

50%

2037

**

1

Exit, LED

20%

2060

**

1

Exit, Service

30%

2037

**

1

Exterior Lighting

HID

20%

2037

**

10

No Component

80%

Alarm

Security System

No Component

70%

Generic

30%

2037

**

1

\$4,500

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

Location : Hallways

Explanation : Intrusion Alarm Only, Motion Sensors

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

**

1-3

\$7,700

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

Location : Basement And First Floor

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel

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

Heating

Energy Source

Natural Gas

100%

2052

**

1

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

Location : Basement Mechanical Room

Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boilers

Conversion Equipment

Hot Water Boiler

100%

2045

**

1

\$5,900

Other Observation, Extent : Light, Area Affected : 50%

Location : Basement Mechanical Room

Explanation : 1 Unit And 2 Cogenerated Hot Water Heat Exchangers

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)

Asset # : 1576

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2054	**	4	\$900	
	Terminal Devices								
	Air Handler	80%			2037	**	1	\$5,900	
	Convactor/Radiator	10%			2045	**	1	\$400	
	Fan Coil Unit/Heat	10%			2037	**	1	\$400	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2052	**	1		
	Other Observation, Extent : Light, Area Affected : 60%								
	Location : Basement Mechanical Room								
	Explanation : From Adjacent Building. West Administration								
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$600	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2037	**	1	\$7,400	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2040	**	2	\$8,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
	Exhaust Fans								
	Interior	100%			2037	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2052	**	4	\$1,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	\$1,300	
	Pool Filter/Treatment								
	Sand	100%			2045	**	4	\$4,400	
	Sewage Ejector(s)								
	Electric	100%			2040	**	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2032	\$5,700	1	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)**

Asset # : 1576

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
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st, Mezzanine							
		Explanation : 1 Unit							
Fire Suppression	Sprinkler								
	Generic	100%			2058	* *	1-2	\$3,400	
Fire Pump									
	Generic	100%			2035	* *	1	\$2,200	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO MAINTENANCE / PEST CONTROL
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.420 / 2353 **Yr Built/Renovated** : 1935 / 2010
Area Sq Ft : 12,600 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 20-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116687

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$338,000	
Interior Architecture		\$72,200
Electrical		\$36,800
Mechanical		\$446,700
Total	\$338,000	\$555,600
Importance Code A	\$338,000	
Importance Code B		\$555,600
Total	\$338,000	\$555,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,400		\$2,600	
Interior Architecture	\$8,800	\$100	\$6,500	\$100,400
Electrical	\$300	\$300	\$15,000	\$300
Mechanical	\$26,700	\$1,700	\$15,600	\$1,700
Total	\$38,200	\$2,100	\$39,700	\$102,300
Importance Code A	\$3,600	\$1,200	\$3,800	\$1,200
Importance Code B	\$29,700	\$900	\$35,800	\$101,000
Importance Code C	\$4,800			
Total	\$38,200	\$2,100	\$39,700	\$102,300



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MAINTENANCE / PEST CONTROL
Asset # : 2353

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								
	Cement - Fiber Panel	60%			2037	**	10	\$77,100	
		Other Observation, Extent : N/A, Area Affected : 60%							
		Location : Facades							
		Explanation : Actually Hardie Board Cement Board							
	Masonry: Fieldstone	5%			LIFE	**	5	\$1,500	
	Stucco Cement	5%			2037	**	5	\$5,100	
	Wood	30%	Now	\$260,900	2037	**	5	\$30,800	
		Broken/Missing Elements, Extent : Severe, Area Affected : 35%							
		Location : Throughout							
		Deteriorated Finish, Extent : Severe, Area Affected : 35%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Component Is Actually Wood Shingles							
Windows									
	Aluminum	100%			2040	**	5	\$4,700	
Roof									
	Asphalt Shingle	95%			2041	**	10	\$5,600	
	Skylight, Plastic	5%			2037	**	1		
Soffits									
	Wood	100%			2037	**	5		
Interior									
	Floors								
	Carpet	25%			2028	\$97,500	3	\$11,300	
	Cast in Place Concrete	30%			LIFE	**	5	\$14,800	
	Sheet Vinyl/Rubber	5%			2032	\$72,200	5	\$1,700	
	Vinyl Tile	5%			2032	\$30,500	3	\$400	
	Wood	10%			2047	**	5	\$4,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : Pest Control Offices							
	No Component	10%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : Dirt Floor							
	Not Accessible	15%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : 2nd Floor. East Wing							
		Explanation : Veterinarian Private Residence							

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MAINTENANCE / PEST CONTROL**

Asset # : 2353

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$600	
	Gypsum Board	25%			LIFE	**	5	\$4,300	
	Plaster	20%	0-2	\$2,700	LIFE	**	5	\$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : 2nd Floor. Pest Control									
	Plywood/Hardboard	25%	0-2	\$2,100	LIFE	**			
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%									
Location : 2nd Floor. Pest Control									
	Not Accessible	25%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : 2nd Floor. East Wing									
Explanation : Veterinarian Private Residence									
Ceilings									
	AcousTileConcealSpLn	25%			2037	**	5	\$7,100	
	AcousTileSusp.Lay-In	10%			2045	**	5	\$2,300	
	Exposed Struc: Wood	10%			LIFE	**			
	Gypsum Board	25%			LIFE	**	5	\$7,100	
	Plaster	15%			LIFE	**	5	\$2,100	
	Not Accessible	15%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : 2nd Floor. East Wing									
Explanation : Veterinarian Private Residence									
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2067	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2037	**			
Parking/Driveway									
	Asphalt	100%			2041	**			

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	70%			2032	\$22,100	1		
	Conduit	30%			2058	* *	1		
Panelboards									
	Fused Disc Sw	4%			2031	\$1,600	5		
	Fused Disc Sw	1%			2054	* *	5		
	Molded Case Bkrs	65%			2031	\$25,300	5	\$200	
	Molded Case Bkrs	30%			2054	* *	5	\$100	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MAINTENANCE / PEST CONTROL**

Asset # : 2353

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2032	\$36,800	1		
	Thermoplastic	30%			2058	* *	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$45,800	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2037	* *	10	\$8,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Maintenance Offices And Basement									
Explanation : T-8 Lamps									
	LED	30%			2040	* *			
Egress Lighting									
	Emergency, Battery	30%			2037	* *	10	\$900	
	Emergency, Battery	20%			2040	* *	10	\$600	
	Exit, LED	20%			2067	* *	1		
	Exit, Service	30%			2037	* *	1		
Exterior Lighting									
	HID	10%			2027	\$5,700	10		
	LED	10%			2040	* *			
	No Component	80%							
Alarm									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2040	* *	1-3	\$2,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement And First Floor									
Explanation : Pull Box Station, Strobes, Smoke Detector, Bell, Horn And Fire Alarm Panel									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2049	* *	1	\$12,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Steam Boiler								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MAINTENANCE / PEST CONTROL**

Asset # : 2353

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$17,300	2032	\$346,000	4	\$600	
				Corroded, Extent : Moderate, Area Affected : 25%					
				Location : Various					
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
	Terminal Devices								
	Convactor/Radiator	100%			2030	\$100,600	1	\$4,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Window/Wall Unit	30%			2027	\$14,000	1		
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : Basement					
				Explanation : Water Main Replacement Is In Progress					
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 2 Units					
	Sanitary Piping								
	Cast Iron	100%	Now	\$7,800	LIFE	**	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 10%					
				Location : Water Backs Up To Basement When It Rains					
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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO MONORAIL MAINT. BLDG.
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.103 / 2326 **Yr Built/Renovated** : 1977 /
Area Sq Ft : 5,100 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116685

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$94,600
Mechanical		\$253,100
Total		\$347,700
Importance Code A		\$129,600
Importance Code B		\$218,100
Total		\$347,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$34,000		\$2,700	
Interior Architecture	\$19,300			
Electrical	\$100	\$100	\$9,800	
Mechanical	\$200	\$700	\$23,300	\$700
Total	\$53,500	\$800	\$35,700	\$700
Importance Code A	\$34,000	\$500	\$2,700	\$500
Importance Code B	\$19,500	\$300	\$33,000	\$200
Total	\$53,500	\$800	\$35,700	\$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 OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	4+	\$5,000	LIFE	* *	5	\$4,300	
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Foundation Walls									
	Metal Panel	85%	0-2	\$18,800	2042	* *	5	\$27,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : At Building Base									
	Metal Coiling Doors	10%			2037	* *	5	\$5,300	
Roof									
	Metal Panel	100%	Now	\$10,200	2037	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%									
Location : Along Perimeter									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Along Perimeter									
Interior									
Floors									
	Cast in Place Concrete	100%	0-2	\$12,700	LIFE	* *	5	\$16,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Throughout									
Ceilings									
	Exposed Struc: Steel	20%			LIFE	* *			
	Fiber Board	65%	Now	\$4,700	2032	\$94,600			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Perimeter Edges									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Near Storm Drains									
Worn/Eroded, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Reinforced Fiberglass Panels									
	Metal Panel	15%	Now	\$1,900	LIFE	* *	5	\$1,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Bathroom Area									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Bathroom Area									
Site Pavements									
Parking/Driveway									
	Asphalt	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)	

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$3,700	5		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 400 Ampere And Two 200 Ampere Main Disconnect Switches					
Transformers									
	Dry Type	100%			2030	\$26,100	5		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 112.5 Kilovolt Ampere, 480 Volts High Voltage 208/120 Volts Low Voltage					
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2032	\$31,800	5	\$100	
Raceway									
	Conduit	100%			2032	\$4,300	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$500	5		
	Molded Case Bkrs	95%			2031	\$9,300	5	\$100	
Wiring									
	Thermoplastic	100%			2032	\$8,800	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$11,200	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2037	* *	10	\$4,700	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
Egress Lighting									
	Emergency, Battery	50%			2032	\$4,200	10	\$600	
	Exit, Service	50%			2032	\$800	1		
Exterior Lighting									
	HID	10%			2027	\$2,300	10		
	Incandescent	10%			2027	\$2,700	2		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2037	* *	1	\$400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Outside					
				Explanation : CCTV Surveillance Cameras					

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Radiant Heater	100%			2032	\$129,600	2	\$2,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : 10 Units								
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2032	\$123,500	1	\$1,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Electric Unit Heaters								
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2032	\$2,100	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Electric	100%			2027	\$23,100	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Not Accessible	100%							
	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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO MONORAIL SHELTER
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.102 / 2325 **Yr Built/Renovated** : 1977 /
Area Sq Ft : 9,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116686

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$109,500	
Electrical	\$56,200	
Site Pavements	\$86,300	
Total	\$251,900	
Importance Code B	\$165,700	
Importance Code C	\$86,300	
Total	\$251,900	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,500			
Electrical	\$100	\$200	\$8,300	\$100
Total	\$42,600	\$200	\$8,300	\$100
Importance Code A	\$42,500			
Importance Code B	\$100	\$200	\$8,300	\$100
Total	\$42,600	\$200	\$8,300	\$100



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL SHELTER
Asset # : 2325

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								
Wood	5%	0-2	\$8,900	2037	* *	5	\$1,800	
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Exposed Structural Wood Columns That Support The Canopy Roof. No Actual Walls</i>					
No Component	95%							
Roof								
Metal Panel	100%			2045	* *	10	\$33,600	
Interior								
Ceilings								
Exposed Struc: Wood	100%	0-2	\$109,500	LIFE	* *			
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	\$86,300	2041	* *			
			<i>Ponding, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout Driveway Path</i>					
			<i>Potholes, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Throughout Driveway Path</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								
Raceway								
Conduit	100%			2032	\$4,300	1		
Panelboards								
Fused Disc Sw	100%			2031	\$9,700	5	\$200	
Wiring								
Thermoplastic	100%			2032	\$8,800	1		
Lighting								
Interior Lighting								
Incandescent	100%			2027	\$56,200	2	\$200	
Exterior Lighting								
HID	20%			2027	\$8,200	10		
No Component	80%							
Alarm								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL SHELTER
Asset # : 2325

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

Alarm

Security System

No Component

Generic

80%

20%

2037

* *

1

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : CCTV Surveillance Cameras*

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

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

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO OPERATIONS
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.510 / 2189 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 3,100 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 20-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$47,700		\$10,000	
Interior Architecture	\$4,200	\$100		\$49,200
Electrical			\$4,500	\$100
Mechanical	\$200	\$200	\$26,000	\$300
Total	\$52,200	\$400	\$40,500	\$49,500
Importance Code A	\$47,900	\$200	\$10,200	\$200
Importance Code B	\$3,700	\$200	\$30,300	\$49,400
Importance Code C	\$600			
Total	\$52,200	\$400	\$40,500	\$49,500



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO OPERATIONS
Asset # : 2189

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$8,100	
	Masonry: Brick	50%			LIFE	**	5	\$8,100	
	Masonry: Brick	20%			LIFE	**	5	\$3,200	
	Wood Overhead Doors	20%			2037	**	5	\$16,100	
Windows									
	Aluminum	98%	2-4	\$29,000	2048	**	5	\$1,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Steel	2%			2040	**	5	\$800	
Parapets									
	Glazed Ceramic Panel	10%			2042	**	5-10	\$16,500	
	Masonry: Brick	40%			LIFE	**	5	\$6,200	
	No Component	50%							
Roof									
	Metal, Corrugated	50%			2037	**	1		
	Roll Roofing	50%	Now	\$18,400	2034	\$30,700	5	\$4,000	
Worn/Eroded, Extent : Severe, Area Affected : 75%									
Location : Roof									
Interior									
Floors									
	Carpet	60%			2028	\$47,800	3	\$5,500	
	Cast in Place Concrete	15%			LIFE	**	5	\$1,500	
	Ceramic Tile	5%			2035	**	5	\$200	
	Vinyl Tile	20%			2032	\$24,900	3	\$300	
Interior Walls									
	Ceramic Tile	5%			2035	**	5	\$1,200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$900	
	Fiberglass Panel	10%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Structurally Reinforced Fiberboard									
	Gypsum Board	55%			LIFE	**	5	\$7,800	
	Metal Panel	20%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	90%			2045	**	5	\$4,200	
	Exposed Struc: Steel	10%			LIFE	**			
Site Pavements									
On-Site Walkways									
	Asphalt	100%			2035	**			
Electrical									
		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO OPERATIONS
Asset # : 2189

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								
	Molded Case Bkrs	100%			2052	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 200 Ampere Main Disconnect Switch								
	Raceway								
	Conduit	40%			2032	\$1,700	1		
	Conduit	60%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2048	* *	5		
	Molded Case Bkrs	85%			2048	* *	5	\$100	
	Molded Case Bkrs	10%			2031	\$1,000	5		
	Wiring								
	Thermoplastic	60%			2052	* *	1		
	Thermoplastic	40%			2032	\$3,500	1		
	Motor Controllers								
	Locally Mounted	100%			2045	* *	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2037	* *	10	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Egress Lighting								
	Emergency, Service	50%			2037	* *	1		
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	HID	20%			2037	* *	10		
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%			2027	\$1,600	1-3	\$400	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		

*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 OF CULTURAL AFFAIRS - 126
BRONX ZOO OPERATIONS
Asset # : 2189

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2037	* *	1	\$1,500	
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Adjoining Garage					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Adjoining Garage					
				Explanation : 1 Unit					
Distribution									
	Hot Wtr Piping/Pump	100%			2031	\$6,600	4	\$200	
Terminal Devices									
	Convactor/Radiator	90%			2037	* *	1	\$900	
	Unit Heater - Steam	10%			2032	\$1,700	4		
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : Adjoining Garage					
				Explanation : Serves Garage Space					
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Window/Wall Unit	75%			2027	\$8,600	1		
	No Component	25%							
Ventilation									
	Exhaust Fans								
	Wall Unit	30%			2027	\$400	2		
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO PHEASANT AVIARY
Address : BRONX RIVER PKWY AND FORDHAM RD EAST OF SOUTHERN BLVD.GATE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.540 / 2192 **Yr Built/Renovated** : 1935 / 2004
Area Sq Ft : 7,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2101156

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$52,900
Mechanical		\$168,600
Total		\$221,600
Importance Code A		\$130,800
Importance Code B		\$90,800
Total		\$221,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$52,000		\$1,800	
Interior Architecture	\$16,400		\$500	
Electrical	\$10,200	\$100	\$9,900	
Mechanical	\$5,500	\$600	\$3,500	\$800
Site Enclosure	\$1,800			
Total	\$85,800	\$700	\$15,700	\$800
Importance Code A	\$52,300	\$400	\$2,200	\$400
Importance Code B	\$31,700	\$300	\$13,500	\$400
Importance Code C	\$1,800			
Total	\$85,800	\$700	\$15,700	\$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 OF CULTURAL AFFAIRS - 126
BRONX ZOO PHEASANT AVIARY
Asset # : 2192

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	20%			LIFE	**	5	\$14,200	
	Masonry: Brick	55%	Now	\$12,600	LIFE	**	5	\$7,800	
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Into Holding Cages On West Facade									
	Stucco Cement	10%			2037	**	5	\$3,500	
	Wood	15%	Now	\$27,000	2037	**	5	\$5,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 45%									
Location : Eaves And Trims									
Split/Cracked, Extent : Moderate, Area Affected : 20%									
Location : At Eaves, And Decorative Trims									
Windows									
	Aluminum	75%			2040	**	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Protective Metal Grilles									
	Wood	25%	Now	\$3,500	2057	**	5	\$700	
Deteriorated Finish, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Unit Inoperable, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Roof									
	Asphalt Shingle	90%			2035	**	10	\$3,100	
	Skylight, Metal/Glass	5%	Now	\$5,600	2042	**			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : South Roof									
	Skylight, Plastic	5%			2037	**	1		
Interior									
Floors									
	Cast in Place Concrete	95%	Now	\$16,400	LIFE	**	5	\$21,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : South Node At Thresholds In Holding Cages									
	Wood	5%			2047	**	5	\$1,000	
Interior Walls									
	Masonry: Brick	30%			LIFE	**			
	Plaster	70%			LIFE	**	5	\$1,900	
Ceilings									
	Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
	Gypsum Board	15%			LIFE	**	5	\$2,000	
	Plaster	80%			LIFE	**	5	\$5,200	
Site Enclosure									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PHEASANT AVIARY
Asset # : 2192

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

Site Enclosure

Fence/Gates

Metal: Cage/Fence

100% 4+ \$1,800 LIFE * *

*Corrosion/Rusting, Extent : Moderate, Area Affected : 10%**Location : Throughout Exterior Bird Cages*

Site Pavements

On-Site Walkways

Asphalt

100% 2035 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

50% 2032 \$3,700 5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : One 100 Ampere Main Disconnect Switch*

Molded Case Bkrs

50% 2032 \$52,900 5 \$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 125 Ampere Main Disconnect Switch*

Transformers

Dry Type

100% 2030 \$26,100 5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : One 75 Kilovolt Ampere, 480 Volts High Voltage 208/120 Volts Low Voltage*

Raceway

Conduit

100% 2032 \$15,800 1

Panelboards

Fused Disc Sw

5% 2031 \$1,000 5

Molded Case Bkrs

95% 2031 \$18,500 5 \$200

Wiring

Thermoplastic

100% 2032 \$20,600 1

Motor Controllers

Locally Mounted

100% 2030 \$45,800 5 \$100

Ground

Grounding Devices

Generic

100% 0-2 \$10,200 LIFE * * 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

Lighting

Interior Lighting

Fluorescent

100% 2037 * * 10 \$6,900

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PHEASANT AVIARY
Asset # : 2192

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	10%			2027	\$2,900	10	\$100	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Outside					
	No Component	90%							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2042	* *	5	\$2,300	
	Conversion Equipment								
	Hot Water Boiler	100%			2030	\$77,800	1	\$3,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor Boiler Room					
				Explanation : 1 Unit					
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$400	
	Terminal Devices								
	Convector/Radiator	50%			2037	* *	1	\$1,200	
	Fan Coil Unit/Heat	50%			2032	\$90,800	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2025	\$2,800	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Roof	10%			2027	\$1,400	2		
	Wall Unit	10%			2027	\$300	2		
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Electric	50%			2030	\$11,500	4		
	Electric	50%	Now	\$200	2032	\$11,500	4		
				On Extended Life, Extent : Severe, Area Affected : 50%					
				Location : 2nd Floor					
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,800	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 10%					
				Location : Water Backs Up To 1st Floor When It Rains					

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO PRIMATES BUILDING - #36
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.360 / 2351 **Yr Built/Renovated** : 1901 / 1999
Area Sq Ft : 15,108 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 27-Aug-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116688

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$210,400	
Interior Architecture	\$1,734,000	
Electrical		\$203,400
Mechanical	\$314,200	\$379,700
Total	\$2,258,600	\$583,100
Importance Code A	\$210,400	\$172,100
Importance Code B	\$1,772,600	\$411,000
Importance Code C	\$275,600	
Total	\$2,258,600	\$583,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$50,000		\$40,900	
Interior Architecture	\$13,400			
Electrical	\$40,000	\$200	\$58,600	
Mechanical	\$19,600	\$1,400	\$2,700	\$1,400
Site Enclosure	\$6,100			
Total	\$129,000	\$1,600	\$102,100	\$1,400
Importance Code A	\$50,700	\$700	\$41,600	\$700
Importance Code B	\$77,900	\$900	\$60,500	\$700
Importance Code C	\$400			
Total	\$129,000	\$1,600	\$102,100	\$1,400



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PRIMATES BUILDING - #36
Asset # : 2351

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	65%	0-2	\$110,000	LIFE	* *	5	\$17,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : North And South Facade Between Brick And Limestone								
	Masonry: Granite	5%			LIFE	* *	5	\$1,000	
	Masonry: Limestone	15%	Now	\$100,400	LIFE	* *	5	\$3,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : North And South Facade Between Brick And Limestone								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : West And East Facade								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Base Band								
	Stucco Cement	15%			2037	* *	5	\$9,900	
Windows									
	Aluminum	40%	0-2	\$14,400	2048	* *	5	\$700	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : Exterior Windows								
	Fiberglass Panel	60%			2040	* *	5	\$8,000	
Parapets									
	Masonry: Limestone	100%	0-2	\$31,500	LIFE	* *	5	\$1,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Cornices And Dentil								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Cornices And Dentil								
	Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
	Location : Cornices And Dentil								
Roof									
	Copper/Terne	90%			2047	* *	10	\$35,900	
	Fiberglass Panel	10%			2035	* *	1		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$5,300	
	Repairs in Progress, Extent : N/A, Area Affected : 60%								
	Location : Primates Display Area. Under Construction								
	Terrazzo	90%	Now	\$1,307,600	LIFE	* *	5	\$17,000	
	Deflection Evident, Extent : Severe, Area Affected : 15%								
	Location : Throughout Main Public Corridor. Area Closed Sign Of Construction								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Throughout Animal Cages. Area Closed Sign Of Construction								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : Exhibit Is Closed To Public Due To Failing Floor Condition								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PRIMATES BUILDING - #36
Asset # : 2351

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$700	
	Other Observation, Extent : N/A, Area Affected : 20%								
	Location : Basement Interior Walls								
	Explanation : Basement								
	Glass: Special Gauge	10%	Now	\$128,500	LIFE	**	1		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Animal Exhibits. Area Closed Sing Of Construction								
	Masonry: Fieldstone	20%	Now	\$147,000	LIFE	**			
	Other Observation, Extent : Moderate, Area Affected : 40%								
	Location : Basement Perimeter Walls								
	Explanation : Water Penetration								
	Plaster	25%			LIFE	**	5	\$2,800	
	SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	70%	Now	\$150,800	2052	**	5	\$9,100	
	Other Observation, Extent : N/A, Area Affected : 50%								
	Location : Primates Display Area								
	Explanation : Area Closed. Sign Of Construction								
	Exposed Struc: Concrete	20%	Now	\$13,400	LIFE	**	5	\$700	
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Ante Room 5 In East Access Corridor And Under Roof Drain In West Corridor								
	Other Observation, Extent : Moderate, Area Affected : 40%								
	Location : Basement Ceiling At Boiler Area								
	Explanation : Basement Concrete Ceiling. Spalling, Cracking And Crumbling								
	Plaster	10%			LIFE	**	5	\$1,300	
	Patching Evident, Extent : Light, Area Affected : 20%								
	Location : Office And Meal Preparation Room								
Site Enclosure									
Fence/Gates									
	Chain Link	100%	0-2	\$400	2042	**			
	Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Animal Display Cage Area At East Facade								
Retaining Walls									
	Cast in Place Concrete	100%	0-2	\$5,700	2052	**			
	Exposed Reinforcement, Extent : Light, Area Affected : 20%								
	Location : West Facade Retaining Walls								
	Other Observation, Extent : N/A, Area Affected : 20%								
	Location : West Facade								
	Explanation : Retaining Wall At West Facade And Basement Entry Stairs								

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

Under 600 Volts

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PRIMATES BUILDING - #36
Asset # : 2351

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%			2042	* *	5	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room Basement					
				Explanation : One 200 Ampere Main Disconnect Switch					
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$139,400	5	\$400	
	Raceway								
	Conduit	100%			2032	\$34,700	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$2,100	5		
	Molded Case Bkrs	95%			2031	\$40,600	5	\$400	
	Wiring								
	Braided Cloth	50%	2-4	\$28,800	2057	* *	1		
				Insulation Aged, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
	Thermoplastic	50%			2032	\$28,800	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$50,200	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$11,100	LIFE	* *	5	\$200	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Water Main Basement					
				Explanation : Corroded					
Lighting									
	Interior Lighting								
	Fluorescent	90%			2037	* *	10	\$12,500	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	5%			2032	\$13,800	10	\$700	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : 1st Floor					
	Incandescent	5%			2027	\$11,800	2		
	Egress Lighting								
	Emergency, Battery	50%			2027	\$13,600	10	\$1,800	
	Exit, Service	50%			2027	\$3,500	1		
	Exterior Lighting								
	HID	20%			2027	\$15,100	10		
	No Component	80%							
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PRIMATES BUILDING - #36
Asset # : 2351

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boilers							
Conversion Equipment									
	Hot Water Boiler	100%			2030	\$172,100	1	\$7,500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$1,800	2031	\$35,400	4	\$700	
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Thermostats							
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Basement							
Terminal Devices									
	Air Handler	40%			2027	\$121,900	1	\$3,700	
	Convactor/Radiator	30%			2030	\$39,700	1	\$1,500	
	Fan Coil Unit/Heat	30%			2027	\$120,500	1	\$1,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Window/Wall Unit	5%			2025	\$3,100	1		
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,400	
Exhaust Fans									
	Interior	100%	0-2	\$71,800	2042	* *	2	\$400	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Attic							
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2032	\$145,600	1		
	Galvanized Steel	30%	Now	\$3,100	2030	\$62,000	1		
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Basement							
Water Heater With Tanks									
	Electric	100%			2030	\$25,300	4		
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Basement							
		Explanation : 1 Condemn Gas Fired Unit							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PRIMATES BUILDING - #36
Asset # : 2351

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger								
	HTHW/HW	100%			2042		* *		
	Sanitary Piping								
	Cast Iron	100%	0-2	\$10,200	LIFE		* *	1	
				Blockage /Clogged, Extent : Moderate, Area Affected : 10%					
				Location : Various					
				Corroded, Extent : Moderate, Area Affected : 30%					
				Location : Various Areas					
	Fixtures								
	Generic	100%							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO QUARANTINE FACILITY
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.125 / 15207 **Yr Built/Renovated** :
Area Sq Ft : 6,190 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Sep-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$22,300		\$7,400	\$100
Interior Architecture				
Electrical	\$200	\$100	\$6,600	\$200
Mechanical	\$1,200	\$1,100	\$2,400	\$1,400
Total	\$23,700	\$1,200	\$16,300	\$1,700
Importance Code A	\$22,600	\$300	\$7,700	\$400
Importance Code B	\$1,100	\$900	\$8,600	\$1,300
Importance Code C				
Total	\$23,700	\$1,200	\$16,300	\$1,700



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO QUARANTINE FACILITY
Asset # : 15207

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	95%			LIFE	**	5	\$13,300	
	Metal Sect. OHD	3%			2045	**	5	\$1,300	
	Stucco Cement	2%			2045	**	5	\$700	
Windows									
	Aluminum	95%			2048	**	5	\$300	
	Metal Louvers	5%			2041	**	10	\$100	
Parapets									
	Masonry: Brick Cavity	90%			LIFE	**	5		
	Pre-Cast Concrete	10%			LIFE	**	5		
Roof									
	Metal Panel	60%			2045	**	10	\$20,400	
	Single Ply Membrane	40%			2037	**	10	\$7,400	
Soffits									
	Stucco Cement	100%			2045	**	5	\$1,800	
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$17,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Light Epoxy Coating Finish On Floors								
Interior Walls									
	Concrete Masonry Unit	100%			LIFE	**	5	\$6,200	
Ceilings									
	Exposed Struc: Steel	50%			LIFE	**			
	Gypsum Board	50%			LIFE	**	5	\$6,000	
Site Pavements									
On-Site Walkways									
	Pavers/Stone	100%			2041	**			

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%			2052	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
Transformers									
	Dry Type	100%			2045	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 75 Kilovolt Ampere 480/277 Primary - 208/120 Secondary							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2052	* *	5		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO QUARANTINE FACILITY
Asset # : 15207

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%			2052	**	1		
	Panelboards								
	Fused Disc Sw	5%			2048	**	5		
	Molded Case Bkrs	95%			2048	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2052	**	1		
	Motor Controllers								
	Locally Mounted	100%			2045	**	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2037	**	10	\$5,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$700	
	Exit, Service	50%			2037	**	1		
	Exterior Lighting								
	HID	20%			2037	**	10		
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Bell, Horns, Smoke Detector, Pull Box And Fire Alarm Panel								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2045	* *	1	\$3,100	
	Distribution								
	Hot Wtr Piping/Pump	100%			2048	* *	4	\$300	
	Terminal Devices								
	Air Handler	50%			2037	* *	1	\$1,900	
	Convactor/Radiator	30%			2045	* *	1	\$600	
	Fan Coil Unit/Heat	20%			2037	* *	1	\$400	
Air Conditioning									

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO QUARANTINE FACILITY
Asset # : 15207

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2037	**	2	\$400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
	Exhaust Fans								
	Roof	20%			2037	**	2		
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	\$200	
	Backflow Preventer								
	Generic	100%			2037	**	1	\$400	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2052	**	1-5	\$3,200	
	Sprinkler								
	Generic	100%			2052	**	1-2	\$1,700	
	Fire Pump								
	Generic	100%			2041	**	1	\$1,200	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO REPTILE HOUSE
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.710 / 2335 **Yr Built/Renovated** : 1900 / 2012
Area Sq Ft : 11,405 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$232,700	\$59,900
Interior Architecture		\$29,700
Electrical		\$26,300
Mechanical		\$52,900
Total	\$232,700	\$168,800
Importance Code A	\$232,700	\$59,900
Importance Code B		\$108,900
Total	\$232,700	\$168,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$125,500		\$31,700	
Interior Architecture	\$13,700	\$100	\$800	\$500
Electrical	\$1,000	\$3,600	\$11,900	\$1,000
Mechanical	\$30,000	\$1,600	\$5,500	\$1,600
Site Pavements	\$12,000			
Total	\$182,200	\$5,400	\$49,900	\$3,100
Importance Code A	\$137,400	\$600	\$32,400	\$600
Importance Code B	\$32,800	\$4,800	\$17,500	\$2,500
Importance Code C	\$12,000			
Total	\$182,200	\$5,400	\$49,900	\$3,100



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%	0-2	\$99,000	LIFE	* *	5	\$13,300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Cornice							
	Copper/Terne	5%			2052	* *	10	\$2,000	
	Masonry: Brick	50%	Now	\$68,300	LIFE	* *	5	\$8,500	
		Expansion Joint Failure, Extent : Moderate, Area Affected : 50%							
		Location : All Facades							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : All Facades							
	Masonry: Fieldstone	10%	Now	\$33,900	LIFE	* *	5	\$1,300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Base							
	Masonry: Granite	10%	0-2	\$65,400	LIFE	* *	5	\$1,300	
		Efflorescence, Extent : Moderate, Area Affected : 30%							
		Location : Base Band							
		Staining/Discoloring, Extent : Moderate, Area Affected : 60%							
		Location : Base Band							
	Masonry: Limestone	10%	Now	\$39,200	LIFE	* *	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Window At North Facade							
		Staining/Discoloring, Extent : Severe, Area Affected : 15%							
		Location : Main Entrance							
	Window Wall	5%			2042	* *	5	\$3,200	
Windows									
	Aluminum	95%			2040	* *	5	\$1,900	
	Metal Louvers	5%			2035	* *	10	\$600	
Parapets									
	Cast Stone/Terra Cotta	50%	Now	\$31,500	LIFE	* *	5	\$5,500	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Main Facade Cornice							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Main Facade							
		Staining/Discoloring, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
	No Component	50%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

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									
Roof									
Copper/Terne	65%			2047	* *	10	\$29,200		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Main Roof								
Single Ply Membrane	5%			2037	* *	10	\$900		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Rear Facade								
Skylight, Plastic	5%	0-2	\$19,300	2037	* *	1			
	Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
	Location : Various Locations								
	Glazing Clouded, Extent : Moderate, Area Affected : 10%								
	Location : Green House								
Sloped Glazing	25%			LIFE	* *	5	\$59,900		
Interior									
Floors									
Cast in Place Concrete	20%	Now	\$9,200	LIFE	* *	5	\$4,800		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Explanation : Ground Water								
Panel/Paver: Cer/Brk	25%			2040	* *	5	\$6,200		
Quarry Tile	10%			2037	* *	5	\$1,700		
Vinyl Tile	35%			2037	* *	3	\$1,900		
Vinyl Tile	10%			2032	\$29,700	3	\$400		
Interior Walls									
Concrete Masonry Unit	10%			LIFE	* *	5	\$900		
Gypsum Board	25%			LIFE	* *	5	\$3,500		
	Other Observation, Extent : Light, Area Affected : 25%								
	Location : Throughout Public Space								
	Explanation : Fabric Wall Covering								
Masonry: Brick	25%			LIFE	* *				
Plaster	40%			LIFE	* *	5	\$2,800		
Ceilings									
AcousTileSusp.Lay-In	20%			2045	* *	5	\$1,800		
	Recent Replace Evident, Extent : N/A, Area Affected : 60%								
	Location : Offices								
Exposed Struc: Steel	25%			LIFE	* *				
Gypsum Board	25%			LIFE	* *	5	\$2,900		
Plaster	30%			LIFE	* *	5	\$1,700		
Site Enclosure									
Free Standing Walls									
Cast in Place Concrete	100%			2067	* *				
	Other Observation, Extent : N/A, Area Affected : 10%								
	Location : Front Elevation								
	Explanation : Front Entry Ramp								

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

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

Site Pavements

On-Site Walkways

Asphalt

100% 0-2 \$3,200 2035 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 40%**Location : Front Entry Area*

Parking/Driveway

Asphalt

100% Now \$8,800 2047 * *

*Cracking/Crumbling, Extent : Severe, Area Affected : 60%**Location : Rear Loading Dock Area**Potholes, Extent : Moderate, Area Affected : 30%**Location : Rear Loading Dock Area*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2052 * * 5 \$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : One 1200 Amperes*

Switchgear / Switchboard

Molded Case Bkrs

100% 2052 * * 5 \$300

Raceway

Conduit

50% 2032 \$15,800 1

Conduit

50% 2052 * * 1

Panelboards

Fused Disc Sw

5% 2031 \$1,900 5

Molded Case Bkrs

50% 2031 \$19,500 5 \$200

Molded Case Bkrs

45% 2048 * * 5 \$100

Wiring

Thermoplastic

50% 2032 \$26,300 1

Thermoplastic

50% 2042 * * 1

Motor Controllers

Locally Mounted

100% 2030 \$45,800 5 \$100

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

100% 2045 * * 1 \$3,500

Generators

Diesel

100% 2041 * * 1 \$4,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Generator Room**Explanation : One 136 Kilowatts*

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

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
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$400	
	Fuel Storage								
	Main Tank	100%			2060	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Generator Room							
		Explanation : One 225 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2037	* *	10	\$6,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2037	* *	10	\$4,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2037	* *	1		
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	Fluorescent	20%			2037	* *	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only, Motion Sensors							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boilers.							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$11,800	2037	* *	1	\$5,100	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Boiler Room. Temporary Boiler Beng Used Presently. 1 Inoperable Boiler								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Basement Boiler Room								
	Explanation : 2 Units And 2 Cogenerated Hot Water Heat Exchangers								
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$600	
	Terminal Devices								
	Air Handler	60%			2037	* *	1	\$4,200	
	Convactor/Radiator	40%			2030	\$36,400	1	\$1,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	15%			2032	\$24,700	1	\$800	
	R-22 Refrigerant, Extent : Light, Area Affected : 15%								
	Location : 9 Small Units. 2nd Floor								
	Split Unit	20%			2032	\$52,900			
	Window/Wall Unit	5%			2027	\$2,100	1		
	No Component	60%							
	Terminal Devices								
	Fan Coil - 2 Pipe	15%			2037	* *	1	\$600	
	No Component	85%							
	Heat Rejection								
	Dry Cooler	15%			2037	* *	2	\$1,200	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,400	
	Exhaust Fans								
	Interior	80%			2032	\$39,500	2	\$300	
	Wall Unit	20%			2027	\$1,000	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2042	* *	1		
	Galvanized Steel	30%	Now	\$2,100	2037	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Cross Bay								

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger								
	Steam Fired	50%	Now	\$8,100	2062	* *	4	\$600	
		Leak Evident, Extent : Severe, Area Affected : 3%							
		Location : Boiler Room							
		Obsolete Equipment, Extent : Severe, Area Affected : 50%							
		Location : 1 Unit In Basement Boiler Room							
	Steam Fired	50%			2058	* *	4	\$800	
Sanitary Piping									
	Cast Iron	100%	Now	\$7,000	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
Backflow Preventer									
	Not Accessible	100%							
Fixtures									
	Generic	100%							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO SHOPS BUILDING
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.450 / 2186 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 5,700 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 20-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$138,100	
Interior Architecture	\$106,000	
Mechanical	\$93,900	
Total	\$338,000	
Importance Code A	\$138,100	
Importance Code B	\$93,900	
Importance Code C	\$106,000	
Total	\$338,000	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$34,000			
Interior Architecture	\$12,400			
Electrical	\$10,200	\$100	\$11,900	
Mechanical	\$800	\$700	\$8,500	\$700
Site Pavements	\$1,100			
Total	\$58,500	\$800	\$20,400	\$800
Importance Code A	\$34,600	\$600	\$600	\$600
Importance Code B	\$22,900	\$300	\$19,800	\$200
Importance Code C	\$1,100			
Total	\$58,500	\$800	\$20,400	\$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 OF CULTURAL AFFAIRS - 126
BRONX ZOO SHOPS BUILDING
Asset # : 2186

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$138,100	LIFE	* *	5	\$17,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Facades									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : West Facade, 2nd Floor									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Roof									
Explanation : Tar On Chimney Is Causing Brick Units To Spall									
	Masonry: Brick	25%			LIFE	* *	5	\$5,700	
Windows									
	Wood	100%	Now	\$13,500	2057	* *	5	\$2,900	
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : East And West Facades									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$700	
	Masonry: Brick	10%			LIFE	* *	5	\$200	
	No Component	85%							
Roof									
	Roll Roofing	100%	Now	\$20,600	2034	\$34,300	5	\$4,500	
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Perimeter Edges									
Worn/Eroded, Extent : Severe, Area Affected : 75%									
Location : Roof									
Interior									
Floors									
	Cast in Place Concrete	100%	Now	\$12,400	LIFE	* *	5	\$16,300	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Basement									
Interior Walls									
	Masonry: Brick	90%	Now	\$106,000	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : South Stairwell									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : 2nd Floor At Window Headers And Underside Of Roof Slab. Electrical And Carpenter Shops									
	Wood	10%			LIFE	* *	5	\$5,100	
Ceilings									
	Exposed Struc: Concrete	100%			LIFE	* *	5	\$1,300	
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : Perimeter Walls At 2nd Floor									
Site Enclosure									
Retaining Walls									
	Concrete Masonry Unit	25%			2052	* *			
	Masonry: Brick	75%			2052	* *			

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO SHOPS BUILDING
Asset # : 2186

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2037		* *			
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Parking/Driveway

Asphalt	100%	Now	\$1,100	2035		* *			
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*Potholes, Extent : Severe, Area Affected : 10%**Location : Rear Of Building*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032		\$3,700	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch*

Raceway

Conduit	90%			2032		\$3,900	1		
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Conduit	10%			2042		* *	1		
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Panelboards

Fused Disc Sw	5%			2031		\$500	5		
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Molded Case Bkrs	65%			2031		\$6,300	5		\$100
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Molded Case Bkrs	30%			2040		* *	5		
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Wiring

Thermoplastic	70%			2032		\$6,200	1		
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Thermoplastic	30%			2042		* *	1		
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Motor Controllers

Locally Mounted	100%			2030		\$11,200	5		
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Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE		* *	5		\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

Lighting

Interior Lighting

Fluorescent	100%			2037		* *	10		\$5,200
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Exterior Lighting

HID	20%			2027		\$5,200	10		
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No Component	80%								
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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 OF CULTURAL AFFAIRS - 126
BRONX ZOO SHOPS BUILDING
Asset # : 2186

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

Alarm

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2027

\$1,400

1-3

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Shops**Explanation : Bell And Manual Pull Stations Only*

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Steam Boiler

100%

2045

* *

1

\$5,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Gas Fired Steam Boiler*

Distribution

Central Plant Steam

100%

0-2

\$93,900

2062

* *

4

\$300

Piping/Pmp

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Gravity Return Condensate System*

Terminal Devices

Convactor/Radiator

100%

2030

\$45,500

1

\$1,800

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Window/Wall Unit

25%

2027

\$5,300

1

No Component

75%

Ventilation

Exhaust Fans

Wall Unit

100%

2027

\$2,400

2

\$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Carpenter Shop**Explanation : Approaching End Of Useful Life***Plumbing**

H/C Water Piping

Brass/Copper

100%

2042

* *

1

Water Heater With Tanks

Gas Fired

100%

2031

\$16,700

2

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SHOPS BUILDING
Asset # : 2186

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE
Address : GROTE STREET & SOUTHERN BLVD. SOUTHEAST OF BUG CAROUSEL
Borough : BRONX **Agency's Number** : BZC005
Program / Asset # : DCA0005.740 / 2359 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 7,716 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116689

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$123,800	
Interior Architecture	\$159,300	
Electrical	\$93,700	
Site Enclosure		\$120,800
Total	\$376,800	\$120,800
Importance Code A	\$123,800	
Importance Code B	\$93,700	
Importance Code C	\$159,300	\$120,800
Total	\$376,800	\$120,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$82,000			
Interior Architecture	\$91,700		\$400	\$98,000
Electrical	\$100	\$100	\$23,800	
Mechanical	\$99,300	\$600	\$17,300	\$600
Site Enclosure	\$6,200			
Site Pavements	\$8,300			
Total	\$287,500	\$700	\$41,500	\$98,600
Importance Code A	\$82,400	\$400	\$400	\$400
Importance Code B	\$182,300	\$300	\$41,100	\$98,200
Importance Code C	\$22,900			
Total	\$287,500	\$700	\$41,500	\$98,600



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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE

Asset # : 2359

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	40%			LIFE	* *	5	\$6,800	
	Masonry: Granite	5%			LIFE	* *	5	\$600	
	Masonry: Limestone	10%			LIFE	* *	5	\$1,300	
	Stucco Cement	30%	0-2	\$56,400	2037	* *	5	\$6,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : South Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Rear Facade									
	Wood	15%	Now	\$67,400	2037	* *	5	\$6,400	
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%									
Location : Breezway At Main Entrance, Soffit And Fascia									
Windows									
	Wood	100%	Now	\$47,800	2057	* *	5	\$10,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
	Asphalt Shingle	90%	Now	\$34,100	2035	* *			1
Cracking/Crumbling, Extent : Severe, Area Affected : 60%									
Location : Above Exhibits Building Main Roof									
Water Penetration, Extent : Severe, Area Affected : 60%									
Location : Above Exhibits Building Main Roof									
	Metal, Corrugated	10%			2045	* *	1		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE

Asset # : 2359

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	50%	0-2	\$19,000	2028	\$95,200	3	\$8,300	
		Staining/Discoloring, Extent : Light, Area Affected : 30%							
		Location : Exhibits Area							
	Cast in Place Concrete	35%	Now	\$16,000	LIFE	* *	5	\$8,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : Basement Floor							
		Paint Peeling, Extent : Severe, Area Affected : 20%							
		Location : Office And Meal Preparation Room							
	Quarry Tile	5%			2037	* *	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Pantry, Office							
		Explanation : Pantry, Office							
	Terrazzo	5%	2-4	\$1,000	LIFE	* *	5	\$400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Lobby							
	Vinyl Tile	5%	Now	\$4,500	2042	* *	3	\$200	
		Adhesion Failure, Extent : Moderate, Area Affected : 30%							
		Location : Bathroom							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Bathroom							
Interior Walls									
	Ceramic Tile	5%			2035	* *	5	\$1,200	
	Masonry: Fieldstone	25%	Now	\$159,300	LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : Basement							
		Explanation : Cracking And Crumbling							
	Plaster	40%	0-2	\$11,200	LIFE	* *	5	\$2,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Kitchen And Office							
		Paint Peeling, Extent : Light, Area Affected : 5%							
		Location : Kitchen							
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Throughout Exhibit Space							
		Explanation : Fabric Wall Covering							
	Plywood/Hardboard	30%			LIFE	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE

Asset # : 2359

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								
	Exposed Struc: Concrete	20%	Now	\$27,100	LIFE	* *	5	\$300	
				Cracking/Crumbling, Extent : Severe, Area Affected : 50%					
				Location : Throughout Basement					
				Exposed Reinforcement, Extent : Severe, Area Affected : 35%					
				Location : Throughout Basement					
	Exposed Struc: Wood	10%	Now	\$12,300	LIFE	* *			
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Underside Of Structural Roof Joists Spanning Perimeter Circulation Area					
	Plaster	60%			LIFE	* *	5	\$3,500	
				Paint Peeling, Extent : Light, Area Affected : 10%					
				Location : Kitchen					
	Wood	10%			LIFE	* *	5	\$8,100	
Site Enclosure									
	Fence/Gates								
	Chain Link	30%	0-2	\$2,800	2042	* *			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 30%					
				Location : Rear Stair Area					
	Wood	70%			2033	\$120,800			
Retaining Walls									
	Cast in Place Concrete	40%	Now	\$1,000	2052	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 30%					
				Location : Basement Entry Stair And Landing					
	Masonry: Brick	60%	Now	\$2,400	2042	* *			
				Loose Units, Extent : Moderate, Area Affected : 20%					
				Location : Rear Basement Stair Area					
Site Pavements									
	On-Site Walkways								
	Asphalt	50%	Now	\$800	2035	* *			
				Sinking/Subsiding, Extent : Moderate, Area Affected : 20%					
				Location : Breezway Rear Entrance					
	Cast in Place Concrete	50%	0-2	\$7,500	2052	* *			
				Cracking/Crumbling, Extent : Severe, Area Affected : 30%					
				Location : Breezway At Main Entrance					
				Ponding, Extent : Moderate, Area Affected : 60%					
				Location : Breezway At Main Entrance And Basement Floor					

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE

Asset # : 2359

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$7,400	5		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room Basement					
				Explanation : One 100 Ampere Main Disconnect Switch					
	Raceway								
	Conduit	100%			2032	\$15,800	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,000	5		
	Molded Case Bkrs	95%			2031	\$18,500	5	\$200	
	Wiring								
	Thermoplastic	100%			2032	\$20,600	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$45,800	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2027	\$6,400	10	\$400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : T-12 Lamps					
	Fluorescent	10%			2032	\$12,900	10	\$700	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Offices					
	Incandescent	85%			2027	\$93,700	2	\$100	
	Egress Lighting								
	Emergency, Battery	50%			2027	\$6,300	10	\$900	
	Exit, Service	50%			2027	\$1,600	1		
	Exterior Lighting								
	Incandescent	20%			2027	\$8,100	2		
	No Component	80%							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2032	\$2,000	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2037	* *	1	\$3,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Working Unit And One Obsolete Unit Remaining In Boiler Room							

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE

Asset # : 2359

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$9,900	2057	* *	4	\$400	
		Corroded, Extent : Severe, Area Affected : 80%							
		Location : Various Locations							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 60%							
		Location : Boiler Room							
		Other Observation, Extent : Severe, Area Affected : 80%							
		Location : Boiler Room							
		Explanation : All The Pipes Are In Terrible Condition In Boiler Room, Need To Be Replaced Soon.							
Terminal Devices									
	Convactor/Radiator	100%	0-2	\$37,000	2052	* *	1	\$2,200	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Window/Wall Unit	20%			2025	\$5,700	1		
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : 1st Floor Office							
		Explanation : 2 Units							
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$19,400	2042	* *	1		
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Boiler Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.							
Water Heater With Tanks									
	Gas Fired	100%			2027	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%	Now	\$19,000	LIFE	* *	1		
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Clogged In Boiler Room							
		Corroded, Extent : Severe, Area Affected : 75%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : All The Pipes Are In Terrible Condition In Boiler Room, Need To Be Replaced Soon.							

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE**

Asset # : 2359

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Storm Drain Piping								
	Cast Iron	100%	Now	\$8,000	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 70%							
		Location : Boiler Room							
		Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Basement							
		Explanation : All The Pipes Are In Terrible Condition In Boiler Room, Need To Be Replaced Soon.							
Fixtures	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO STORAGE SHED/TRUCK GARAGE
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.460 / 2187 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 9,575 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 01-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$150,200	\$161,800
Interior Architecture	\$55,100	
Electrical		\$66,200
Mechanical	\$70,700	
Total	\$276,000	\$228,000
Importance Code A	\$150,200	\$161,800
Importance Code B	\$125,800	\$66,200
Total	\$276,000	\$228,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$33,200		\$9,600	
Interior Architecture	\$20,100			
Electrical		\$100	\$4,400	
Mechanical	\$500	\$500	\$500	\$500
Site Enclosure	\$10,300			
Site Pavements	\$4,000			
Total	\$68,000	\$600	\$14,400	\$500
Importance Code A	\$33,700	\$500	\$10,100	\$500
Importance Code B		\$100	\$4,400	
Importance Code C	\$34,300			
Total	\$68,000	\$600	\$14,400	\$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 OF CULTURAL AFFAIRS - 126
BRONX ZOO STORAGE SHED/TRUCK GARAGE**

Asset # : 2187

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									
	Concrete Masonry Unit	25%			LIFE	**	5	\$3,700	
	Masonry: Brick	10%			LIFE	**	5	\$2,400	
	Metal Sect. OHD	25%			2037	**	5	\$18,500	
	Wood	30%	Now	\$150,200	2052	**	5	\$17,800	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Fascia Board And Shed Walls</i>									
	Wood Overhead Doors	5%	Now	\$33,200	2052	**	5	\$3,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Garage Over Head Door</i>									
	No Component	5%							
Parapets									
	Masonry: Brick	10%			LIFE	**	5	\$400	
	Metal Panel	5%			2042	**	5	\$700	
	No Component	85%							
Roof									
	Single Ply Membrane	65%			2032	\$161,800	10	\$8,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Garage Roof</i>									
	Not Accessible	35%							
Interior									
Floors									
	Cast in Place Concrete	100%	0-2	\$55,100	LIFE	**	5	\$29,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Garage Area</i>									
Interior Walls									
	Concrete Masonry Unit	90%			LIFE	**	5	\$6,600	
	Wood	10%	0-2	\$20,100	LIFE	**	5	\$7,300	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Garage Interior Walls</i>									
Ceilings									
	Exposed Struc: Wood	100%			LIFE	**			
Site Enclosure									
	Fence/Gates								
	Wood	100%	Now	\$10,300	2037	**			
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Front Garage Driveway Area</i>									
Site Pavements									
	Parking/Driveway								
	Asphalt	100%	Now	\$4,000	2047	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Driveway And Loading Dock Area</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

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO STORAGE SHED/TRUCK GARAGE**

Asset # : 2187

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

Under 600 Volts

Raceway

Conduit

100%

2032

\$4,300

1

Panelboards

Molded Case Bkrs

100%

2031

\$9,700

5

\$300

Wiring

Thermoplastic

100%

2032

\$8,800

1

Lighting

Interior Lighting

Fluorescent

100%

2032

\$66,200

10

\$8,800

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Exterior Lighting

HID

10%

2027

\$4,400

10

No Component

90%

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Furnace

100%

2032

\$29,100

1

\$4,700

Plumbing

Sanitary Piping

Cast Iron

100%

Now

\$70,700

LIFE

* *

1

Broken, Extent : Severe, Area Affected : 100%

Location : Underground Of The Garage

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO TERRACE CAFE
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.210 / 2177 **Yr Built/Renovated** : 1964 / 2000
Area Sq Ft : 2,700 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 20-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Site Enclosure		\$51,500
Total		\$51,500
Importance Code C		\$51,500
Total		\$51,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,700	\$4,400	\$10,500	
Interior Architecture	\$4,600			
Electrical		\$100	\$100	
Mechanical	\$5,600	\$5,700	\$28,300	\$5,700
Total	\$21,900	\$10,200	\$38,800	\$5,700
Importance Code A	\$11,800	\$4,600	\$10,600	\$100
Importance Code B	\$10,100	\$5,600	\$28,200	\$5,600
Importance Code C				
Total	\$21,900	\$10,200	\$38,800	\$5,700



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO TERRACE CAFE
Asset # : 2177

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									
	Cement - Fiber Panel	40%			2037	**	10	\$10,500	
	Ceramic Tile	10%			2052	**	10	\$800	
	Metal Coiling Doors	20%			2045	**	5	\$5,200	
	Stucco Cement	30%			2045	**	5	\$6,300	
Windows									
	Metal Louvers	15%			2041	**	10	\$1,000	
	No Component	85%							
Roof									
	Asphalt Shingle	100%			2041	**	10	\$2,000	
Soffits									
	Fiberglass Panel	50%			2041	**	5	\$8,900	
	Wood	50%			2045	**	5	\$11,800	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$900	
	Quarry Tile	90%			2045	**	5	\$5,500	
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$300	
	Fiberglass Panel	80%			LIFE	**			
	Metal Panel	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	75%			2045	**	5	\$3,700	
	Gypsum Board	25%			LIFE	**	5	\$1,500	
Site Enclosure									
Fence/Gates									
	Wood	100%			2033			\$51,500	
Retaining Walls									
	Masonry: Fieldstone	100%			2052	**			
Site Pavements									
On-Site Walkways									
	Asphalt	100%			2041	**			
Activity Yard									
	Asphalt	100%			2041	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Activity Space									
Explanation : Hexagon Pavers									

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

Under 600 Volts

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO TERRACE CAFE
Asset # : 2177

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								
	Molded Case Bkrs	100%			2032	\$42,300	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$42,300	5	\$100	
	Raceway								
	Conduit	100%			2032	\$36,000	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,000	5		
	Molded Case Bkrs	95%			2031	\$18,500	5	\$100	
	Wiring								
	Thermoplastic	100%			2032	\$32,500	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$23,300	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	96%			2032	\$28,300	10	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Incandescent	4%			2032	\$1,400	2		
	Egress Lighting								
	Emergency, Battery	50%			2032	\$2,200	10	\$300	
	Exit, Service	50%			2032	\$400	1		
	Exterior Lighting								
	HID	10%			2032	\$1,200	10		
	LED	10%			2040	* *			
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2037	* *	1-3	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Manual Pull Station, Alarm Bells, Horns, Strobe Lights							

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

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO TERRACE CAFE
Asset # : 2177

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	**	1		
	Conversion Equipment								
	Furnace	100%			2032	\$8,200	1	\$1,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Attic								
	Explanation : 5 Interior Package Units. Combination Ac And Furnace								
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2030	\$43,000	2	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Attic								
	Explanation : 5 Units, R-22								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,500	
	Exhaust Fans								
	Interior	100%			2032	\$11,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2042	**	1-2	\$100	
	Chemical System								
	Generic	100%			2027	\$15,900	1-3	\$74,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Kitchen								
	Explanation : 2 Sets								

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO WEST ADMINISTRATION BUILDING
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.330 / 2349 **Yr Built/Renovated** : 1905 / 1999
Area Sq Ft : 27,720 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 21-Aug-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$139,100	\$98,500
Electrical		\$232,800
Mechanical		\$1,508,300
Total	\$139,100	\$1,839,600
Importance Code A	\$139,100	\$388,400
Importance Code B		\$1,451,200
Total	\$139,100	\$1,839,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$79,000		\$15,100	
Interior Architecture	\$21,800	\$1,000	\$2,400	\$11,300
Electrical	\$6,100	\$2,800	\$14,700	\$2,600
Mechanical	\$26,300	\$13,800	\$12,300	\$14,200
Site Pavements		\$1,400		
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$137,100	\$22,800	\$48,500	\$32,000
Importance Code A	\$80,300	\$1,300	\$16,400	\$1,300
Importance Code B	\$56,800	\$20,200	\$32,100	\$30,800
Importance Code C		\$1,400		
Total	\$137,100	\$22,800	\$48,500	\$32,000



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING
Asset # : 2349

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	50%			LIFE	**	5	\$20,100	
	Masonry: Limestone	15%	Now	\$76,400	LIFE	**	5	\$4,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : West Facade							
	Metal Panel	10%			2042	**	5-10	\$27,700	
	Stucco Cement	15%			2045	**	5	\$15,100	
	Window Wall	10%			2042	**	5	\$15,100	
Windows									
	Aluminum	75%	Now	\$37,500	2048	**	5	\$3,700	
		Unit Inoperable, Extent : Moderate, Area Affected : 5%							
		Location : West Side 2nd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : West Side 2nd Floor							
	Wood	25%	Now	\$10,500	2040	**	5	\$12,200	
		Dry Rot/Decay, Extent : Severe, Area Affected : 10%							
		Location : Window Sills Various Locations							
Parapets									
	Masonry: Limestone	100%	2-4	\$62,700	LIFE	**	5	\$7,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : All Facades							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : All Facades							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Roof									
	Copper/Terne	60%	4+	\$12,500	2060	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : South Facade							
	Paver: Asphalt	20%	Now	\$11,000	2041	**			
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : Plaza Roof							
	Sloped Glazing	20%			LIFE	**	5	\$98,500	
Soffits									
	Stucco Cement	100%			2045	**	5		
Interior									
Floors									
	Carpet	53%			2031	\$382,900	3	\$40,400	
	Cast in Place Concrete	15%			LIFE	**	5	\$12,500	
	Ceramic Tile	5%			2041	**	5	\$1,900	
	Granite Panels	2%			LIFE	**	5	\$600	
	Vinyl Tile	25%			2037	**	3	\$4,800	

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING**

Asset # : 2349

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

Interior

Interior Walls

Concrete Masonry Unit	15%			LIFE		**	5	\$2,300	
Glass: Single Pane	5%			LIFE		**	5	\$1,500	
Gypsum Board	65%			LIFE		**	5	\$15,100	
Masonry: Brick	5%			LIFE		**			
Wood	10%			LIFE		**	5	\$15,500	

Ceilings

AcousTileConcealSpLn	10%			2037		**	5	\$4,800	
AcousTileSusp.Lay-In	55%			2045		**	5	\$21,000	
Exposed Struc: Steel	20%			LIFE		**			
Gypsum Board	10%			LIFE		**	5	\$4,800	
Plaster	5%			LIFE		**	5	\$1,200	

Site Enclosure

Retaining Walls

Concrete Masonry Unit	100%			2052		**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Retaining Wall</i>									
<i>Explanation : Actually Bluestone</i>									

Site Pavements

On-Site Walkways

Asphalt	70%			2041		**			
Masonry: Granite	15%			LIFE		**			
Paver: Asphalt	15%			2041		**	5	\$2,700	

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%			2042		**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 800 Amperes Each.</i>									

Transformers

Dry Type	100%			2037		**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 225 Kilovolt Ampere, 145 Kilovolt Ampere, 480 Hv - 208/120 Lv</i>									

Switchgear / Switchboard

Fused Disc Sw	100%			2042		**	5	\$100	
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Raceway

Conduit	100%			2042		**	1		
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Panelboards

Fused Disc Sw	5%			2040		**	5		
Molded Case Bkrs	95%			2040		**	5	\$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 OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING
Asset # : 2349

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	100%			2042	**	1		
Motor Controllers									
	Locally Mounted	10%			2045	**	5		
	Motor Control Center	75%			2037	**	5	\$600	
	Variable Frequency Drive	10%			2045	**			
	Variable Frequency Drive	5%			2049	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2037	**	1	\$8,500	
Generators									
	Diesel	100%			2035	**	1	\$10,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Outside								
	Explanation : One 125 Kilowatts								
Batteries									
	Lead/Acid	100%			2025	\$2,600	5	\$1,000	
Fuel Storage									
	Main Tank	100%			2060	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Outside								
	Explanation : One 335 Gallons								
Lighting									
Interior Lighting									
	Fluorescent	50%			2032	\$232,800	10	\$11,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	50%			2037	**	10	\$11,700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
	Emergency, Service	40%			2032	\$6,700	1		
	Emergency, Battery	10%			2032	\$4,600	10	\$600	
	Exit, Service	50%			2032	\$5,900	1		
Exterior Lighting									
	HID	20%			2032	\$27,700	10		
	No Component	80%							
Alarm									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING
Asset # : 2349

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

Alarm

Security System

No Component

80%

Generic

20%

2037

* *

1

\$2,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Basement**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$23,000

1-3

\$5,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement And First Floor**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And**Horns*

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boiler*

Conversion Equipment

Hot Water Boiler

100%

2030

\$290,000

1

\$12,600

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Units And 1 Cogenerated Hot Water Heat Exchanger.*

Distribution

Hot Wtr Piping/Pump

100%

2048

* *

4

\$1,300

Terminal Devices

Air Handler

60%

2032

\$308,100

1

\$9,500

Convactor/Radiator

25%

2045

* *

1

\$2,100

Fan Coil Unit/Heat

15%

2032

\$101,500

1

\$1,200

Air Conditioning

Energy Source

Electricity

15%

2048

* *

1

Steam/HW System

85%

2042

* *

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING**

Asset # : 2349

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	85%			2041	* *	1	\$23,400	
		Other Observation, Extent : Light, Area Affected : 85%							
		Location : Basement							
		Explanation : It Serves The Lion House As Well.							
	Split Unit	15%			2032	\$97,200			
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : 4 Units, Back Yard							
Distribution									
	CW & CHW Wtr	85%			2052	* *	4	\$1,100	
	Pipe/Pump								
	No Component	15%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2032	\$317,700	1	\$9,500	
	Fan Coil - 4 Pipe	15%			2032	\$155,700	1	\$1,200	
	No Component	25%							
Heat Rejection									
	Dry Cooler	15%			2032	\$18,800	2	\$2,700	
	Water Cooling Tower	85%			2030	\$117,200	2	\$21,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,200	
	Exhaust Fans								
	Interior	100%			2032	\$121,000	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$17,500	2042	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	HW Heat Exchanger								
	Steam Fired	100%			2042	* *	4	\$3,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Outside Northeast							
	Sump Pump(s)								
	Submersible	100%			2025	\$900	4	\$900	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING**

Asset # : 2349

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
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement to 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression	Standpipe								
	Generic	100%			2052		* *	1-5	\$13,300
	Sprinkler								
	Generic	100%			2052		* *	1-2	\$7,100

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO WORLD OF BIRDS
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.900 / 2362 **Yr Built/Renovated** : 1972 / 2004
Area Sq Ft : 29,110 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,633,700	\$243,200
Interior Architecture		\$1,202,000
Electrical		\$1,143,800
Mechanical	\$870,900	\$281,100
Total	\$2,504,600	\$2,870,000
Importance Code A	\$1,633,700	\$300,000
Importance Code B	\$870,900	\$2,570,000
Total	\$2,504,600	\$2,870,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$20,800		\$8,000	
Interior Architecture	\$235,500		\$16,500	\$5,400
Electrical	\$5,300	\$2,400	\$2,200	\$2,000
Mechanical	\$36,800	\$8,000	\$66,500	\$10,200
Site Enclosure	\$7,100			
Site Pavements	\$34,400			
Total	\$339,800	\$10,400	\$93,200	\$17,600
Importance Code A	\$22,200	\$1,500	\$9,500	\$1,400
Importance Code B	\$276,200	\$9,000	\$83,700	\$16,100
Importance Code C	\$41,500			
Total	\$339,800	\$10,400	\$93,200	\$17,600



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$1,400	LIFE	* *	5	\$2,400	
	Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
	Location : At Roof Edges								
	Concrete Masonry Unit	95%	Now	\$144,800	LIFE	* *	5	\$5,800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : All Facades								
	Vegetation Growth, Extent : Moderate, Area Affected : 25%								
	Location : Perimeter Walls At Sections U4 And U5								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Perimeter Walls At Sections U4 And U5								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Within Wall System								
	Explanation : Suspect Problem With Metal Masonry Ties								
Windows									
	Aluminum	100%			2040	* *	5	\$600	
Parapets									
	Concrete Masonry Unit	30%	Now	\$13,300	LIFE	* *	5	\$500	1
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
	Location : Throughout, Inside And Exterior Walls. Section U4, U5								
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : Throughout, Inside And Exterior Walls. Section U4, U5								
	Vegetation Growth, Extent : Severe, Area Affected : 25%								
	Location : Throughout, Inside And Exterior Walls. Section U4, U5								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Concrete Masonry Unit	60%	Now	\$2,700	LIFE	* *	5	\$1,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Panel	5%	Now	\$300	2052	* *	5	\$100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Section U4 Roof And Various								
	Seams Open/Split, Extent : Severe, Area Affected : 15%								
	Location : Parapet Caps								
	Metal Rail	5%			2037	* *	5-10	\$1,300	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

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									
Roof									
	IRMA/Protected Membrane	20%			2032	\$121,000	10	\$5,200	
	Metal Panel	15%			2037	**	10	\$7,200	
	Modified Bitumen	20%	4+	\$2,800	2037	**			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%									
Location : Roofs									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Brooder Room Roof									
	Skylight, Plastic Sloped Glazing	10%			2037	**	1		
		35%	Now	\$1,488,900	LIFE	**	5	\$122,200	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%									
Location : Over Exhibits, L4, L6, L8a,b,c,d U1, U2 And 2nd Floor Public Area									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Over Exhibition, L3 And Front Of Exhibit									
Interior									
Floors									
	Carpet	25%			2025	\$186,600	3	\$21,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$9,500	
	Ceramic Tile	5%			2035	**	5	\$2,200	
	Quarry Tile	5%			2037	**	5	\$3,200	
	Traffic Topping	55%			2032	\$1,107,500	5	\$29,700	
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$11,900	
	Glass: Special Gauge	20%			LIFE	**	1		
	Plaster	30%			LIFE	**	5	\$5,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Exhibits									
Explanation : Hand Painted Murals									
Ceilings									
	AcousTileSusp.Lay-In	50%			2045	**	5	\$21,600	
	Exposed Struc: Concrete	25%	Now	\$31,600	LIFE	**	5	\$1,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : At Beams Near Skylights In Section U2									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : U3 Service Area									
	Wood	25%			LIFE	**	5	\$94,500	
Site Enclosure									
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$7,100	2067	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Exit And Entry Circulation Ramp Walls									
Site Pavements									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

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

Site Pavements

On-Site Walkways

Asphalt

100% Now \$2,900 2041 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 70%

Location : Throughout Walkways And Exit And Entry Ramps

Other Observation, Extent : Severe, Area Affected : 25%

Location : Underside Of Ramps Concrete Substrate, Area Of Concern Report Submitted

Explanation : Structural Damage

Parking/Driveway

Asphalt

100% Now \$31,500 2041 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 70%

Location : Throughout Driveway And Parking Areas

Ponding, Extent : Severe, Area Affected : 10%

Location : Throughout Driveway

Potholes, Extent : Severe, Area Affected : 5%

Location : Throughout Driveway And Parking Areas

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

Over 600 Volts

Service Equipment

Fused Disc Sw

100% 2032 \$56,800 3 \$100

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

Location : Outside

Explanation : One 600 Ampere Main Disconnect Switch

Transformers

Dry Type

100% 2030 \$165,500 3 \$200

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

Location : Outside The Building

Explanation : One 500 Kilovolt Ampere, 4,160 High Voltage 480/277 Low Voltage

Feeders

Cable

100% 2031 \$19,900 1

Raceway

Conduit

100% 2032 \$47,900 1

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2032 \$22,100 5 \$100

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

Location : Electrical Room

Explanation : One 400 Ampere And One 200 Ampere Main Disconnect Switch

Transformers

Dry Type

100% 2030 \$26,100 5 \$100

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

Location : Outside

Explanation : One 75 Kilovolts Ampere, 480/277 High Voltage 208/120 Low Voltage

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$158,800	5	\$100	
	Raceway								
	Conduit	100%			2032	\$67,600	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$3,900	5		
	Molded Case Bkrs	95%			2031	\$74,100	5	\$700	
	Wiring								
	Thermoplastic	100%			2032	\$91,300	1		
	Motor Controllers								
	Locally Mounted	20%			2030	\$9,200	5		
	Motor Control Center	80%			2030	\$54,300	5	\$600	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	* *	1	\$9,000	
	Generators								
	Diesel	100%			2035	* *	1	\$11,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Outside								
	Explanation : One 85 Kilowatts								
	Batteries								
	Lead/Acid	100%			2025	\$2,400	5	\$1,100	
	Fuel Storage								
	Main Tank	100%			2047	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Outside								
	Explanation : One 175 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	38%			2032	\$184,300	10	\$10,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Offices								
	Fluorescent	60%			2032	\$291,100	10	\$16,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Fluorescent Lamps								
	LED	2%			2037	* *			
	Egress Lighting								
	Emergency, Service	50%			2032	\$8,800	1		
	Exit, Service	50%			2032	\$6,100	1		
	Exterior Lighting								
	HID	20%			2032	\$26,500	10		
	No Component	80%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boilers							
Conversion Equipment									
	Hot Water Boiler	100%			2045	* *	1	\$14,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Mechanical Room							
		Explanation : 2 Absorbers Boilers Supplement Hot Water Loop							
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$6,200	2040	* *	4	\$1,400	
		Corroded, Extent : Moderate, Area Affected : 2%							
		Location : 1st Floor. Hot Water Piping Corroded							
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Throughout. Temperature Control Malfunctioning							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
Terminal Devices									
	Air Handler	80%	0-2	\$256,800	2042	* *	1	\$13,000	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Roof. Air Handling Unit Serving L2, L3 And L4							
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Roof. Air Handling Unit Serving L2. L3, L4 And Nursery Area.							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Fan Room And Roof							
	Convector/Radiator	20%			2037	* *	1	\$1,900	
Air Conditioning									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
Conversion Equipment									
	Absorption	95%			2037	* *	1	\$29,900	
	Chiller/Direct Fire								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Refrigerant Lithium Bromide							
	Window/Wall Unit	5%			2027	\$5,400	1		
Distribution									
	CW & CHW Wtr	100%			2052	* *	4	\$1,400	
	Pipe/Pump								
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$551,700	1	\$18,000	
Heat Rejection									
	Water Cooling Tower	100%			2033	\$143,600	2	\$29,300	
Ventilation									

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$62,400	LIFE	* *	2-5	\$16,200	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Roof. Corroded Duct							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Roof. Insulation Broken							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : U5, U6, U7. Leaking Duct							
Exhaust Fans									
	Interior	20%			2027	\$25,200	2	\$200	
	Roof	80%			2032	\$44,100	2	\$700	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$18,300	2042	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Above Exhibit Area L4, Brooder And Nursery Area							
Water Heater With Tanks									
	Electric	50%			2027	\$11,500	4		
	Gas Fired	50%			2027	\$8,300	2		
HW Heat Exchanger									
	Steam Fired	100%			2032	\$137,500	4	\$2,900	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO WORLD OF DARKNESS
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.640 / 2334 **Yr Built/Renovated** : 1969 / 2006
Area Sq Ft : 9,714 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$256,100	\$58,700
Interior Architecture		\$110,500
Electrical	\$182,800	\$271,400
Mechanical	\$160,700	\$100,800
Total	\$599,500	\$541,400
Importance Code A	\$256,100	\$159,500
Importance Code B	\$343,500	\$381,900
Total	\$599,500	\$541,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$30,100	
Interior Architecture	\$700		\$500	\$25,800
Electrical	\$23,800	\$800	\$56,300	\$700
Mechanical	\$22,300	\$1,400	\$63,700	\$1,400
Total	\$46,800	\$2,200	\$150,600	\$27,800
Importance Code A	\$5,000	\$500	\$30,600	\$500
Importance Code B	\$41,700	\$1,800	\$120,000	\$27,400
Importance Code C				
Total	\$46,800	\$2,200	\$150,600	\$27,800



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$10,000	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Building Entire							
	Explanation : Building Inaccessible. Exhibits Closed To Public.							
Pre-Cast Concrete	90%	Now	\$256,100	LIFE	* *	5	\$58,700	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Deteriorated Finish, Extent : Severe, Area Affected : 20%							
	Location : East And South Facades							
	Spalling, Extent : Severe, Area Affected : 25%							
	Location : Throughout Panels							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Underside Of Panels							
	Explanation : Exposed Rebar							
Parapets								
Pre-Cast Concrete	100%			LIFE	* *	5	\$27,000	
Roof								
Single Ply Membrane	100%			2037	* *	10	\$30,100	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	\$15,400	
Interior								
Floors								
Carpet	10%			2028	\$25,100	3	\$2,900	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Building Entire							
	Explanation : Interior Inaccessible And Closed To The Public							
Cast in Place Concrete	85%			LIFE	* *	5	\$27,000	
Sheet Vinyl/Rubber	5%			2032	\$46,400	5	\$1,100	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$4,500	
Plaster	50%			LIFE	* *	5	\$3,400	
Ceilings								
Exposed Struc: Concrete	50%			LIFE	* *	5	\$1,100	
Fiber Board	50%			2032	\$110,500			

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		
Over 600 Volts									
Transformers									
Dry Type	100%			2030	\$165,500	3	\$100		
Feeders									
Cable	100%			2031	\$19,900	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 OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

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
Over 600 Volts									
	Raceway								
	Conduit	100%			2032	\$47,900	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$7,400	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : Three 400 Ampere Main Disconnect Switches							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$105,800	5	\$300	
	Raceway								
	Conduit	100%			2032	\$15,800	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,000	5		
	Molded Case Bkrs	95%			2031	\$18,500	5	\$200	
	Wiring								
	Braided Cloth	50%	2-4	\$10,300	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2032	\$10,300	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$45,800	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$10,600	1	\$3,000	
	Generators								
	Diesel	100%			2028	\$78,700	1	\$3,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : One 125 Kilowatts							
	Batteries								
	Lead/Acid	100%			2025	\$2,400	5	\$400	
	Fuel Storage								
	Day Tank	50%			2031	\$12,500	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : One 30 Gallons							
	Main Tank	50%			2047	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 200 Gallons Rated Capacity							

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	25%			2027	\$40,500	10	\$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offices, Basement								
Explanation : T-12 Lamps								
Incandescent	75%			2027	\$104,100	2	\$200	
Egress Lighting								
Emergency, Service	50%			2027	\$2,900	1		
Exit, Service	50%			2027	\$2,000	1		
Exterior Lighting								
Fluorescent	20%			2027	\$7,600	10	\$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Outside								
No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2042	**	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Boiler Room								
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boiler								
Conversion Equipment Hot Water Boiler	100%	Now	\$5,000	2030	\$100,800	1	\$4,300	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Boiler Room. Corroded Boiler Plate								
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Bolier Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Bolier Room								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : 1st Floor Boiler Room								
Explanation : 1 Defective Unit And 1 Cogenerated Hot Water Heat Exchanger. Boiler Goes Down Frequently								
Distribution Hot Wtr Piping/Pump	100%	0-2	\$2,100	2031	\$20,700	4	\$500	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Boiler Room								
Terminal Devices								
Air Handler	90%			2027	\$160,700	1	\$5,400	
Fan Coil Unit/Heat	10%			2027	\$23,500	1	\$300	
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2037	* *	1	\$1,400	
				R-22 Refrigerant, Extent : Light, Area Affected : 30%					
				Location : Outside					
	No Component	70%							
Distribution									
	CW & CHW Wtr Pipe/Pump	30%			2042	* *	4	\$200	
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2027	\$16,600	1	\$1,800	
	No Component	70%							
Heat Rejection									
	Air Cooled Condenser Unit	30%			2037	* *	2	\$2,000	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$8,300	LIFE	* *	2-5	\$5,400	
				Needs Cleaning, Extent : Moderate, Area Affected : 70%					
				Location : Throughout					
	Exhaust Fans								
	Interior	50%			2027	\$21,000	2	\$200	
	Not Accessible	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$2,400	2042	* *	1		
				Corroded, Extent : Moderate, Area Affected : 5%					
				Location : Water Main And Piping, 1st Floor					
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%	0-2	\$2,400	LIFE	* *	1		
				Corroded, Extent : Moderate, Area Affected : 15%					
				Location : 1st Floor					
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$700	LIFE	* *	1		
				Corroded, Extent : Moderate, Area Affected : 15%					
				Location : 1st Floor					
Fixtures									
	Generic	100%							
				Obsolete Fixtures, Extent : Severe, Area Affected : 100%					
				Location : Throughout					

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS
Address : BRONX RIVER PKWY AND FORDHAM RD DEVOE AVE. AND 180TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.SSA / 495 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 150 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Interior Architecture				
Electrical		\$2,400		
Total		\$2,400		
Importance Code B		\$2,400		
Total		\$2,400		



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS
Asset # : 495

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

Cast in Place Concrete	100%			LIFE	**	5	\$500
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Site Enclosure

Fence/Gates

Chain Link	100%			2042	**		
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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	

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2052	**	3	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : Seven 600 Ampere Main Disconnect Switch*

Transformers

Dry Type	100%			2045	**	3	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : Five 13000 Volts High Voltage Service For Bay 1, Bay 2, Bay 3, Bay 4 And Bay 5; Two 4160 Volts High Voltage Service For Bay 6 And Bay 7*

Feeders

Cable	100%			2048	**	1	
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Raceway

Conduit	100%			2052	**	1	
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2052	**	5	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : One 100 Ampere Main Disconnect Switch*

Transformers

Dry Type	100%			2045	**	5	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : One 15 Kilovolts Ampere, 480 Volts High Voltage 208/120 Volts Low Voltage*

Raceway

Conduit	100%			2052	**	1	
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Panelboards

Molded Case Bkrs	100%			2048	**	5	
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Wiring

Thermoplastic	100%			2052	**	1	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	
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Stand-by Power

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 OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS
Asset # : 495

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
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	\$100	
Generators								
Diesel	100%			2041	* *	1	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 300 Kilowatts								
Batteries								
Lead/Acid	100%			2026	\$2,400	5		
Fuel Storage								
Main Tank	100%			2060	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Outside								
Explanation : One 700 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Incandescent	100%			2037	* *	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : By The Generator Room Only								

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION
Address : BRONX RIVER PKWY AND FORDHAM RD DEVOE AVE. AND 180TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.SSB / 496 **Yr Built/Renovated** : 1930 / 1991
Area Sq Ft : 150 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$1,199,100
Total		\$1,199,100
Importance Code A		\$56,800
Importance Code B		\$1,142,300
Total		\$1,199,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$400			
Interior Architecture	\$1,100			
Electrical				
Total	\$1,400			
Importance Code A	\$400			
Importance Code B	\$1,100			
Total	\$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 OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION
Asset # : 496

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								
	Concrete Masonry Unit	90%			LIFE	* *	5	\$400	
	Exposed Struc: Steel	10%			LIFE	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Exposed Exterior							
		Explanation : Steel Columns							
Roof									
	Metal, Corrugated	100%	4+	\$400	2037	* *	1		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Roof							
		Deformed/Dented, Extent : Severe, Area Affected : 2%							
		Location : Roof							
Interior									
	Floors								
	Cast in Place Concrete	100%			LIFE	* *	5	\$500	
	Ceilings								
	Exposed Struc: Steel	100%	Now	\$1,100	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2042	* *			
Site Pavements									
	On-Site Walkways								
	Asphalt	100%			2041	* *			
	Parking/Driveway								
	Asphalt	100%			2041	* *			

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
Over 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2032	\$56,800	3		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Three 600 Ampere Main Disconnect Switches For Congeneration									
Transformers									
Liquid Filled		100%			2030	\$375,100	3		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Substation C Outside									
Explanation : Four 2500 Kilovolt Ampere, 13200 High Voltage 4160 Low Voltage									
Feeders									
Cable		100%			2031	\$30,900	1		
Raceway									
Conduit		100%			2032	\$47,900	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 OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION
Asset # : 496

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$7,400	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : One 60 Ampere Main Disconnect Switch							
	Raceway								
	Conduit	100%			2032	\$767,200	1		
	Wiring								
	Thermoplastic	100%			2032	\$20,600	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	LED	100%			2032	\$1,600			
	Exterior Lighting								
	HID	20%			2032	\$100	10		
	No Component	80%							

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BRONX ZOO, SUBSTATION C CON ED VAULT
Address : BRONX RIVER PKWY AND FORDHAM RD BRONXDALE PARKING LOT
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.SSC / 497 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 150 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$258,100
Total		\$258,100
Importance Code B		\$258,100
Total		\$258,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$9,700			\$3,000
Interior Architecture	\$2,600			
Electrical			\$300	
Site Pavements	\$100			
Total	\$12,400		\$300	\$3,000
Importance Code A	\$9,700			\$3,000
Importance Code B	\$2,600		\$300	
Importance Code C	\$100			
Total	\$12,400		\$300	\$3,000



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 OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION C CON ED VAULT
Asset # : 497

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$200	
Masonry: Brick	95%	Now	\$5,100	LIFE	**	5	\$600	1
Rusting Masonry Supt, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 40%								
Location : All Facades								
Windows								
Metal Louvers	100%	0-2	\$4,700	2047	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Roll Roofing	100%			2028	\$2,700	5	\$700	
Interior								
Floors								
Cast in Place Concrete	100%	4+	\$900	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Masonry: Brick	100%			LIFE	**			
Ceilings								
Exposed Struc: Concrete	100%	Now	\$1,600	LIFE	**	5		
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Electrical Room								
Site Enclosure								
Fence/Gates								
Wood	100%			2026				
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$100	2045	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Front Of Vault								

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	
Over 600 Volts								
Transformers								
Not Accessible	100%							
Feeders								
Cable	100%			2048	* *	1		
Raceway								
Conduit	100%			2052	* *	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 OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION C CON ED VAULT
Asset # : 497

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								
	Molded Case Bkrs	100%			2052	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch							
Raceway									
	Conduit	30%			2032	\$230,100	1		
	Conduit	70%			2052	* *	1		
Panelboards									
	Molded Case Bkrs	30%			2031	\$28,000	5		
	Molded Case Bkrs	70%			2048	* *	5		
Wiring									
	Thermoplastic	30%			2032	\$6,200	1		
	Thermoplastic	70%			2052	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	100%			2037	* *	10	\$100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Exterior Lighting									
	HID	20%			2027	\$100	10		
	No Component	80%							

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN ACADEMY OF MUSIC
Address : 30 LAFAYETTE AVE. @ASHLAND PL.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0015.000 / 2377 **Yr Built/Renovated** : 1907 / 2011
Area Sq Ft : 162,337 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Jun-2021 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 2111 **Lot** : 15 **BIN** : 3059185

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$774,800	\$145,000
Interior Architecture	\$262,600	\$10,187,900
Electrical	\$235,600	\$3,464,300
Mechanical	\$290,500	\$5,568,900
Total	\$1,563,500	\$19,366,100
Importance Code A	\$1,065,300	\$200,100
Importance Code B	\$312,600	\$9,060,600
Importance Code C	\$185,600	\$10,105,400
Total	\$1,563,500	\$19,366,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$78,400		\$69,600	
Interior Architecture	\$63,800	\$6,000	\$70,500	\$64,700
Electrical	\$35,900	\$11,800	\$47,100	\$14,400
Mechanical	\$62,100	\$52,800	\$97,900	\$52,800
Site Pavements	\$8,300			
Elevators/Escalators	\$23,100	\$23,100	\$23,100	\$23,100
Total	\$271,700	\$93,700	\$308,100	\$155,100
Importance Code A	\$88,400	\$13,700	\$83,600	\$13,700
Importance Code B	\$183,300	\$80,100	\$224,500	\$118,600
Importance Code C				\$22,700
Total	\$271,700	\$93,700	\$308,100	\$155,100



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$74,000	
	Masonry: Brick	55%			LIFE	**	5	\$52,100	
	Masonry: Brick	20%	Now	\$242,400	LIFE	**	5	\$18,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Foundation Wall Sub-basement Boiler Room									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : South Facade, East West Alleyway									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : South Facade, Alleyway									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Foundation									
	Masonry: Granite	5%			LIFE	**	5	\$3,600	
	Metal Panel	10%			2042	**	5-10	\$65,100	
Windows									
	Aluminum	20%			2048	**	5	\$100	
	Bronze/Brass	10%			2040	**	5	\$200	
	Wood	70%	Now	\$5,800	2057	**	5	\$1,100	1
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : Alleyway And Throughout									
Parapets									
	Cast Stone/Terra Cotta	25%	Now	\$24,600	LIFE	**	5	\$15,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Missing Coping Stone At Parapet Wall									
	Masonry: Brick	40%	Now	\$43,900	LIFE	**	5	\$3,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Parapets Facing Alley									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Facades Along Alley									
	Metal Panel	20%			2052	**	5	\$6,300	
	Metal Rail	5%	Now	\$2,900	2037	**	5	\$2,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Over Fifth Floor									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Over Fifth Floor									
	Stucco Cement	10%			2045	**	5	\$2,100	

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

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									
Roof									
IRMA/Protected Membrane	40%			2037	**	10	\$38,900		
IRMA/Protected Membrane	45%	Now	\$444,500	2042	**				
	Insul Deter/Miss, Extent : Severe, Area Affected : 25%								
	Location : Over Cafe And Stage								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Over Cafe And Stage								
Modified Bitumen	10%			2037	**	10	\$9,700		
Skylight, Metal/Glass	3%	Now	\$88,000	2042	**				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Over Stage								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Over Stage								
Sloped Glazing	2%			LIFE	**	5	\$26,000		
Soffits									
Cast Stone/Terra Cotta	90%			LIFE	**	5			
Glass: Special Gauge	10%			LIFE	**	1			
Interior									
Floors									
Carpet	25%			2031	\$1,136,700	3	\$119,900		
Cast in Place Concrete	5%	2-4	\$21,900	LIFE	**	5	\$26,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Basement								
Ceramic Tile	5%			2041	**	5	\$12,000		
Mosaic Tile	10%			2037	**	5	\$60,000		
Marble Panels	5%			LIFE	**	5	\$9,000		
Vinyl Tile	40%			2037	**	3	\$48,000		
Wood	10%			2047	**	5	\$45,000		
Interior Walls									
Fabric on Framing	20%			2033	\$9,855,500	5	\$45,500		
Gypsum Board	5%			LIFE	**	5	\$13,600		
Masonry: Brick	10%	Now	\$185,600	LIFE	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Sub-basement Boiler Room								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Room								
Marble Panels	5%			LIFE	**				
Plaster	20%			LIFE	**	5	\$27,300		
Plaster	30%			LIFE	**	5	\$40,900		
Wood	10%			LIFE	**	5	\$181,800		

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 OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

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								
	AcousTileSusp.Lay-In	15%			2037	* *	5	\$36,000	
	Exposed Struc: Concrete	10%	2-4	\$77,000	LIFE	* *	5	\$3,700	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
	Location : Sub-basement Boiler Room								
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$30,000	
	Plaster	20%			LIFE	* *	5	\$30,000	
	Plaster	35%			LIFE	* *	5	\$52,500	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2067	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	75%	4+	\$8,300	2045	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Various								
	Pavers/Stone	25%			2041	* *			
On-Site Walkways									
	Cast in Place Concrete	20%			2045	* *			
	Masonry: Granite	80%			LIFE	* *			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2032	\$27,500	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room 1								
	Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.								
	Fused Disc Sw	50%			2032	\$27,500	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room 2								
	Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes Each.								
Switchgear / Switchboard									
	Fused Disc Sw	50%			2032	\$58,100	5	\$300	
	Molded Case Bkrs	50%			2032	\$58,100	5	\$2,100	
Raceway									
	Conduit	40%			2032	\$41,800	1		
	Conduit	40%			2042	* *	1		
	Conduit	20%			2052	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2040	* *	5	\$200	
	Molded Case Bkrs	40%			2031	\$38,500	5	\$1,700	
	Molded Case Bkrs	35%			2040	* *	5	\$1,500	
	Molded Case Bkrs	20%			2048	* *	5	\$900	
Wiring									
	Braided Cloth	20%	2-4	\$20,800	2057	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Old Section Of The Building								
	Thermoplastic	40%			2042	* *	1		
	Thermoplastic	20%			2052	* *	1		
	Thermoplastic	20%			2032	\$20,800	1		
Motor Controllers									
	Locally Mounted	55%			2030	\$353,800	5	\$600	
	Locally Mounted	5%			2037	* *	5	\$100	
	Locally Mounted	10%	2-4	\$64,300	2052	* *	5	\$100	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Variable Frequency Drive	30%			2045	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,400	
Lighting									
Interior Lighting									
	Fluorescent	5%			2027	\$142,000	10	\$7,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : T-12 Lamps								
	Fluorescent	55%			2032	\$1,562,200	10	\$81,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	20%			2032	\$568,100	10	\$29,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices								
	Explanation : Compact Fluorescent Lights								
	Incandescent	10%			2032	\$254,600	2	\$400	
	LED	10%			2037	* *			
Egress Lighting									
	Emergency, Battery	40%			2037	* *	10	\$15,700	
	Emergency, Battery	10%			2027	\$29,200	10	\$3,900	
	Exit, LED	40%			2060	* *	1		
	Exit, Service	10%			2027	\$7,500	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

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

Lighting

Exterior Lighting

HID	30%		2032	\$243,600	10	\$100	
No Component	70%						

Alarm

Security System

No Component	70%						
Generic	30%		2032	\$98,000	1	\$18,200	

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Basement, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog	100%		2037	**	1-3	\$103,100	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns*

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

Heating

Energy Source

Natural Gas	30%		2042	**	1		
Interruptible Gas/Dual Fuel	70%		2042	**	1		

Conversion Equipment

Furnace	15%		2037	**	1	\$12,000	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 2 Package Units*

Furnace	15%		2027	\$81,200	1	\$12,000	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 2 Package Units*

Steam Boiler	23%	2-4	\$209,300	2052	**	1	\$33,300
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*On Extended Life, Extent : Severe, Area Affected : 100%**Location : No.3 Boiler. Boiler Room*

Steam Boiler	47%		2037	**	1	\$75,600	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Sub-basement Boiler Room**Explanation : 2 Units. 1 Heat Exchanger For Hot Water Devices*

Distribution

Hot Wtr Piping/Pump	50%		2040	**	4	\$4,000	
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Steam Piping/Pump	20%		2042	**			
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No Component	30%						
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Estimates are rounded to the nearest hundred dollars.*

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

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									
	Terminal Devices								
	Air Handler	50%			2032	\$1,637,300	1	\$50,200	
	Convactor/Radiator	20%			2030	\$284,600	1	\$10,500	
	No Component	30%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Absorption	50%			2037	* *	1	\$87,800	
	Chiller/Direct Fire								
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 2 Units							
	Ext Pkg Unit - Heating/Cooling	15%			2037	* *	2	\$1,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Package Units. R-410a							
	Ext Pkg Unit - Heating/Cooling	15%			2032	\$438,500	2	\$1,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Package Units. Roof							
	Split Unit	10%			2032	\$413,200			
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	50%			2042	* *	4	\$6,000	
	No Component	50%							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2032	\$1,519,400	1	\$50,200	
	Fan Coil - 2 Pipe	10%			2032	\$477,800	1	\$5,200	
	No Component	40%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2032	\$45,300	2	\$11,300	
	Water Cooling Tower	50%			2033	\$395,500	2	\$81,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$90,500	
	Exhaust Fans								
	Interior	15%			2032	\$115,800	2	\$700	
	Roof	85%			2032	\$287,000	2	\$4,200	

Plumbing

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Electric	60%			2030	\$15,200	4		
	Gas Fired	40%			2030	\$7,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2037	* *	4	\$5,100	
	Sewage Ejector(s)								
	Electric	100%			2037	* *	4	\$9,700	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$9,900	
	Fixtures								
	Generic	80%							
	Generic	20%							
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2 Units From 1st To 4th Floor; 1 Unit From Basement To 5th Floor								
	Explanation : 3 Units								
	Hydraulic	25%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 1 Unit								
	Escalators								
	Over 20' Rise	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Lobby To 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$81,800	
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$45,500	
	Fire Pump								
	Generic	100%			2035	* *	1	\$30,300	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	No Component	99%							
	Generic	1%			2027	\$200	1-3	\$700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Kitchen									
Explanation : 1 Set									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN ACADEMY OF MUSIC BAM FISHER
Address : 321 ASHLAND PLACE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0053.000 / 15214 **Yr Built/Renovated** : 1928 / 2012
Area Sq Ft : 40,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 08-Dec-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7
Block : 2111 **Lot** : 11 **BIN** : 3059184

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$216,400
Interior Architecture		\$102,200
Mechanical		\$202,800
Total		\$521,300
Importance Code A		\$216,400
Importance Code B		\$305,000
Total		\$521,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$30,800		\$13,500
Interior Architecture	\$46,700	\$41,100	\$2,100	\$29,700
Electrical	\$3,800	\$4,700	\$3,800	\$43,800
Mechanical	\$12,300	\$15,500	\$13,800	\$14,800
Site Enclosure	\$200			
Site Pavements	\$2,500	\$900		
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$72,300	\$100,000	\$26,600	\$108,800
Importance Code A	\$2,000	\$32,800	\$2,000	\$15,600
Importance Code B	\$67,700	\$62,100	\$22,500	\$93,100
Importance Code C	\$2,600	\$5,000	\$2,100	
Total	\$72,300	\$100,000	\$26,600	\$108,800



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 OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC BAM FISHER
Asset # : 15214

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	20%			LIFE	**	5	\$27,000	
	Masonry: Brick	20%			LIFE	**	5	\$27,000	
	Metal/Glass Curt Wall	3%			LIFE	**	5	\$7,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 7 Floor Roof Plaza								
	Explanation : Sliding Glass Wall								
	Pre-Cast Concrete	37%			LIFE	**	5	\$162,400	
	Stucco Cement	15%			2046	**	5	\$50,600	
	Window Wall	5%			2059	**	5	\$25,300	
Windows									
	Aluminum	100%			2049	**	5	\$28,100	
Parapets									
	Masonry: Brick	45%			LIFE	**	5	\$1,800	
	Metal Panel	25%			2053	**	5	\$3,900	
	Metal: Cage/Fence	30%			2046	**	5-10	\$9,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Parapet								
	Explanation : Steel Cable Guard Rail								
Roof									
	Clay Tile	20%			2053	**	10	\$6,600	
	Green, Roof Inaccessible	20%			LIFE	**			
	Extensive: Non-tray Type, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Modified Bitumen	25%			2038	**	10	\$8,300	
	Plaza Roof: Stone Panels	25%			2053	**			
	Single Ply Membrane	10%			2038	**	10	\$3,300	
Soffits									
	Exposed Struc: Steel	80%			LIFE	**	5	\$13,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Rooftop Terrace								
	Explanation : Metal Pergola								
	Masonry: Brick	20%			LIFE	**	5	\$1,100	
Interior									
Floors									
	Carpet	10%			2034	\$295,200	3	\$31,100	
	Cast in Place Concrete	15%			LIFE	**	5	\$51,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor And Basement Lobby								
	Explanation : Polished Concrete								
	Cast in Place Concrete	15%			LIFE	**	5	\$51,100	
	Ceramic Tile	10%			2046	**	5	\$15,600	
	Sheet Vinyl/Rubber	25%			2041	**	5	\$58,400	
	Steel Grating	10%			2059	**	1		
	Wood	15%			2068	**	5	\$43,800	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC BAM FISHER
Asset # : 15214

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%			2046	* *	5	\$8,300	
	Concrete Masonry Unit	30%			LIFE	* *	5	\$10,000	
	Fabric on Framing	10%			2037	* *	5	\$4,200	
	Fiberglass Panel	8%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor And Basement Lobby									
Explanation : Decorative Exterior Wall									
	Glass: Special Gauge	3%			LIFE	* *	1		
	Gypsum Board	39%			LIFE	* *	5	\$19,500	
Ceilings									
	AcousTileSusp.Lay-In	50%			2050	* *	5	\$77,800	
	Exposed Struc: Steel	30%			LIFE	* *			
	Gypsum Board	20%			LIFE	* *	5	\$38,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	2-4	\$200	2068	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : Alley Fence Gate									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	* *			
On-Site Walkways									
	Cast in Place Concrete	70%	Now	\$2,400	2046	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Adjacent Driveway And Parking Lot									
	Metal	30%			2053	* *	1-3	\$2,900	

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%			2053	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2053	* *	5	\$1,100	
Raceway									
	Conduit	100%			2053	* *	1		
Panelboards									
	Fused Disc Sw	15%			2049	* *	5	\$100	
	Molded Case Bkrs	85%			2049	* *	5	\$900	
Wiring									
	Thermoplastic	100%			2053	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC BAM FISHER
Asset # : 15214

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									
	Motor Controllers								
	Locally Mounted	100%			2046	* *	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Lighting									
	Interior Lighting								
	Fluorescent	80%			2038	* *	10	\$29,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Fluorescent	10%			2038	* *	10	\$3,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	LED	10%			2038	* *			
Egress Lighting									
	Emergency, Battery	50%			2038	* *	10	\$4,900	
	Exit, LED	50%			2061	* *	1		
Exterior Lighting									
	Fluorescent	30%			2038	* *	10	\$1,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$15,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2038	* *	1-3	\$25,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC BAM FISHER
Asset # : 15214

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	20%			2038	**	1	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	80%			2046	**	1	\$16,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 6th Floor Mechanical Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	80%			2049	**	4	\$2,400	
	No Component	20%							
Terminal Devices									
	Air Handler	70%			2038	**	1	\$17,500	
	Convactor/Radiator	10%			2046	**	1	\$1,300	
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	**	1		
	Conversion Equipment								
	Reciprocating	80%			2038	**	1	\$15,000	
	Compr/Chiller								
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Ext Pkg Unit -	20%			2038	**	2	\$500	
	Heating/Cooling								
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Rooftop Units On Roof							
Distribution									
	CW & CHW Wtr	80%			2053	**	4	\$2,400	
	Pipe/Pump								
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2038	**	1	\$20,000	
	No Component	20%							
Heat Rejection									
	Dry Cooler	80%			2038	**	2	\$22,600	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,600	
	Exhaust Fans								
	Interior	60%			2038	**	2	\$700	
	Roof	40%			2038	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC BAM FISHER**

Asset # : 15214

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	100%			2031	\$202,800	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 6th Floor Mechanical Room						
			Explanation : One 600 Gallon Unit						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement To 6th Floor						
			Explanation : 1 Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2059	* *	1-5	\$20,400	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$11,300	
	Fire Pump								
	Generic	100%			2042	* *	1	\$7,600	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE
Address : 651 FULTON STREET @ROCKWELL PL.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0015.010 / 3002 **Yr Built/Renovated** : 1900 / 1989
Area Sq Ft : 47,593 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Jun-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2095 **Lot** : 45 **BIN** : 3345162

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$253,000
Electrical	\$164,300	\$297,300
Mechanical		\$499,300
Total	\$164,300	\$1,049,600
Importance Code A		\$385,800
Importance Code B	\$164,300	\$663,800
Total	\$164,300	\$1,049,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$4,200		\$48,100	\$47,200
Interior Architecture	\$21,400	\$1,800	\$3,300	\$11,600
Electrical	\$3,500	\$4,400	\$30,900	\$3,400
Mechanical	\$6,400	\$5,800	\$9,200	\$12,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$39,300	\$16,000	\$95,500	\$79,000
Importance Code A	\$6,400	\$2,500	\$50,500	\$49,700
Importance Code B	\$32,900	\$13,500	\$45,000	\$29,400
Importance Code C				
Total	\$39,300	\$16,000	\$95,500	\$79,000



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE
Asset # : 3002

Architecture		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
	Cast Stone/Terra Cotta	5%		LIFE	**	5	\$50,100	
	Masonry: Brick	80%		LIFE	**	5	\$102,600	
	Painted Surfaces, Extent : Light, Area Affected : 100%							
	Location : Facades							
	Stucco Cement	10%		2049	**	5	\$32,100	
	Wood	5%		2037	**	5	\$32,100	
Windows								
	Aluminum	100%		2048	**	5	\$1,000	
Parapets								
	Masonry: Brick	75%		LIFE	**	5	\$5,700	
	Metal Panel	5%		2052	**	5	\$1,500	
	Metal Rail	5%		2045	**	5-10	\$6,900	
	Pre-Cast Concrete	5%		LIFE	**	5	\$2,400	
	Stucco Cement	10%		2037	**	5	\$2,000	
Roof								
	IRMA/Protected Membrane	10%		2032	\$100,300	10	\$4,300	
	Modified Bitumen	70%		2037	**	10	\$30,400	
	Plaza Roof: Stone Panels	5%		2058	**			
	Roll Roofing	15%		2028	\$41,300	5	\$10,900	
Interior								
Floors								
	Carpet	25%		2031	\$307,600	3	\$35,600	
	Cast in Place Concrete	15%		LIFE	**	5	\$23,400	
	Ceramic Tile	5%		2041	**	5	\$3,600	
	Marble Panels	5%		LIFE	**	5	\$2,700	
	Quarry Tile	5%		2045	**	5	\$5,300	
	Terrazzo	10%		LIFE	**	5	\$5,600	
	Vinyl Tile	30%		2037	**	3	\$10,700	
	Wood	5%		2047	**	5	\$6,700	
Interior Walls								
	Gypsum Board	25%		LIFE	**	5	\$9,600	
	Masonry: Brick	25%		LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 75%							
	Location : Throughout							
	Explanation : Demolished Style Designed Brick Work							
	Marble Panels	5%		LIFE	**			
	Plaster	45%		LIFE	**	5	\$8,700	
	Other Observation, Extent : N/A, Area Affected : 75%							
	Location : Throughout							
	Explanation : Demolished Style Designed Plaster Work							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE
Asset # : 3002

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

Ceilings

AcousTileSusp.Lay-In	20%		2045	**	5	\$14,200
Exposed Struc: Concrete	25%		LIFE	**	5	\$2,800
Plaster	55%		LIFE	**	5	\$24,500

Other Observation, Extent : N/A, Area Affected : 75%

Location : Throughout

Explanation : Demolished Style Designed Work

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2045	**		
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On-Site Walkways

Cast in Place Concrete	100%		2045	**		
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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	70%		2032	\$10,300	5	\$100
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room 1

Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.

Fused Disc Sw	30%		2052	**	5	\$100
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room 2

Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.

Transformers

Dry Type	100%		2045	**	5	\$200
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room 2

Explanation : 225 Kilovolt Amperes, 480 Volts Primary, 277 /120 Volts Secondary

Switchgear / Switchboard

Fused Disc Sw	60%		2032	\$25,400	5	\$100
Fused Disc Sw	40%		2052	**	5	\$100

Raceway

Conduit	20%		2052	**	1	
Conduit	80%		2032	\$28,800	1	

Panelboards

Fused Disc Sw	10%		2048	**	5	\$100
Molded Case Bkrs	50%		2031	\$19,500	5	\$600
Molded Case Bkrs	25%		2040	**	5	\$300
Molded Case Bkrs	15%		2048	**	5	\$200

Wiring

Thermoplastic	50%		2032	\$16,300	1	
Thermoplastic	30%		2042	**	1	
Thermoplastic	20%		2052	**	1	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE
Asset # : 3002

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								
Motor Controllers								
Variable Frequency Drive	100%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	20%			2027	\$103,800	10	\$8,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Stage							
	Explanation : T-12 Lamps							
Fluorescent	35%			2037	* *	10	\$15,300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Offices, Basement							
	Explanation : T-8 Lamps							
Fluorescent	10%			2032	\$51,900	10	\$4,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : Compact Fluorescent Lights							
HID	10%			2032	\$46,600	10	\$200	
Incandescent	10%			2027	\$60,500	2	\$100	
Incandescent	10%			2032	\$60,500	2	\$100	
LED	5%			2037	* *			
Egress Lighting								
Emergency, Battery	20%			2032	\$15,600	10	\$2,300	
Emergency, Battery	30%			2037	* *	10	\$3,400	
Exit, LED	30%			2060	* *	1		
Exit, Service	20%			2032	\$3,200	1		
Exterior Lighting								
HID	30%			2032	\$65,100	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	\$5,300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways, Outside Perimeter							
	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection								
Generic, Analog	100%			2032	\$119,900	1-3	\$29,300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE
Asset # : 3002

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2042	**	1		
	Natural Gas	95%			2042	**	1		
	Conversion Equipment								
	Furnace	50%			2032	\$72,300	1	\$11,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2 Are On The Roof, 1 Is In Basement							
		Explanation : 3 Units, 2 Rooftop Package Units, 1 Internal Unit							
	Furnace	45%			2040	**	1	\$10,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Radiant Heater	5%			2032	\$60,500	2	\$1,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2032	\$312,400	2	\$1,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units. Roof							
	Ext Pkg Unit - Heating/Cooling	40%			2040	**	2	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units. R-410a							
	Split Unit	20%			2037	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 8 Units. R-410a							
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2037	**	1	\$3,100	
	No Component	80%							
	Heat Rejection								
	Air Cooled Condenser Unit	20%			2037	**	2	\$6,600	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,500	
	Exhaust Fans								
	Roof	60%			2032	\$54,100	2	\$900	
	Roof	40%			2040	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE
Asset # : 3002

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : 5 Units						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 1st To 4th Floor						
			Explanation : 1 Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2058	* *	1-5	\$24,900	
	Sprinkler								
	No Component	20%							
	Generic	80%			2058	* *	1-2	\$10,700	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Address : 1000 WASHINGTON AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0012.000 / 2656 **Yr Built/Renovated** : 1915 / 1992
Area Sq Ft : 33,800 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 1183 **Lot** : 1 **BIN** : 3337842

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$214,400	\$186,800
Interior Architecture	\$194,500	
Electrical	\$506,900	\$62,000
Mechanical	\$1,528,300	\$561,300
Site Enclosure	\$88,400	
Site Pavements	\$57,800	
Total	\$2,590,400	\$810,100
Importance Code A	\$214,400	\$186,800
Importance Code B	\$2,265,500	\$623,300
Importance Code C	\$110,500	
Total	\$2,590,400	\$810,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$286,600	\$600	\$1,900	\$13,100
Electrical	\$1,300	\$2,000	\$1,300	\$93,300
Mechanical	\$197,200	\$15,700	\$23,100	\$90,300
Site Enclosure	\$21,900			
Site Pavements				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$510,900	\$22,200	\$30,300	\$200,700
Importance Code A	\$2,800	\$2,800	\$2,800	\$2,900
Importance Code B	\$486,100	\$19,400	\$26,400	\$197,700
Importance Code C	\$21,900		\$1,000	
Total	\$510,900	\$22,200	\$30,300	\$200,700



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 OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Asset # : 2656

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: Limestone	5%			LIFE	**	5	\$1,900	
	Stucco Cement	95%	Now	\$129,900	2038	**	5	\$58,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Rotunda									
Windows									
	Wood	100%	Now	\$84,500	2058	**	5	\$10,800	
Air Infiltration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%									
Location : Window Sill Throughout									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
	Copper/Terne	100%			2061	**	10	\$128,100	
Soffits									
	Copper/Terne	100%			2068	**	10		
Interior									
Floors									
	Carpet	17%	Now	\$182,500	2035	**	3	\$15,800	
Staining/Discoloring, Extent : Severe, Area Affected : 25%									
Location : Auditorium									
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : Auditorium									
	Carpet	20%	Now	\$21,500	2029	\$214,700	3	\$18,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Offices									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Offices									
	Cast in Place Concrete	10%			LIFE	**	5	\$13,600	
	Ceramic Tile	3%			2042	**	5	\$1,900	
	Marble Panels	5%			LIFE	**	5	\$2,300	
	Terrazzo	25%	Now	\$141,900	LIFE	**	5	\$12,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Auditorium Lobby									
	Vinyl Tile	20%	Now	\$33,500	2038	**	3	\$4,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Basement									

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 OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2042	* *	5	\$2,000	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$2,600	
	Gypsum Board	15%			LIFE	* *	5	\$6,000	
	Plaster	67%	Now	\$52,600	LIFE	* *	5	\$13,300	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement Auditorium Lobby And Bike Locker									
	Wood	5%			LIFE	* *	5	\$13,200	
Ceilings									
	AcousTileSusp.Lay-In	5%			2046	* *	5	\$1,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : 1st Floor									
	Exposed Struc: Concrete	10%	Now	\$37,600	LIFE	* *	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Gas Meter Room									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Gas Meter Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Gas Meter Room									
	Gypsum Board	40%			LIFE	* *	5	\$12,800	
	Plaster	30%	Now	\$11,400	LIFE	* *	5	\$4,800	
Paint Peeling, Extent : Light, Area Affected : 2%									
Location : Offices									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement Auditorium Lobby And Bike Locker									
	Plaster	15%			LIFE	* *	5	\$2,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Second Floor									
Explanation : Vaulted Ceiling									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	2-4	\$21,900	2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : Along Washington Avenue									
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$88,400	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Moat And Ramps Around Rotunda									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Maot And Ramps Around Rotunda									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	* *			

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Asset # : 2656

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	60%			2038		* *			
Panel/Paver: Cer/Brk	15%			2049		* *	5	\$7,600	
Pavers/Stone	25%	Now		\$57,800	2036	* *			

Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%

Location : Building Entrances

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%		2043		* *	5	\$100		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2043		* *	5	\$900	
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Raceway

Conduit	100%			2043		* *	1		
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Panelboards

Molded Case Bkrs	100%			2041		* *	5	\$900	
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Wiring

Thermoplastic	100%			2043		* *	1		
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Motor Controllers

Locally Mounted	100%			2038		* *	5	\$200	
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Ground

Grounding Devices
Not Accessible

100%									
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Lighting

Interior Lighting

Fluorescent	70%			2028	\$394,300		10	\$21,700	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : T-12 Lamps

Fluorescent	20%			2028	\$112,700		10	\$6,200	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Lobby And Hallways

Explanation : Compact Fluorescent Lights

LED	10%			2041		* *			
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Egress Lighting

Emergency, Service	50%			2028	\$10,200		1		
Exit, Service	50%			2028	\$7,100		1		

Exterior Lighting

HID	30%			2028	\$46,200		10		
No Component	70%								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

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

Lightning Protection
 Arresters/Cabling
 Generic

100% 2036 * * 5 \$500

Alarm

Security System
 Generic

100% 2033 \$62,000 1 \$12,600

Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways, Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Under Construction 100%

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

Heating

Energy Source
 Natural Gas

100% 2043 * * 1

Conversion Equipment

Heat Exchanger, Shell &
 Tube

15% Now \$21,100 2048 * *

Corroded, Extent : Severe, Area Affected : 100%

Location : Leaking In Boiler Room

Other Observation, Extent : N/A, Area Affected : 100%

Location : Boiler Room

Explanation : 2 Heat Exchangers. Providing Service For 3 Adjacent Buildings.

Steam Boiler

85% 2038 * * 1 \$28,500

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : 2 Steam Boilers

Distribution

Hot Wtr Piping/Pump

90% 0-2 \$19,500 2032 \$65,000 4 \$1,500

Corroded, Extent : Moderate, Area Affected : 30%

Location : Basement

Steam Piping/Pump

10% 0-2 \$7,900 2033 \$26,400

Corroded, Extent : Moderate, Area Affected : 30%

Location : Inside Pippings.

Terminal Devices

Air Handler

40% 0-2 \$49,700 2028 \$248,500 1 \$7,500

Not Energy Efficient, Extent : Moderate, Area Affected : 100%

Location : Attic And Basement Fan Room

Convactor/Radiator

10% 2031 \$27,000 1 \$1,100

Fan Coil Unit/Heat

50% 2028 \$409,200 1 \$5,500

Air Conditioning

Energy Source

Electricity 100%

2041 * * 1

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Asset # : 2656

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	80%			2033	\$389,600	1	\$12,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Units, Basement Air Conditioning Room							
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2043	* *	4	\$1,300	
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2028	\$205,000	1	\$8,400	
	Fan Coil - 4 Pipe	40%			2028	\$401,800	1	\$4,400	
	No Component	20%							
Heat Rejection									
	Water Cooling Tower	80%			2031	\$106,700	2	\$27,200	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Of Palm House Explanation : On The Roof Of Adjacent Building							
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$9,400	
	No Component	50%							
Exhaust Fans									
	Interior	35%	0-2	\$10,200	2028	\$51,200	2	\$300	
		Controller Not Working, Extent : Moderate, Area Affected : 30% Location : Attic							
	Interior	15%			2028	\$22,000	2	\$200	
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks									
	Gas Fired	25%	0-2	\$5,000	2028	\$8,300	2		
		Not in Service, Extent : Moderate, Area Affected : 50% Location : One Unit In Basement Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 2 Units Also Service The Adjacent Buildings							
	Gas Fired	75%			2028	\$25,000	2		
Sanitary Piping									
	Cast Iron	100%	0-2	\$20,800	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20% Location : Basement							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Asset # : 2656

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%			2025	\$1,000	4	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Cellar To 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Chemical System								
	Clean	100%			2028	\$190,600	1-3	\$253,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Attic, Covers 700 Square Feet Rare Book Room In 3rd Floor.							
		Explanation : FM-200 Fire Suppression							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE
Address : 1000 WASHINGTON AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0012.050 / 14743 **Yr Built/Renovated** : 1914 /
Area Sq Ft : 576 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 30-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Att
Block : 1182 **Lot** : 1 **BIN** : 3337842

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,400			\$3,500
Interior Architecture	\$2,100	\$100		\$100
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$100		\$100	\$23,100
Site Enclosure	\$500			
Total	\$6,000	\$200	\$200	\$26,800
Importance Code A	\$3,400			\$3,500
Importance Code B	\$1,300	\$200	\$200	\$23,300
Importance Code C	\$1,300			
Total	\$6,000	\$200	\$200	\$26,800



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 OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE
Asset # : 14743

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									
	Stucco Cement	92%			2038	**	5	\$7,100	
	Wood	8%	Now	\$1,000	2038	**	5	\$600	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%									
Location : Columns At Front Entrance And Wood Trim									
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Windows									
	Wood	100%	Now	\$400	2041	**	5	\$1,000	
Air Infiltration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%									
Location : Rear Storage Room									
Parapets									
	Masonry: Limestone	3%			LIFE	**	5		
	Wood Cornice	3%	0-2	\$200	2043	**	5		
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	No Component	94%							
Roof									
	Modified Bitumen	20%	Now	\$300	2038	**			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%									
Location : Rear Of Building									
	Slate	80%	0-2	\$1,400	LIFE	**			
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Roof									
Soffits									
	Stucco Cement	80%			2046	**	5		
	Wood	20%			2046	**	5		
Interior									
Floors									
	Cast in Place Concrete	35%			LIFE	**	5	\$600	
	Ceramic Tile	15%			2036	**	5	\$100	
	Quarry Tile	15%			2038	**	5	\$200	
	Terrazzo	35%	4+	\$1,200	LIFE	**	5	\$200	
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Front Entry Lobby									
Interior Walls									
	Plaster	100%	2-4	\$800	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Bathrooms									
Ceilings									
	Gypsum Board	20%			LIFE	**	5	\$200	
	Plaster	80%			LIFE	**	5	\$400	
Site Enclosure									

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 OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE
Asset # : 14743

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

Site Enclosure

Fence/Gates

Wood

100% 0-2 \$500 2031 \$4,600

*Dry Rot/Decay, Extent : Moderate, Area Affected : 10%**Location : Children's Garden*

Site Pavements

On-Site Walkways

Pavers/Stone

100% 2042 * *

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% 2043 * * 5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor**Explanation : Main Service Disconnect Switch Rated At 200 Amperes.*

Raceway

Conduit

100% 2043 * * 1

Panelboards

Molded Case Bkrs

100% 2041 * * 5

Wiring

Thermoplastic

100% 2043 * * 1

Lighting

Interior Lighting

Fluorescent

100% 2033 \$4,000 10 \$500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Compact Fluorescent Lights*

Exterior Lighting

Incandescent

30% 2033 \$900 2

No Component

70%

Alarm

Security System

Generic

100% 2033 \$1,100 1 \$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside Perimeter**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

Generic, Analog

100% 2033 \$1,500 1-3 \$400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Horns*

*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 OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE
Asset # : 14743

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2053	* *	1		
	Conversion Equipment								
	Heat Pump Air Sourced	100%			2031		2	\$200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Attic								
	Explanation : 1 Unit								
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$300	
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2033	\$13,900	1	\$200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		
	Conversion Equipment								
	Heat Pump Air Sourced	100%			2031	\$8,400	2		
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 1 Unit In Attic								
	Terminal Devices								
	Fan Coil - 2 Pipe	100%			2033	\$17,200	1	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks								
	Electric	100%			2028	\$23,100	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Attic								
	Explanation : 20 Gallon Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	50%							
	Generic	50%			2059	* *	1-2	\$100	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN BOTANIC GARDEN PALM HOUSE
Address : 1000 WASHINGTON AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0012.020 / 2231 **Yr Built/Renovated** : 1916 /
Area Sq Ft : 39,063 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1183 **Lot** : 1 **BIN** : 3378179

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$153,900	\$491,000
Interior Architecture	\$118,300	
Electrical		\$741,300
Mechanical	\$931,400	\$461,400
Total	\$1,203,600	\$1,693,800
Importance Code A	\$153,900	\$491,000
Importance Code B	\$1,049,700	\$1,202,800
Total	\$1,203,600	\$1,693,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$75,800	\$1,100		\$31,800
Interior Architecture	\$268,800	\$4,400		\$8,400
Electrical	\$1,500	\$2,000	\$1,500	\$1,600
Mechanical	\$63,700	\$24,500	\$26,800	\$97,600
Site Pavements				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$413,800	\$35,800	\$32,200	\$143,300
Importance Code A	\$76,300	\$1,500	\$500	\$32,300
Importance Code B	\$332,900	\$34,300	\$31,700	\$111,000
Importance Code C	\$4,600			
Total	\$413,800	\$35,800	\$32,200	\$143,300



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

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	3%	Now	\$24,600	LIFE	* *	5	\$1,000	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Chimney							
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Chimney							
	Metal Coiling Doors	2%			2046	* *	5	\$2,100	
	Stucco Cement	15%	Now	\$14,100	2038	* *	5	\$6,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Low Section Of East Facade							
	Window Wall	30%	Now	\$10,600	2053	* *	5	\$19,100	
		Glazing Clouded, Extent : Moderate, Area Affected : 10%							
		Location : Shading Film Deteriorated							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Hall							
		Explanation : Rounded Surfaces With Iron Members							
	Window Wall	50%			2053	* *	5	\$63,600	
Windows									
	Aluminum	100%	Now	\$18,200	2041	* *	5	\$400	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Classrooms And Offices							
		Hardware Missing, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Roof									
	Modified Bitumen	30%	Now	\$8,400	2038	* *			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Offices							
	Sloped Glazing	40%			LIFE	* *	5	\$280,600	
	Sloped Glazing	30%	Now	\$153,900	LIFE	* *	5	\$210,400	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
		Location : Main Hall							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Hall							
		Explanation : Curved Glass With Iron Members							

Interior

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

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	25%	Now	\$252,500	2035	**	3	\$21,900	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Main Hall							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Main Hall							
	Cast in Place Concrete	30%			LIFE	**	5	\$38,400	
	Ceramic Tile	5%	Now	\$3,200	2042	**	5	\$1,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Basement Staff Mens And Staff Womens Bathrooms							
	Marble Panels	5%			LIFE	**	5	\$2,200	
	Quarry Tile	10%			2046	**	5	\$8,800	
	Terrazzo	10%			LIFE	**	5	\$4,600	
	Vinyl Tile	15%	2-4	\$118,300	2038	**	3	\$3,300	
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Hallway And Offices							
Interior Walls									
	Cast in Place Concrete	15%			LIFE	**			
	Ceramic Tile	5%	Now	\$4,600	2042	**	5	\$2,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Basement Staff Mens And Staff Womens Bathrooms							
	Concrete Masonry Unit	30%			LIFE	**	5	\$10,200	
	Gypsum Board	50%			LIFE	**	5	\$25,500	
Ceilings									
	AcousTileSusp.Lay-In	45%	4+	\$8,500	2046	**	5	\$13,200	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Hallway And Offices							
	Exposed Struc: Concrete	20%			LIFE	**	5	\$1,800	
	Metal Panel	5%			LIFE	**	5	\$3,700	
	No Component	30%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Sloped Glass Roof. No Ceiling							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2068	**			
Site Pavements									
	On-Site Walkways								
	Panel/Paver: Cer/Brk	50%			2049	**	5	\$11,000	
	Pavers/Stone	50%			2042	**			
Parking/Driveway									
	Asphalt	75%			2042	**			
	Cast in Place Concrete	25%			2046	**			

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 OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

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%			2043	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2041	* *	5	\$100	
	Molded Case Bkrs	90%			2041	* *	5	\$900	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2038	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	65%			2033	\$404,800	10	\$23,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, 1st Floor							
		Explanation : T-8 Lamps							
	Fluorescent	25%			2033	\$155,700	10	\$9,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Compact Fluorescent Lights							
	Incandescent	10%			2033	\$55,800	2	\$100	
	Egress Lighting								
	Emergency, Battery	50%			2033	\$32,000	10	\$4,700	
	Exit, Service	50%			2033	\$8,200	1		
	Exterior Lighting								
	HID	30%			2033	\$53,400	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2033	\$71,600	1	\$14,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Under Construction	100%							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	25%			2043	* *	1		
	HTHW/HW	75%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Hot Water Provided By Administration Building							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	25%			2033	\$29,700	1	\$4,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Heat Exchanger, Shell & Tube	75%			2036	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room In Administration Building							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	75%	0-2	\$18,800	2041	**	4	\$1,400	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Inside Pipings, Various Locations							
	No Component	25%							
Terminal Devices									
	Air Handler	20%			2028	\$143,600	1	\$4,800	
	Convactor/Radiator	40%			2031	\$124,800	1	\$5,100	
	Fan Coil Unit/Heat	20%			2028	\$189,200	1	\$2,500	
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	50%			2033	\$281,400	1	\$9,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Units With R-410a							
	Split Unit	50%			2038	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof And 1st Floor.							
		Explanation : 10 Units With R-410a							
Distribution									
	CW & CHW Wtr Pipe/Pump	50%			2043	**	4	\$1,000	
	No Component	50%							
Terminal Devices									
	Air Handler/Cool/Ht	25%			2028	\$185,100	1	\$6,000	
	Fan Coil - 2 Pipe	50%			2038	**	1	\$6,300	
	Fan Coil - 4 Pipe	25%			2028	\$362,800	1	\$3,200	
Heat Rejection									
	Air Cooled Condenser Unit	50%			2033	\$55,200	2	\$13,600	
	Dry Cooler	50%			2038	**	2	\$13,600	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$10,900	
	No Component	50%							
Exhaust Fans									
	Interior	30%			2028	\$50,800	2	\$400	
	Roof	30%			2033	\$22,200	2	\$400	
	No Component	40%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2043	**	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st To 2nd Floor								
	Explanation : One Unit. It Goes Down Frequently								
Fire Suppression									
Standpipe									
	Generic	100%			2043	**	1-5	\$20,400	
Sprinkler									
	No Component	60%							
	Generic	40%			2043	**	1-2	\$4,400	
Chemical System									
	Generic	100%			2028	\$47,800	1-3	\$242,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Kitchen, Covers 60 Square Feet.								
	Explanation : 2 Sets								

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN BOTANIC GARDEN SERVICE GARAGE
Address : 1000 WASHINGTON AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0012.030 / 2950 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 4,756 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1, Mez
Block : 1183 **Lot** : 1 **BIN** : 3337842

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$57,800	
Total	\$57,800	
Importance Code A	\$57,800	
Total	\$57,800	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$44,100			\$11,200
Interior Architecture	\$29,600			
Electrical		\$100		
Mechanical	\$18,000	\$8,400	\$8,900	\$41,700
Site Pavements	\$47,300			
Total	\$138,900	\$8,400	\$8,900	\$52,900
Importance Code A	\$44,300	\$200	\$200	\$11,400
Importance Code B	\$47,300	\$8,200	\$8,600	\$41,500
Importance Code C	\$47,300			
Total	\$138,900	\$8,400	\$8,900	\$52,900



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 OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN SERVICE GARAGE
Asset # : 2950

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									
	Exposed Struc: Steel	5%	2-4	\$2,500	LIFE	* *	5	\$4,700	
		Paint Peeling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Metal Panel	60%	2-4	\$57,800	2053	* *	5	\$33,500	
		Paint Peeling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Metal Coiling Doors	15%	0-2	\$23,300	2046	* *	5	\$7,000	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Middle Overhead Door							
	Window Wall	20%			2053	* *	5	\$22,300	
Parapets									
	Metal Panel	100%			2053	* *	5		
Roof									
	Fiberglass Panel	10%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Bridge							
		Explanation : Polycarbonate Panels Bridge Covering							
	Single Ply Membrane	90%	Now	\$18,200	2038	* *			
		Blisters, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Garage							
Soffits									
	Exposed Struc: Steel	100%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Shade Structure And Bridge Structure							
		Explanation : Steel Structure							
Interior									
Floors									
	Cast in Place Concrete	100%	4+	\$29,600	LIFE	* *	5	\$15,600	
		Horizontal Cracks, Extent : Light, Area Affected : 5%							
		Location : Garage Floor							
Interior Walls									
	Gypsum Board	15%			LIFE	* *	5	\$100	
	Metal Panel	85%			LIFE	* *			
Ceilings									
	Exposed Struc: Steel	100%			LIFE	* *			
Site Enclosure									
Fence/Gates									
	Chain Link	15%			2053	* *			
	Iron Picket	85%			2068	* *			
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN SERVICE GARAGE
Asset # : 2950

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

Site Pavements

On-Site Walkways

Steel Grating

100%

2053

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Bridge And Stair Walkway**Explanation : Steel Grate Stair And Bridge Connector*

Parking/Driveway

Cast in Place Concrete

100%

Now

\$47,300

2046

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 25%**Location : Between Two Garage Buildings*

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%

2043

* *

1

Panelboards

Molded Case Bkrs

100%

2041

* *

5

\$100

Wiring

Thermoplastic

100%

2043

* *

1

Lighting

Interior Lighting

LED

100%

2041

* *

Egress Lighting

Exit, Battery

100%

2033

\$6,600

10

\$300

Exterior Lighting

LED

30%

2041

* *

No Component

70%

Alarm

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Natural Gas

100%

2053

* *

1

Conversion Equipment

Furnace

100%

2033

\$14,400

1

\$2,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : 6 Units*

Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN SERVICE GARAGE**

Asset # : 2950

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,700	
Exhaust Fans									
	Roof	100%			2033	\$9,000	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	20%			2053	* *	1		
	No Component	80%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fire Suppression									
Sprinkler									
	Generic	100%			2053	* *	1-2	\$1,300	
Chemical System									
	Dry	100%			2028	\$23,900	1-3	\$118,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside The Building, Covers 30 Square Feet.									
Explanation : For Refuel Station									

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Address : 1000 WASHINGTON AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0012.010 / 2375 **Yr Built/Renovated** : 1988 /
Area Sq Ft : 57,143 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1183 **Lot** : 1 **BIN** : 3378179

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$189,100	\$203,900
Interior Architecture	\$327,600	
Electrical		\$609,300
Mechanical	\$902,500	\$585,300
Total	\$1,419,200	\$1,398,500
Importance Code A	\$189,100	\$203,900
Importance Code B	\$1,230,100	\$1,194,600
Total	\$1,419,200	\$1,398,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$58,400	\$2,000		
Interior Architecture	\$60,600	\$78,700	\$2,200	
Electrical	\$6,200	\$10,300	\$6,200	\$45,100
Mechanical	\$63,400	\$4,700	\$6,600	\$65,200
Site Enclosure	\$11,300			
Site Pavements		\$1,200		
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$207,700	\$104,700	\$22,800	\$118,200
Importance Code A	\$58,400	\$2,000		\$100
Importance Code B	\$133,600	\$101,600	\$21,900	\$118,100
Importance Code C	\$15,700	\$1,200	\$900	
Total	\$207,700	\$104,700	\$22,800	\$118,200



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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

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								
Metal Panel	13%	0-2	\$53,000	2053	**	5	\$15,300	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Along Washington Avenue								
Metal Coiling Doors	2%			2046	**	5	\$3,900	
Stucco Cement	12%	Now	\$41,800	2046	**	5	\$9,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout And Around Windows Along Washington Avenue								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : At The Base Of Both Greenhouses								
Window Wall	73%	Now	\$136,200	2053	**	5	\$86,100	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Green Houses								
Windows								
Aluminum	98%	Now	\$5,800	2049	**	5	\$1,200	
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Green Houses								
Metal Louvers	2%	2-4	\$300	2042	**			
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Roof								
Paver: Asphalt	15%	Now	\$10,600	2042	**			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Into Lower Conservatory								
Sloped Glazing	85%			LIFE	**	5	\$117,700	
Interior								
Floors								
Carpet	5%			2026	\$73,900	3	\$6,400	
Cast in Place Concrete	20%	2-4	\$28,400	LIFE	**	5	\$37,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement Hallway								
Ceramic Tile	3%			2042	**	5	\$2,600	
Panel/Paver: Cer/Brk	42%	Now	\$167,000	2049	**	5	\$40,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Slate	5%			LIFE	**	5	\$4,500	
Vinyl Tile	25%			2038	**	3	\$8,000	
Interior Walls								
Cast in Place Concrete	2%	Now	\$4,400	LIFE	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Corridor To Palm House								
Ceramic Tile	3%			2042	**	5	\$1,800	
Concrete Masonry Unit	25%			LIFE	**	5	\$5,900	
Gypsum Board	70%			LIFE	**	5	\$25,000	

*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 OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

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								
	AcousTileSusp.Lay-In	20%	Now	\$27,800	2046	* *	5	\$8,600	
		Staining/Discoloring, Extent : Light, Area Affected : 20% Location : Throughout							
	Exposed Struc: Concrete	20%			LIFE	* *	5	\$2,700	
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$700	
	Exposed Struc: Steel	40%	2-4	\$160,600	LIFE	* *			
		Paint Peeling, Extent : Moderate, Area Affected : 25% Location : Propagation Room, Green House And Entry Foyer							
	Gypsum Board	10%			LIFE	* *	5	\$10,700	
	Metal Panel	5%			LIFE	* *	5	\$5,300	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	Now	\$11,300	2068	* *			
		Impact Damage, Extent : Moderate, Area Affected : 10% Location : Gate And Along Washington Avenue							
	Retaining Walls								
	Cast in Place Concrete	100%			2068	* *			
Site Pavements									
	On-Site Walkways								
	Asphalt Macadam	50%			2046	* *	5	\$2,300	
	Cast in Place Concrete	30%			2046	* *			
	Panel/Paver: Concrete	20%			2053	* *			
	Parking/Driveway								
	Asphalt	100%			2042	* *			

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%			2043	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.									
Switchgear / Switchboard									
	Fused Disc Sw	30%			2043	* *	5	\$100	
	Molded Case Bkrs	70%			2043	* *	5	\$1,100	
Raceway									
	Conduit	100%			2043	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2041	* *	5	\$1,500	
Wiring									
	Thermoplastic	100%			2043	* *	1		
Motor Controllers									
	Locally Mounted	100%			2038	* *	5	\$400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

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
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2038	* *	1	\$17,600	
	Generators								
	Diesel	100%			2036	* *	1	\$22,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated At 100 Kilowatts								
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$2,100	
	Fuel Storage								
	Day Tank	10%			2041	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 75 Gallons Rated Capacity								
	Main Tank	90%			2048	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Underground								
	Explanation : 500 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	20%			2033	\$182,200	10	\$10,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : T-8 Lamps								
	Fluorescent	10%			2033	\$91,100	10	\$5,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Garage								
	Explanation : T-12 Lamps								
	Fluorescent	10%			2033	\$91,100	10	\$5,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Compact Fluorescent Lights								
	HID	10%			2033		10	\$200	
	Incandescent	30%			2033	\$244,900	2	\$400	
	LED	20%			2041	* *			
	Egress Lighting								
	Emergency, Service	50%			2033	\$17,200	1		
	Exit, Service	50%			2028	\$12,000	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY

Asset # : 2375

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

Lighting

Exterior Lighting
Fluorescent

20%
2033 \$44,500 10 \$1,000
Other Observation, Extent : N/A, Area Affected : 100%
Location : Outside Perimeter
Explanation : Compact Fluorescent Lights

HID

10% 2028 \$26,000 10

No Component

70%

Alarm

Security System
Generic

100% 2038 * * 1 \$21,300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways, Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Under Construction

100%

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
HTHW/HW

100% 2043 * * 1
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout
Explanation : Hot Water Comes From Administration Building

Conversion Equipment

Heat Exchanger, Shell &
Tube

100% 2029 \$238,100
Other Observation, Extent : N/A, Area Affected : 100%
Location : Boiler Room Of Adjacent Building.
Explanation : Hot Water Comes From Adjacent Building

Distribution

Hot Wtr Piping/Pump

100% Now \$122,000 2058 * * 4 \$2,800
Other Observation, Extent : Severe, Area Affected : 100%
Location : Underground Of The Buildings.
Explanation : The Entire Distribution Pipes From Administration Are Inoperable Due To Damaged.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

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									
	Terminal Devices								
	Air Handler	10%	2-4	\$63,000	2043	* *	1	\$3,200	
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : In The Garage							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : In The Garage							
	Convector/Radiator	40%			2031	\$182,500	1	\$7,400	
	Fan Coil Unit/Heat	25%	0-2	\$34,600	2028	\$345,900	1	\$4,100	
		Other Observation, Extent : Moderate, Area Affected : 70%							
		Location : Various Locations							
		Explanation : Inefficient Units							
	Unit Heater - Steam	25%			2028	\$79,300	4	\$1,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2033	\$164,700	1	\$5,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Palm House Roof.							
		Explanation : 1 Unit With R-407c.							
	Exterior Pkg Unit - Cooling	20%	0-2	\$24,500	2028	\$122,400	2	\$600	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units On Palm House Roof.							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Palm House Roof.							
		Explanation : Inefficient Units.							
	No Component	60%							
	Terminal Devices								
	Fan Coil - 4 Pipe	20%			2028	\$169,800	1	\$3,700	
	No Component	80%							
	Heat Rejection								
	Air Cooled Condenser Unit	20%			2033	\$12,900	2	\$8,000	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$9,600	
	No Component	70%							
	Exhaust Fans								
	Interior	10%			2028	\$24,800	2	\$200	
	Roof	20%			2028	\$21,700	2	\$400	
	Wall Unit	10%			2028	\$2,400	2	\$200	
	No Component	60%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY

Asset # : 2375

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks								
	Electric	20%			2028	\$4,600	4		
	Gas Fired	20%			2031	\$3,300	2		
	No Component	60%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Administration Building								
	Explanation : Hot Water Comes From Adjacent Building								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : One Passenger Unit From 1st To 2nd Floor. Two Freight Hoists From Basement To 1st Floor								
	Explanation : 3 Units. Two Freight Hoists								
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$28,800	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN BOTANIC GARDEN VISITOR CENTER
Address : 1000 WASHINGTON AVE @ PRESIDENT ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0012.040 / 14730 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 21,290 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 30-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1183 **Lot** : 1 **BIN** : 3337842

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$76,000
Interior Architecture	\$99,300	\$52,300
Mechanical		\$773,400
Site Pavements	\$73,500	\$736,700
Total	\$172,700	\$1,638,400
Importance Code A		\$76,000
Importance Code B	\$172,700	\$825,700
Importance Code C		\$736,700
Total	\$172,700	\$1,638,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$35,900			
Interior Architecture	\$18,900	\$1,200		\$3,000
Electrical	\$2,000	\$2,500	\$2,000	\$12,500
Mechanical	\$37,800	\$17,900	\$19,700	\$34,000
Site Pavements	\$38,600	\$1,200	\$1,200	\$9,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$141,100	\$30,700	\$30,800	\$66,500
Importance Code A	\$36,500	\$1,200	\$500	\$1,200
Importance Code B	\$67,800	\$28,200	\$29,100	\$56,200
Importance Code C	\$36,800	\$1,200	\$1,200	\$9,000
Total	\$141,100	\$30,700	\$30,800	\$66,500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset # : 14730

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	**	5	\$31,200		
Exposed Struc: Steel	5%			LIFE	**	5	\$9,700		
Pre-Cast Concrete	20%			LIFE	**	5	\$40,500		
Window Wall	65%	Now	\$24,000	2059	**	5	\$76,000		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%									
Location : Gift Shop And Event Space									
Windows									
Metal Louvers	100%			2046	**	10			
Roof									
Green, Roof Inaccessible	65%			LIFE	**				
Metal Panel	20%	Now	\$11,900	2046	**				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Valley Of Roof At Gift Shop									
No Component	15%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Covered Walkway									
Explanation : Material Special Gauge Glass									
Soffits									
Exposed Struc: Steel	10%			LIFE	**	5			
Pre-Cast Concrete	90%			LIFE	**	5			
Interior									
Floors									
Cast in Place Concrete	75%	Now	\$99,300	LIFE	**	5	\$52,300		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement Electrical Room									
Mosaic Tile	3%			2050	**	5	\$2,400		
Quarry Tile	7%			2050	**	5	\$3,300		
Sheet Vinyl/Rubber	5%			2041	**	5	\$2,400		
Wood	10%			2068	**	5	\$6,000		
Interior Walls									
Cast in Place Concrete	2%			LIFE	**				
Concrete Masonry Unit	33%			LIFE	**	5	\$5,900		
Fiberglass Panel	10%			LIFE	**				
Glass: Single Pane	5%			LIFE	**	5	\$1,700		
Gypsum Board	35%			LIFE	**	5	\$9,400		
Mosaic Tile	5%			LIFE	**				
Wood	10%			LIFE	**	5	\$18,000		
Ceilings									
AcousTileSusp.Lay-In	15%			2050	**	5	\$4,800		
Exposed Struc: Steel	35%			LIFE	**				
Gypsum Board	50%	Now	\$13,600	LIFE	**	5	\$19,900		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Gift Shop									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2077	**				

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

Estimates are rounded to the nearest hundred dollars.

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER**

Asset # : 14730

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Free Standing Walls								
	Cast in Place Concrete	100%			2077	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2077	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	50%	0-2	\$1,700	2046	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : In Front Of Main Entrance							
	Pavers/Stone	50%	Now	\$73,500	2042	* *			
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Front Entry							
		Tripping Hazard, Extent : Moderate, Area Affected : 5%							
		Location : Front Entry							
On-Site Walkways									
	Cast in Place Concrete	80%			2050	* *			
	Wood	20%	2-4	\$36,800	2031	\$736,700	1-3	\$34,500	
		Split/Cracked, Extent : Light, Area Affected : 10%							
		Location : Exterior Stairs							

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%			2053	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.							
	Transformers								
	Dry Type	100%			2046	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 30 Kilovolt Amperes, 208 Volts Primary, 120 Volts Secondary							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2053	* *	5	\$100	
	Raceway								
	Conduit	100%			2053	* *	1		
	Panelboards								
	Fused Disc Sw	30%			2049	* *	5	\$100	
	Molded Case Bkrs	70%			2049	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2053	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset # : 14730

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									
	Motor Controllers								
	Locally Mounted	10%			2046	**	5		
	Variable Frequency Drive	90%			2046	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2038	**	10	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2038	**	10	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	Incandescent	60%			2038	**	2	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Halogen Lights							
	Egress Lighting								
	Emergency, Battery	50%			2038	**	10	\$2,600	
	Exit, LED	50%			2061	**	1		
	Exterior Lighting								
	HID	30%			2038	**	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2038	**	1	\$8,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Hallways, Galleries, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2038	**	1-3	\$13,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	50%			2059	* *	1		
	Natural Gas	50%			2053	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset # : 14730

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Pump Air Sourced	50%			2034		2	\$3,300	
	Hot Water Boiler	50%			2046	* *	1	\$5,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
Distribution									
	Hot Wtr Piping/Pump	50%			2049	* *	4	\$800	
	No Component	50%							
Terminal Devices									
	Air Handler	50%			2038	* *	1	\$6,600	
	Fan Coil Unit/Heat	50%			2038	* *	1	\$3,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2055	* *	1		
Conversion Equipment									
	Heat Pump Air Sourced	100%			2034	\$311,200	2	\$1,300	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Basement								
Terminal Devices									
	Air Handler/Cool/Ht	50%			2038	* *	1	\$6,600	
	Fan Coil - 4 Pipe	50%			2033	\$395,500	1	\$3,400	
Heat Rejection									
	Geothermal	100%			2061	* *	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,900	
Exhaust Fans									
	Interior	100%			2038	* *	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks									
	Gas Fired	10%	0-2	\$2,700	2031	\$6,700	2		
	Not in Service, Extent : Moderate, Area Affected : 50%								
	Location : Unit No.1, Basement								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units At 120 Gallons								
	Gas Fired	90%			2031	\$60,000	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%	0-2	\$1,500	LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 2%								
	Location : Room No. 010								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset # : 14730

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%			2027	\$600	4	\$500	
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$1,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : 2 Units							
Fire Suppression									
	Sprinkler								
	Generic	100%			2059	* *	1-2	\$6,000	
	Chemical System								
	Generic	100%			2031	\$39,800	1-3	\$202,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen, Covers 50 Square Feet.							
		Explanation : 1 Set							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN CHILDREN'S MUSEUM
Address : 145 BROOKLYN AVE @ST. MARKS AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0014.000 / 2601 **Yr Built/Renovated** : 1975 / 2008
Area Sq Ft : 103,287 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Mez
Block : 1229 **Lot** : 1 **BIN** : 3031049

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$372,200	\$55,300
Interior Architecture	\$423,200	\$122,000
Electrical		\$1,316,200
Mechanical	\$197,200	\$4,984,400
Site Enclosure	\$1,579,900	
Site Pavements	\$51,900	
Total	\$2,624,500	\$6,477,900
Importance Code A	\$372,200	\$55,300
Importance Code B	\$2,030,700	\$6,300,600
Importance Code C	\$221,500	\$122,000
Total	\$2,624,500	\$6,477,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$101,400		\$35,600	
Interior Architecture	\$86,900		\$52,700	\$12,100
Electrical	\$23,000	\$16,800	\$19,900	\$18,800
Mechanical	\$146,500	\$20,600	\$78,700	\$20,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$369,700	\$49,300	\$198,800	\$63,300
Importance Code A	\$106,500	\$5,100	\$40,700	\$5,100
Importance Code B	\$252,900	\$44,200	\$158,000	\$55,800
Importance Code C	\$10,200			\$2,400
Total	\$369,700	\$49,300	\$198,800	\$63,300



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$55,300	
	Metal Panel	10%			2054	**	5-10	\$76,100	
	Mosaic Tile	55%	Now	\$240,600	2054	**			
Caulking Deteriorated, Extent : Light, Area Affected : 10%									
Location : Tile Expansion Joints									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Exhibits Throughout									
Other Observation, Extent : N/A, Area Affected : 50%									
Location : Top Of Exterior Walls									
Explanation : Yellow Mosaic Tile Wrap Top Of Wall And Onto Roof									
	Pre-Cast Concrete	5%			LIFE	**	5	\$36,000	
	Stucco Cement	15%			2047	**	5	\$41,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : South And West Buildings Facing Rear Yard									
Explanation : This Is Actually Exterior Insulation And Finish Systems									
	Window Wall	1%			2054	**	5	\$4,200	
	Window Wall	9%			2054	**	5	\$37,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Greenhouse									
Explanation : Glazed Enclosure									
Windows									
	Aluminum	87%			2050	**	5	\$7,600	
	Metal Louvers	3%			2043	**	10	\$1,600	
	Steel	10%			2050	**	5	\$11,000	
Parapets									
	Cast in Place Concrete	40%			LIFE	**	5	\$31,700	
	Metal Panel	3%			2054	**	5	\$400	
	Stucco Cement	5%			2047	**	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : South And West Buildings Facing Rear Yard									
Explanation : This Is Actually Exterior Insulation And Finish Systems									
	No Component	52%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

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								
Roof								
Exposed Struc: Steel	15%			LIFE		* *		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Plaza Roof							
	Explanation : This Is Actually A Canopy Structure							
Panel/Paver: Cer/Brk	40%	Now	\$131,600	2054		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Mosaic Tile Roof							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Mosaic Tile Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Mosaic Tile Roof							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : Yellow Mosaic Tile Roof							
Plaza Roof: Stone Panels	30%			2054		* *		
Single Ply Membrane	15%			2039		* *	10	\$18,800
Soffits								
Ceramic Tile	50%	Now	\$30,600	2054		* *		
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Front Entry Overhang							
	Explanation : Water Penetration							
Stucco Cement	50%			2047		* *	5	\$29,300
Interior								
Floors								
Carpet	40%			2033	\$1,068,200	3		\$92,800
Cast in Place Concrete	10%			LIFE		* *	5	\$67,600
Ceramic Tile	5%			2043		* *	5	\$7,700
Vinyl Tile	30%	Now	\$62,600	2039		* *	3	\$17,400
	Adhesion Failure, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Exhibits							
Wood	15%			2062		* *	5	\$43,500
Interior Walls								
Cast in Place Concrete	15%			LIFE		* *	10	\$60,200
Ceramic Tile	3%			2043		* *	5	\$4,800
Concrete Masonry Unit	5%			LIFE		* *	5	\$6,400
Glass: Single Pane	2%			LIFE		* *	5	\$4,800
Gypsum Board	55%			LIFE		* *	5-10	\$150,100
Gypsum Board	5%	Now	\$2,200	LIFE		* *	5	\$4,800
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Cafe Walls							
Masonry: Brick	5%			LIFE		* *	10	\$2,400
Wood	10%			LIFE		* *	5	\$128,400

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

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									
AcousTileSusp.Lay-In	35%	Now	\$17,600	2047	* *	5	\$27,100		
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : 2nd Floor Corridor By Rooftop Plaza Window									
Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$9,700		
Exposed Struc: Steel	45%			LIFE	* *	10	\$139,100		
Exposed Struc: Wood	5%			LIFE	* *	10	\$11,600		
Gypsum Board	10%	4+	\$5,300	LIFE	* *	5	\$19,300		
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : 2nd Floor Library By Rooftop Plaza Window									
Water Penetration, Extent : Light, Area Affected : 1%									
Location : 2nd Floor Library By Rooftop Plaza Window									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2069	* *				
Retaining Walls									
Masonry: Fieldstone	100%	Now	\$1,579,900	2064	* *				
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : South Side Adjacent To Park									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : South Side Adjacent To Park									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : South Side Adjacent To Park									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : South Side Adjacent To Park									
Explanation : Rataining Wall Actually Wood Railroad Ties									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$51,900	2047	* *				
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Brooklyn Avenue									
Explanation : Water Penetrating Into Basement From Sidewalk									
On-Site Walkways									
Cast in Place Concrete	65%			2047	* *				
Pavers/Stone	30%			2043	* *				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Entry And Ramp									
Explanation : This Is Actually Precast Concrete Panels									
Steel Grating	5%			2054	* *	1			
Parking/Driveway									
Asphalt	70%			2037	* *				
Cast in Place Concrete	30%			2047	* *				

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	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

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	99%			2054	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes							
	Fused Disc Sw	1%			2054	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Rated At 60 Amperes Serving The Solar Panels							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2054	* *	5	\$400	
Raceway									
	Conduit	50%			2054	* *	1		
	Conduit	50%			2044	* *	1		
Panelboards									
	Fused Disc Sw	15%			2050	* *	5	\$400	
	Molded Case Bkrs	40%			2050	* *	5	\$1,100	
	Molded Case Bkrs	45%			2042	* *	5	\$1,200	
Wiring									
	Thermoplastic	50%			2044	* *	1		
	Thermoplastic	50%			2054	* *	1		
Motor Controllers									
	Locally Mounted	20%			2047	* *	5	\$100	
	Variable Frequency Drive	80%			2047	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$31,800	
Generators									
	Diesel	100%			2037	* *	1	\$40,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Yard							
		Explanation : Emergency, Generator Rated At 250 Kilowatts							
Batteries									
	Lead/Acid	100%			2027	\$2,400	5	\$3,800	
Fuel Storage									
	Main Tank	100%			2049	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Yard							
		Explanation : 400 Gallons Rated Capacity							
Lighting									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	30%			2034	\$494,000	10	\$28,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices, Basement							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2034	\$164,700	10	\$9,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	Incandescent	10%			2029	\$147,600	2	\$200	
	LED	50%			2042	* *			
Egress Lighting									
	Emergency, Battery	50%			2039	* *	10	\$12,500	
	Exit, LED	50%			2062	* *	1		
Exterior Lighting									
	Fluorescent	15%			2034	\$60,400	10	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	LED	15%			2039	* *			
	No Component	70%							
Alarm									
Security System	Generic	100%			2034	\$189,400	1	\$38,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Exhibits, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2034	\$260,200	1-3	\$65,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells, Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2054	* *	1		
Conversion Equipment									
Heat Exchanger, Plate & Frame	Heat Exchanger, Plate & Frame	30%			2043	* *	1	\$15,300	
	Hot Water Boiler	70%			2047	* *	1	\$35,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2 Boiler Rooms, Basement									
Explanation : 3 Units									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$22,100	2050	* *	4	\$5,100	
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Basement									
Explanation : Geothermal Wells Installed For Heat And Cooling Are Mostly Inactive Due To Clogging.									
Terminal Devices									
	Air Handler	80%			2039	* *	1	\$51,100	
	Fan Coil Unit/Heat	20%			2039	* *	1	\$6,700	
Controls									
	Digital	100%			2032	\$2,897,200			
Air Conditioning									
Energy Source									
	Electricity	100%			2050	* *	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	60%	Now	\$197,200	2032	\$986,100	2	\$3,000	
Broken, Extent : Severe, Area Affected : 25%									
Location : 2 Of 8 Compressors, Basement.									
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : 3 Units, Basement									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Inefficient Cooling System. Geothermal Heat Pumps For Cooling And Boiler Water For Heating. Electric Reheat At Variable Air Volume Boxes.									
	Int Pkg Unit - Heating/Cooling	15%			2038	* *	2	\$1,000	
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : 1 Unit For The Theatre.									
	No Component	25%							
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$168,000	
Terminal Devices									
	Air Handler/Cool/Ht	75%			2034	\$1,101,000	1	\$47,900	
	No Component	25%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2042	* *	2	\$10,800	
	Water Cooling Tower	60%			2035	* *	2	\$62,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Northwest Courtyard									
Explanation : Cooling Tower Reported To Have Never Been Used.									
	No Component	25%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$91,200	

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	90%			2039	**	2	\$2,800	
Roof	10%			2034	\$19,600	2	\$300	
Energy Recovery Ventilator								
Generic	100%			2035	**			
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
Water Heater With Tanks								
Electric	30%			2033	\$6,900	4		
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Basement Boiler Room						
		Explanation : One 50 Gallons Unit						
Gas Fired	70%			2033	\$11,700	2		
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : 150 Gallon Unit Reported To Have Never Been Used.						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2039	**	4	\$2,200	
Sewage Ejector(s)								
Electric	100%			2039	**	4	\$4,100	
Backflow Preventer								
Generic	100%			2039	**	1	\$6,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Basement To 2nd Floor						
		Explanation : 3 Units						
Fire Suppression								
Sprinkler								
Generic	100%	Now	\$27,900	2054	**	1-2	\$25,100	
		Leak Evident, Extent : Moderate, Area Affected : 5%						
		Location : Main Shut Off Valve, Basement						

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

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

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Address : 200 EASTERN PKWY. @WASHINGTON AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0011.010 / 4119 **Yr Built/Renovated** : 1897 / 2004
Area Sq Ft : 237,036 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Oct-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1183 **Lot** : 26 **BIN** : 3029667

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$519,500	\$405,000
Interior Architecture	\$686,400	\$1,926,600
Electrical	\$3,071,200	\$1,437,500
Mechanical	\$1,223,900	\$2,159,400
Site Enclosure	\$124,500	
Site Pavements	\$80,100	
Total	\$5,705,600	\$5,928,500
Importance Code A	\$519,500	\$405,000
Importance Code B	\$4,579,400	\$5,016,800
Importance Code C	\$606,700	\$506,700
Total	\$5,705,600	\$5,928,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$58,300	\$88,700		\$25,900
Interior Architecture	\$102,700	\$75,000	\$8,500	\$13,500
Electrical	\$29,400	\$37,300	\$31,600	\$47,800
Mechanical	\$136,900	\$121,700	\$77,300	\$167,800
Site Enclosure	\$8,300			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$365,100	\$352,300	\$146,900	\$284,700
Importance Code A	\$58,300	\$88,700		\$25,900
Importance Code B	\$303,800	\$263,600	\$146,900	\$258,800
Importance Code C	\$3,100			
Total	\$365,100	\$352,300	\$146,900	\$284,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J

Asset # : 4119

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$62,400	LIFE	* *	5	\$24,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Spandrels At West Facade									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Spandrels At West Facade									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$76,000		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building Addition J									
Explanation : Cast Stone Wall Panel System									
Masonry: Brick	15%	Now	\$386,200	LIFE	* *	5	\$14,600		
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : Section G West Facade									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%									
Location : Section C South Facade And Section G West Facade									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Section C South Facade									
Vertical Cracks, Extent : Severe, Area Affected : 5%									
Location : Exterior Of Stair D									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Stair D At Section C									
Masonry: Granite	5%			LIFE	* *	5	\$3,600		
Masonry: Limestone	39%			LIFE	* *	5	\$28,400		
Metal Coiling Doors	1%			2046	* *	5	\$3,000		
Pre-Cast Concrete	10%			LIFE	* *	5	\$31,600		
Window Wall	15%	Now	\$9,500	2053	* *	5	\$27,300		
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Along Cafe									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Aluminum	35%			2049	**	5	\$1,200	
	Aluminum	5%	Now	\$8,500	2058	**	5	\$100	
		Hardware Missing, Extent : Moderate, Area Affected : 25%							
		Location : Stair D At Section C							
		Caulking Deteriorated, Extent : Severe, Area Affected : 50%							
		Location : Stair D At Section C							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Stair D At Section C							
	Metal Clad	40%	Now	\$71,000	2058	**	5	\$4,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Along Eastern Parkway							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Along Eastern Parkway							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Along Eastern Parkway							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Along Eastern Parkway							
	Wood	20%	Now	\$28,500	2058	**	5	\$3,300	
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : West Facade							
		Split/Cracked, Extent : Moderate, Area Affected : 35%							
		Location : West Facade							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
Parapets									
	Masonry: Brick	25%	Now	\$11,900	LIFE	**	5	\$1,700	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Connection Between Main Wing And H Wing							
	Masonry: Limestone	55%			LIFE	**	5	\$4,800	
	Metal Rail	20%			2046	**	5-10	\$25,300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

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									
Roof									
	Built-Up (BUR)	5%			2038	**	10	\$5,400	
	IRMA/Protected Membrane	15%			2038	**	10	\$16,100	
		Paver Block Ballast, Extent : Light, Area Affected : 100%							
		Location : Over Front Entrance							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Over Front Entrance							
		Explanation : This Roof Is Described As American Hydrotech							
	Metal Panel	15%			2046	**	10	\$29,500	
	Paver: Asphalt	22%			2036	**	10	\$35,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sections C And G							
		Explanation : Modified Membrane Under Concrete Pavers							
	Plaza Roof: Stone Panels	15%			2043	**			
	Skylight, Metal/Glass	5%			2053	**	10	\$17,900	
	Sloped Glazing	23%			LIFE	**	5	\$329,100	
Soffits									
	Metal Panel	30%			2053	**	5-10	\$16,400	
	Stucco Cement	70%			2046	**	5	\$13,900	
Interior									
Floors									
	Carpet	10%	0-2	\$102,700	2029	\$513,400	3	\$40,600	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Offices							
		Wrinkling, Extent : Moderate, Area Affected : 20%							
		Location : Offices							
	Cast in Place Concrete	15%			LIFE	**	5	\$88,900	
	Ceramic Tile	5%			2042	**	5	\$13,500	
	Granite Panels	5%	2-4	\$64,300	LIFE	**	5	\$10,200	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Galleries							
	Quarry Tile	5%			2046	**	5	\$20,300	
	Terrazzo	20%			LIFE	**	5	\$42,300	
	Vinyl Tile	15%			2038	**	3	\$15,200	
	Vinyl Tile 9" X 9"	5%			2033	\$1,160,800	3	\$5,100	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : 4th And 6th Floor Galleries							
		Explanation : 9x9 Vinyl Tile							
	Wood	20%			2061	**	5	\$101,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$88,900	2042	**	5	\$37,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Various Staff Bathrooms							
	Concrete Masonry Unit	5%			LIFE	**	5	\$30,200	
	Gypsum Board	25%			LIFE	**	5	\$226,200	
	Masonry: Brick	3%			LIFE	**			
	Plaster	57%			LIFE	**	5	\$257,900	
	Plaster	5%	Now	\$393,300	LIFE	**	5	\$22,600	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Stair D At Section C							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Stair D At Section C							
Ceilings									
	AcousTileConcealSpLn	15%			2046	**	5	\$51,200	
	AcousTileSusp.Lay-In	25%			2046	**	5	\$68,300	
	Glass: Susp Panels	10%			LIFE	**			
	Gypsum Board	20%			LIFE	**	5	\$68,300	
	Plaster	5%	Now	\$89,100	LIFE	**	5	\$8,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Building C, Stair D And Penthouse							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Building C And Stair D							
	Plaster	25%			LIFE	**	5	\$42,700	
Site Enclosure									
Fence/Gates									
	Iron Picket	80%			2068	**			
	Masonry: Fieldstone	20%	0-2	\$3,100	2053	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Washington Avenue							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Washington Avenue							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Washington Avenue							
		Explanation : This Is Actually A Granite Fence Base							
Free Standing Walls									
	Cast in Place Concrete	40%			2068	**			
	Masonry: Fieldstone	60%	4+	\$124,500	2053	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Front Entry Area							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Entry Area							
		Explanation : This Is Actually Granite Clad Walls							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

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

Site Enclosure

Retaining Walls

Cast in Place Concrete

50%

2068

**

Masonry: Fieldstone

50%

Now

\$5,200

2053

**

Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%

Location : Front Entry Area

Misaligned/Bulging, Extent : Light, Area Affected : 5%

Location : Base Of Retaining Walls At Front Plaza

Other Observation, Extent : N/A, Area Affected : 100%

Location : Front Entry Area

Explanation : This Is Actually A Granite Clad Wall

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

4+

\$80,100

2038

**

Cracking/Crumbling, Extent : Light, Area Affected : 2%

Location : Washington Avenue Side

On-Site Walkways

Cast in Place Concrete

90%

2038

**

Pavers/Stone

10%

2042

**

Parking/Driveway

Asphalt

100%

2036

**

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

Transformers

Dry Type

100%

2046

**

5

\$900

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : Two 750 Kilovolt Amperes, 480/208/120 Volts

Switchgear / Switchboard

Fused Disc Sw

30%

2053

**

5

\$300

Molded Case Bkrs

70%

2-4

\$97,600

2063

**

5

\$2,200

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Raceway

Conduit

70%

2033

\$99,300

1

Conduit

30%

2053

**

1

Panelboards

Molded Case Bkrs

70%

2032

\$134,800

5

\$4,400

Molded Case Bkrs

30%

2049

**

5

\$1,900

Wiring

Thermoplastic

50%

2053

**

1

Thermoplastic

50%

2043

**

1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J

Asset # : 4119

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									
Motor Controllers									
	Locally Mounted	30%			2031	\$475,100	5	\$500	
	Motor Control Center	60%			2046	* *	5	\$3,900	
	Variable Frequency Drive	10%			2046	* *			
Stand-by Power									
Transfer Switches									
	Automatic	100%			2038	* *	1	\$72,900	
Lighting									
Interior Lighting									
	Fluorescent	2%			2038	* *	10	\$4,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways								
	Explanation : Compact Fluorescent Lights								
	Fluorescent	6%			2038	* *	10	\$13,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices								
	Explanation : T-5 Lamps								
	Incandescent	80%			2028	\$2,973,600	2	\$4,200	
	LED	12%			2041	* *			
Egress Lighting									
	Emergency, Service	47%			2033	\$73,600	1		
	Emergency, Battery	3%			2033	\$12,800	10	\$1,700	
	Exit, LED	5%			2061	* *	1		
	Exit, Service	45%			2033	\$49,300	1		
Exterior Lighting									
	HID	15%			2033	\$177,800	10	\$100	
	No Component	85%							
Alarm									
Security System									
	Generic	100%			2033	\$477,000	1	\$88,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Galleries, Basement, Hallways, Storage, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2038	* *	1-3	\$146,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

Heating

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

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								
	Plant Campus Steam / PRV	100%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam From Wing H							
Conversion Equipment									
	Heat Exchanger, Shell & Tube	10%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 2 Units							
	No Component	90%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Steam From Wing H							
Distribution									
	Hot Wtr Piping/Pump	10%			2041	* *	4	\$1,800	
	Steam Piping/Pump	90%	0-2	\$54,900	2043	* *			
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	55%	0-2	\$105,200	2028	\$263,000	1	\$72,600	
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Inside The Units, Various Locations							
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
	Air Handler	20%			2038	* *	1	\$29,300	
	Convactor/Radiator	20%			2031	\$41,600	1	\$15,300	
	Unit Heater - Steam	5%			2038	* *	4	\$1,600	
Air Conditioning									
	Energy Source								
	Electricity	20%			2041	* *	1		
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Chilled Water Is From Wing H							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J

Asset # : 4119

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	5%	2-4	\$139,300	2043	* *	2	\$600	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 4 Units, Roof Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : Obsolete Unit, They Are On Extended Life Time.							
	Split Unit	10%			2038	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : 4 Units, Roof							
	Window/Wall Unit	5%			2028	\$48,100	1		
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Explanation : Chilled Water Is From Wing H							
Distribution									
	CW & CHW Wtr Pipe/Pump	80%	0-2	\$3,300	2043	* *	4	\$9,300	
		Corroded, Extent : Moderate, Area Affected : 15% Location : Various Locations Insul. Deteriorating, Extent : Moderate, Area Affected : 10% Location : Various Locations							
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2028	\$591,600	1	\$88,000	
	Air Handler/Cool/Ht	20%			2038	* *	1	\$29,300	
	Fan Coil - 2 Pipe	10%			2038	* *	1	\$7,700	
	No Component	10%							
Heat Rejection									
	Dry Cooler	10%			2038	* *	2	\$16,500	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	2%	0-2	\$22,300	LIFE	* *	2-5	\$2,600	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 90% Location : Basement							
	Ductwork/Diffusers	98%			LIFE	* *	2-5	\$129,500	
Exhaust Fans									
	Interior	90%			2033	\$1,014,200	2	\$6,500	
	Roof	10%			2033	\$49,300	2	\$700	
Plumbing									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2043	* *	1		
	Galvanized Steel	6%	0-2	\$9,700	2031	\$194,600	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
	Galvanized Steel	24%			2031	\$778,500	1		
Water Heater With Tanks									
	Gas Fired	50%			2026	\$18,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 2 Units							
	No Component	50%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Hot Water Is From H Wing.							
HW Heat Exchanger									
	Steam Fired	100%			2053	* *	4	\$35,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 1 Unit							
Sanitary Piping									
	Cast Iron	10%	Now	\$6,400	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : 2nd Floor Mechanical Room							
	Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	10%	0-2	\$1,800	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
	Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2026	\$7,800	4	\$7,500	
Pool Filter/Treatment									
	Sand	100%			2038	* *	4	\$88,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : C Wing Basement							
		Explanation : 1 Unit							
Sewage Ejector(s)									
	Electric	100%			2038	* *	4	\$14,200	
Backflow Preventer									
	Generic	100%			2033	\$113,500	1	\$14,500	
Fixtures									
	Generic	85%							
	Generic	15%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 6th Floor							

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J

Asset # : 4119

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
Vertical Transport									
Elevators									
	Geared Traction	50%		LIFE		* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 6th Floor							
		Explanation : 2 Units							
	Hydraulic	50%		LIFE		* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1 Unit From Basement To 2nd Floor, 2 Units From Basement To 1st Floor (1 Of Them Is Not In Service).							
		Explanation : 3 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2043	* *	1-5	\$123,900	
Sprinkler									
	No Component	50%							
	Generic	50%			2043	* *	1-2	\$33,200	
Chemical System									
	Generic	100%			2028	\$70,000	1-3	\$323,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Kitchen							
		Explanation : 1 Set Covers 80 Square Feet							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN MUSEUM WEST WINGS A AND B
Address : 200 EASTERN PKWY. @WASHINGTON AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0011.020 / 4120 **Yr Built/Renovated** : 1897 / 2000
Area Sq Ft : 67,980 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Oct-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Roof, Floors 1,2,3,4,Att
Block : 1183 **Lot** : 26 **BIN** : 3029667

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,785,700	\$582,600
Interior Architecture		\$125,600
Electrical	\$971,800	\$404,000
Mechanical	\$2,365,300	
Site Enclosure	\$65,800	
Total	\$5,188,600	\$1,112,200
Importance Code A	\$1,785,700	\$582,600
Importance Code B	\$3,402,900	\$469,200
Importance Code C		\$60,400
Total	\$5,188,600	\$1,112,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$37,700		\$17,000
Interior Architecture		\$60,700	\$3,000	
Electrical	\$8,400	\$10,400	\$9,200	\$53,300
Mechanical	\$26,000	\$10,700	\$18,600	\$60,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$38,400	\$123,400	\$34,700	\$134,600
Importance Code A		\$37,700		\$17,000
Importance Code B	\$38,400	\$85,800	\$34,700	\$117,600
Importance Code C				
Total	\$38,400	\$123,400	\$34,700	\$134,600



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A AND B
Asset # : 4120

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	40%	4+	\$153,900	LIFE	**	5	\$34,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Throughout South Facade									
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Throughout South Facade									
	Masonry: Limestone	55%			LIFE	**	5	\$36,000	
	Metal Panel	5%			2043	**	5-10	\$30,000	
Windows									
	Metal Clad	100%	Now	\$1,294,100	2058	**	5	\$75,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Along Eastern Parkway									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Along Eastern Parkway									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Along Eastern Parkway									
Parapets									
	Masonry: Brick	40%			LIFE	**	5	\$2,000	
	Masonry: Limestone	50%			LIFE	**	5	\$3,100	
	Metal Rail	10%			2046	**	5-10	\$8,900	
Roof									
	IRMA/Protected Membrane	10%			2038	**	10	\$8,800	
	Metal Panel	20%			2046	**	10	\$32,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Metal Roof Section Between Parapet And Skylight									
Explanation : Rubber Membrane Over Metal Roof									
	Plaza Roof: Stone Panels	15%	Now	\$72,700	2043	**			
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Ziggurat									
Explanation : Cracking, Sealant Failure									
	Single Ply Membrane	5%			2033	\$96,600	10	\$4,400	
	Skylight, Metal/Glass	5%	Now	\$265,000	2053	**			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%									
Location : At Intersection With Ziggurat									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : At Intersection Of Ziggurat And Lower Roof									
	Skylight, Metal/Glass	10%			2053	**	10	\$29,300	
	Sloped Glazing	35%			LIFE	**	5	\$410,600	

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A AND B
Asset # : 4120

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	20%			2032	\$452,200	3	\$35,800	
	Cast in Place Concrete	25%			LIFE	* *	5	\$65,200	
	Ceramic Tile	5%			2042	* *	5	\$6,000	
	Granite Panels	5%			LIFE	* *	5	\$4,500	
	Vinyl Tile	20%			2038	* *	3	\$8,900	
	Wood	25%			2061	* *	5	\$55,900	
Interior Walls									
	Gypsum Board	65%			LIFE	* *	5	\$60,400	
	Plaster	35%			LIFE	* *	5	\$16,300	
Ceilings									
	AcousTileSusp.Lay-In	30%			2046	* *	5	\$35,800	
	Glass: Susp Panels	20%			LIFE	* *			
	Gypsum Board	20%			LIFE	* *	5	\$29,800	
	Plaster	30%			LIFE	* *	5	\$22,400	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2068	* *			
Free Standing Walls									
	Cast in Place Concrete	100%			2068	* *			
Retaining Walls									
	Cast in Place Concrete	50%	2-4	\$65,800	2068	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : South Side Of Building							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : South Side Of Building							
	Masonry: Fieldstone	50%			2053	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : North Side Of Building							
		Explanation : This Is Actually Granite Clad Retaining Walls							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2038	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2038	* *			
Parking/Driveway									
	Asphalt	100%			2036	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	\$300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A AND B
Asset # : 4120

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	90%			2033	\$60,600	1		
	Conduit	10%			2043	* *	1		
Panelboards									
	Molded Case Bkrs	20%			2041	* *	5	\$400	
	Molded Case Bkrs	80%			2032	\$34,200	5	\$1,400	
Wiring									
	Thermoplastic	10%			2043	* *	1		
	Thermoplastic	90%			2033	\$58,100	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$148,500	5	\$500	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2031	\$9,200	1	\$20,900	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2028	\$118,900	10	\$6,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : T-12 Lamps							
	Incandescent	80%			2028	\$852,800	2	\$1,200	
	LED	10%			2041	* *			
Egress Lighting									
	Emergency, Service	50%			2028	\$22,400	1		
	Exit, Service	50%			2028	\$15,700	1		
Exterior Lighting									
	HID	20%			2038	* *	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2033	\$136,800	1	\$25,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Basement, Galleries, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2038	* *	1-3	\$41,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

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

Heating

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A AND B
Asset # : 4120

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								
	Plant Campus Steam / PRV	100%			2043	**	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
			Explanation : Steam From H Wing						
Distribution									
	Steam Piping/Pump	100%			2043	**			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
			Explanation : Steam Supply From H Wing						
Terminal Devices									
	Air Handler	70%	0-2	\$479,900	2043	**	1	\$26,500	
			Obsolete Equipment, Extent : Moderate, Area Affected : 100%						
			Location : 2nd Floor West Wing Mechanical Room						
			On Extended Life, Extent : Moderate, Area Affected : 100%						
			Location : Mechanical Room						
	Convector/Radiator	20%			2038	**	1	\$4,400	
	Fan Coil Unit/Heat	10%			2028	\$180,700	1	\$2,200	
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2043	**	4	\$3,400	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2028	\$1,413,900	1	\$42,000	
			On Extended Life, Extent : Moderate, Area Affected : 100%						
			Location : 2nd Floor West Wing Mechanical Wing						
Ventilation									
Distribution									
	Ductwork/Diffusers	10%	0-2	\$16,000	LIFE	**	2-5	\$3,800	
			Insul. Deteriorating, Extent : Moderate, Area Affected : 20%						
			Location : Basement And Various Locations						
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$34,100	
Exhaust Fans									
	Interior	90%			2028	\$290,900	2	\$1,900	
	Roof	10%			2033	\$14,100	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2043	**	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A AND B
Asset # : 4120

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2028	\$38,200	4	\$2,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor West Wing Mechanical Room							
		Explanation : 2 Sets							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 5th Floor							
		Explanation : 1 Unit In B Wing							
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$35,500	
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$19,000	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN MUSEUM WING H
Address : 200 EASTERN PKWY. @WASHINGTON AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0011.030 / 4121 **Yr Built/Renovated** : 1985 /
Area Sq Ft : 85,834 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Oct-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6
Block : 1183 **Lot** : 26 **BIN** : 3029667

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$412,100	\$1,602,400
Interior Architecture	\$67,100	\$244,200
Electrical	\$810,400	\$869,600
Mechanical	\$1,620,500	\$2,460,000
Total	\$2,910,100	\$5,176,200
Importance Code A	\$412,100	\$2,404,300
Importance Code B	\$2,498,100	\$2,636,600
Importance Code C		\$135,300
Total	\$2,910,100	\$5,176,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$37,600			\$4,100
Interior Architecture	\$43,600	\$25,100	\$11,900	\$15,900
Electrical	\$14,000	\$19,900	\$15,600	\$84,900
Mechanical	\$270,700	\$60,700	\$86,200	\$104,200
Site Pavements	\$33,700			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$417,300	\$123,500	\$131,400	\$226,900
Importance Code A	\$46,100	\$8,500	\$8,500	\$12,800
Importance Code B	\$371,300	\$115,000	\$114,400	\$214,100
Importance Code C			\$8,600	
Total	\$417,300	\$123,500	\$131,400	\$226,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

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								
Metal Coiling Doors	1%			2038	**	5	\$4,200	
Pre-Cast Concrete	99%	2-4	\$261,000	LIFE	**	5	\$436,400	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : South Side Of Building								
Windows								
Aluminum	55%			2049	**	5	\$11,500	
Metal Louvers	45%	4+	\$56,000	2042	**			
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : South Side Base Of Building								
Parapets								
Pre-Cast Concrete	100%	Now	\$95,100	LIFE	**	5	\$34,300	
Expansion Joint Failure, Extent : Moderate, Area Affected : 30%								
Location : South Facade								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Roof								
IRMA/Protected Membrane	94%	Now	\$23,300	2033	\$1,166,000			
Broken Paver Blocks, Extent : Light, Area Affected : 2%								
Location : Roof								
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Single Ply Membrane	5%			2038	**	10	\$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Westside Of Building								
Explanation : Entry Vestibule Roof								
Skylight, Plastic	1%			2046	**	1		
Soffits								
Stucco Cement	100%	2-4	\$14,300	2038	**	5	\$7,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Mechanical Vent Setbacks								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Vent Setbacks								
Interior								
Floors								
Carpet	15%			2032	\$380,900	3	\$30,100	
Cast in Place Concrete	10%			LIFE	**	5	\$29,300	
Ceramic Tile	5%			2042	**	5	\$6,700	
Quarry Tile	5%			2046	**	5	\$10,000	
Terrazzo	10%	Now	\$67,100	LIFE	**	5	\$10,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Foyer And Door Thresholds								
Vinyl Tile	55%	4+	\$43,600	2038	**	3	\$27,600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Various Locations								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%			2042	* *	5	\$17,100	
	Concrete Masonry Unit	15%			LIFE	* *	5	\$10,300	
	Gypsum Board	65%			LIFE	* *	5	\$66,800	
	Wood	10%			LIFE	* *	5	\$68,500	
Ceilings									
	AcousTile,Adhered	10%			2038	* *	5	\$13,400	
	AcousTileSusp.Lay-In	15%			2046	* *	5	\$20,100	
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$2,100	
	Gypsum Board	65%			LIFE	* *	5	\$108,800	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2068	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2068	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2038	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Southside Of Building									
Parking/Driveway									
	Asphalt	85%			2036	* *			
	Cast in Place Concrete	15%			2038	* *			
Activity Yard									
	Cast in Place Concrete	20%			2038	* *			
	Pavers/Stone	80%	Now	\$33,700	2036	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Staff Entry Plaza									

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	65%			2033	\$31,500	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : Two 2,500 Ampere, One 3,000 Ampere And One 4,000 Ampere Main Disconnect Switches							
	Fused Disc Sw	35%			2043	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Two 3,000 Ampere Main Disconnect Switches							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

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									
Transformers									
	Dry Type	60%			2038	**	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Four Units At 1,000 Kilovolt Amperes, Two Units At 750 Kilovolt Amperes, 480/277 Volts									
	Dry Type	40%			2046	**	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Two 1,000 Kilovolt Amperes, One 750 Kilovolt Amperes, 480/277 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	90%			2043	**	5	\$300	
	Molded Case Bkrs	10%			2043	**	5	\$200	
Raceway									
	Conduit	90%			2043	**	1		
	Conduit	10%			2053	**	1		
Panelboards									
	Fused Disc Sw	5%			2041	**	5	\$100	
	Molded Case Bkrs	20%			2049	**	5	\$500	
	Molded Case Bkrs	75%			2041	**	5	\$1,700	
Wiring									
	Thermoplastic	10%			2053	**	1		
	Thermoplastic	90%			2043	**	1		
Motor Controllers									
	Locally Mounted	5%			2031	\$12,400	5		
	Motor Control Center	60%			2031	\$148,500	5	\$1,400	
	Motor Control Center	30%			2038	**	5	\$700	
	Variable Frequency Drive	5%			2038	**			
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2038	**	1	\$26,400	
Generators									
	Diesel	100%			2036	**	1	\$33,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : Emergency Generator Rated At 750 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$2,600	5	\$3,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

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
Stand-by Power									
Fuel Storage									
	Day Tank	3%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 60 Gallons Rated Capacity									
	Main Tank	97%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Underground									
Explanation : 2,000 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	5%			2033	\$75,100	10	\$3,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Basement									
Explanation : Compact Fluourescent Lamps									
	Fluorescent	45%			2028	\$675,800	10	\$35,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Offices, Storage, Basement									
Explanation : T-12 Lamps									
	Fluorescent	10%			2033	\$150,200	10	\$7,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways									
Explanation : T-8 Lamps									
	Incandescent	10%			2028	\$134,600	2	\$200	
	LED	30%			2041	* *			
Egress Lighting									
	Emergency, Service	10%			2038	* *	1		
	Emergency, Service	40%			2028	\$22,700	1		
	Exit, Service	30%			2028	\$11,900	1		
	Exit, Service	20%			2038	* *	1		
Exterior Lighting									
	HID	20%			2033	\$85,900	10	\$100	
	No Component	80%							
Alarm									
Security System									
	Generic	100%			2033	\$172,700	1	\$32,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Offices, Galleries, Hallways, Basement, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2033	\$237,300	1-3	\$52,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Fuel Oil Pumps And Tanks Are No Longer Used							
Conversion Equipment									
	Steam Boiler	100%			2031	\$801,900	1	\$85,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Units. 2 Large For Heating, 1 Small For Pre-heat And Hot Water							
Distribution									
	Central Plant Steam Piping/Pmp	100%			2043	* *	4	\$4,200	
Terminal Devices									
	Air Handler	8%	0-2	\$27,700	2028	\$138,500	1	\$3,800	
		Not Energy Efficient, Extent : Moderate, Area Affected : 70%							
		Location : Various Locations							
	Air Handler	62%			2038	* *	1	\$32,900	
	Convector/Radiator	20%	0-2	\$7,500	2031	\$150,500	1	\$5,000	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
	Fan Coil Unit/Heat	10%	0-2	\$11,400	2038	* *	1	\$2,500	
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor Loading Area							
		Explanation : Lack Of Heating Device For Loading Area.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Centrifugal,Compressor Turbine	50%			2042	* *	1	\$46,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units, Sub-basement Mechanical Room							
	Centrifugal,Compressor Turbine	50%	0-2	\$35,800	2029	\$357,700	1	\$41,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units, Sub-basement Mechanical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement Mechanical Room							
		Explanation : Not Efficient Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$3,000	2033	\$148,800	4	\$4,200	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Roof							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	30%			2038	* *	1	\$15,900	
	Air Handler/Cool/Ht	70%			2028	\$1,249,600	1	\$37,200	
Heat Rejection									
	Water Cooling Tower	50%	Now	\$11,600	2031	\$232,400	2	\$34,600	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
	Water Cooling Tower	50%	Now	\$23,200	2027	\$232,400	2	\$34,600	
		Damaged, Extent : Moderate, Area Affected : 5%							
		Location : 1 Out Of 2 Units, Roof.							
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : 1 Out Of 2 Units, Roof.							
Ventilation									
Distribution									
	Ductwork/Diffusers	20%	0-2	\$16,200	LIFE	* *	2-5	\$9,600	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 80%							
		Location : Basement							
	Ductwork/Diffusers	15%	0-2	\$12,100	LIFE	* *	2-5	\$7,200	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 40%							
		Location : Various Locations							
	Ductwork/Diffusers	65%			LIFE	* *	2-5	\$31,100	
Exhaust Fans									
	Interior	95%			2033	\$387,600	2	\$2,500	
	Roof	5%			2038	* *	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	75%			2043	* *	1		
	Galvanized Steel	25%			2031	\$293,600	1		
Water Heater With Tanks									
	Gas Fired	100%	0-2	\$22,000	2033	\$36,600	2		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 2 Obsolete Units							
HW Heat Exchanger									
	Steam Fired	100%			2053	* *	4	\$12,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 2 Units							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Sanitary Piping	Cast Iron	10%	0-2	\$5,800	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Sub-basement							
	Cast Iron	90%			LIFE	**	1		
Storm Drain Piping									
Cast Iron		30%	0-2	\$1,900	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Roof							
	Cast Iron	70%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2038	**	4	\$5,100	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100% Location : 2 Passenger Units From Basement To 5th Floor, 1 Freight Unit From Basement To 6th Floor Explanation : 3 Units. 2 Passenger, 1 Freight							
Fire Suppression									
Standpipe									
	Generic	100%			2043	**	1-5	\$44,900	
Sprinkler									
No Component		60%							
	Generic	40%			2053	**	1-2	\$9,600	
Fire Pump									
	Generic	100%			2036	**	1	\$16,000	
Chemical System									
	Generic	100%			2031	\$87,500	1-3	\$404,500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Kitchen Explanation : 1 Set Covers 100 Square Feet							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : CARNEGIE HALL
Address : 881 7TH AVE @W. 57 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0027.000 / 2399 **Yr Built/Renovated** : 1891 / 2013
Area Sq Ft : 298,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-Apr-2022 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,7,8,9,12,16,Ph,Mez
Block : 1009 **Lot** : 1 **BIN** : 1023449

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$7,494,300	\$997,700
Interior Architecture	\$318,900	\$2,667,500
Electrical	\$287,400	\$1,069,200
Mechanical	\$11,330,800	\$6,700,300
Total	\$19,431,400	\$11,434,600
Importance Code A	\$7,494,300	\$997,700
Importance Code B	\$11,937,100	\$8,851,800
Importance Code C		\$1,585,100
Total	\$19,431,400	\$11,434,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$23,500		\$35,500
Interior Architecture		\$36,800	\$16,800	\$8,800
Electrical	\$49,200	\$54,100	\$57,600	\$60,900
Mechanical	\$271,400	\$111,100	\$257,800	\$194,000
Elevators/Escalators	\$196,200	\$196,200	\$196,200	\$196,200
Total	\$516,800	\$421,700	\$528,400	\$495,400
Importance Code A		\$25,600		\$36,400
Importance Code B	\$516,800	\$396,100	\$517,800	\$459,000
Importance Code C			\$10,600	
Total	\$516,800	\$421,700	\$528,400	\$495,400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%	Now	\$475,900	LIFE	* *	5	\$174,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : N/A, Area Affected : 80%								
	Location : Throughout Facades								
	Explanation : Most Facades Are Covered By Construction Netting. Observation Based On Building Engineering Staff								
	Masonry: Brick	80%	Now	\$6,856,600	LIFE	* *	5	\$178,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Other Observation, Extent : N/A, Area Affected : 80%								
	Location : Throughout								
	Explanation : Most Facades Are Covered By Construction Netting. Observation Based On Building Engineering Staff								
	Masonry: Granite	3%			LIFE	* *	5	\$5,000	
	Window Wall	7%			2053	* *	5	\$58,600	
Windows									
	Metal Louvers	5%			2042	* *	10	\$10,600	
	Wood	95%			2041	* *	5	\$323,600	
Parapets									
	Cast Stone/Terra Cotta	80%			LIFE	* *	5	\$66,500	
	Other Observation, Extent : N/A, Area Affected : 5%								
	Location : Around Plaza Roof								
	Explanation : Portion Wrapped In Metal Panel								
	Metal Rail	20%			2046	* *	5-10	\$38,800	
Roof									
	Green, Roof Inaccessible	30%			LIFE	* *			
	IRMA/Protected	20%			2033	\$416,400	10	\$16,400	
	Membrane								
	Plaza Roof: Stone Panels	40%			2059	* *			
	Plaza Roof: Stone Panels	5%			2053	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 8th Floor Plaza Roof								
	Explanation : Actual Material Is Wood Slats Plaza At Perimeter								
	Skylight, Metal/Glass	5%			2059	* *	10	\$13,700	
Soffits									
	Glass: Special Gauge	40%			LIFE	* *	1		
	Metal Panel	60%			2053	* *	5-10	\$22,600	

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

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	15%			2029	\$1,415,600	3	\$93,300	
Cast in Place Concrete	5%			LIFE	**	5	\$45,400	
Ceramic Tile	3%			2042	**	5	\$12,400	
Granite Panels	10%			LIFE	**	5	\$31,100	
Quarry Tile	1%			2046	**	5	\$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Sheet Vinyl/Rubber	2%			2033	\$581,800	5	\$12,400	
Traffic Topping	1%			2038	**	5	\$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : Location Noted								
Vinyl Tile	5%			2041	**	3	\$7,800	
Wood	58%			2061	**	5	\$451,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$21,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$8,400	
Fabric on Framing	3%			2034	\$1,373,900	5	\$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Practice Rooms								
Explanation : Acoustical Panels								
Glass: Single Pane	3%			LIFE	**	5	\$9,500	
Gypsum Board	50%			LIFE	**	5	\$126,700	
Plaster	14%			LIFE	**	5	\$17,700	
Plaster	10%			LIFE	**	5	\$12,700	
Wood	5%			LIFE	**	5	\$84,500	
Ceilings								
AcousTileSusp.Lay-In	10%			2046	**	5	\$41,500	
AcousTileSusp.Lay-In	35%			2046	**	5	\$145,300	
Exposed Struc: Concrete	5%			LIFE	**	5	\$3,200	
Gypsum Board	20%			LIFE	**	5	\$103,800	
Plaster	15%			LIFE	**	5	\$38,900	
Plaster	15%			LIFE	**	5	\$38,900	
Site Enclosure								
Fence/Gates								
Glass: Special Gauge	50%			LIFE	**			
No Component	50%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter								
Explanation : Sidewalk Shed In Use								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

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%			2053	* *	5	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Rooms A 56th Street, B 7th Avenue, C 57th Street								
Explanation : 3 Main Service Disconnect Switches Rated At 5,000 Amperes, 4,000 Amperes And 2,000 Amperes								
Transformers								
Dry Type	90%			2046	* *	5	\$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical And Electrical Room B								
Explanation : 20 Kilovolt Amperes 240/480 Volts And 75 Kilovolt Amperes 480/208/120 Volts								
Dry Type	10%			2031	\$106,800	5	\$100	
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Rooms A, B, C								
Explanation : 17 Vertical Sections								
Raceway								
Conduit	20%			2033	\$56,700	1		
Conduit	80%			2053	* *	1		
Panelboards								
Fused Disc Sw	20%			2049	* *	5	\$1,400	
Fused Disc Sw	10%			2032	\$19,300	5	\$700	
Molded Case Bkrs	60%			2049	* *	5	\$4,700	
Molded Case Bkrs	10%			2032	\$19,300	5	\$800	
Wiring								
Thermoplastic	80%			2053	* *	1		
Thermoplastic	20%			2033	\$57,500	1		
Motor Controllers								
Locally Mounted	10%			2038	* *	5	\$200	
Motor Control Center	30%			2038	* *	5	\$2,400	
Variable Frequency Drive	60%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - 57th Street Water Supply Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	\$91,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

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
Stand-by Power									
Generators									
	Diesel	100%			2042	* *	1	\$115,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof Generator Enclosure									
Explanation : Emergency Generator Rated At 937 Kilovolt Amperes									
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$11,000	
Fuel Storage									
	Day Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof Generator Enclosure									
Explanation : 300 Gallon Capacity									
	Main Tank	50%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 275 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	60%			2038	* *	10	\$164,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2038	* *	10	\$13,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Corridors, Eighth Floor Vestibules									
	Fluorescent	10%			2038	* *	10	\$27,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout Upper Floors									
	HID	5%			2033		10	\$500	
	Incandescent	10%			2033	\$467,300	2	\$700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Locations Throughout									
Explanation : Includes Decorative Fixtures									
	LED	10%			2038	* *			
Egress Lighting									
	Emergency, Service	40%			2038	* *	1		
	Emergency, Battery	10%			2038	* *	10	\$7,200	
	Exit, LED	40%			2061	* *	1		
	Exit, Battery	10%			2038	* *	10	\$2,000	
Exterior Lighting									
	HID	3%			2038	* *	10		
	Incandescent	20%			2033	\$342,400	2	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior- Marquee									
Explanation : Halogen Bulbs									
	LED	2%			2038	* *			
	No Component	75%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
	Security System								
	Generic	98%			2038	* *	1	\$109,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Generic	2%			2038	* *	1	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Exit Doors							
		Explanation : Door Contact Alarms							
Fire/Smoke Detection									
	Generic, Digital	90%			2038	* *	1-3	\$165,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Horns, Smoke Detection.							
	Generic, Digital	10%			2028	\$82,400	1-3	\$18,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Fire Alarm Sub Panels							

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								
	Utility Steam	99%			2043	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : From Con Edison							
	Electricity	1%			2059	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Roof - Emergency Generator Enclosure							
		Explanation : For Electric Unit Heaters							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	79%			2036	* *			
			Other Observation, Extent : N/A, Area Affected : 100% Location : Sub-basement And 7th Floor Mechanical Room Explanation : Quantity: 6, Steam / Hw Heat Exchangers Serving Several Air Handling Units, Fan Coils And Perimeter Radiation						
	Pres. Reducing Valve/LP Steam	20%			2036	* *	5	\$3,500	
			Other Observation, Extent : N/A, Area Affected : 100% Location : Sub-basement And 7th Floor Mechanical Rooms Explanation : Domestic Hydronic And Domestic Hot Water Heat Exchangers And Main Concert Hall Air Handler Service						
	Radiant Heater	1%			2038	* *	2	\$1,400	
			Other Observation, Extent : N/A, Area Affected : 100% Location : Main Roof - Emergency Generator Enclosure Explanation : Electric Unit Heaters						
Distribution									
	Hot Wtr Piping/Pump	90%			2049	* *	4	\$19,800	
	Steam Piping/Pump	10%			2043	* *			
Terminal Devices									
	Convactor/Radiator	50%			2046	* *	1	\$48,100	
			Other Observation, Extent : N/A, Area Affected : 100% Location : Building Perimeter Explanation : Perimeter Fin Tube Radiation						
	Fan Coil Unit/Heat	1%			2038	* *	1	\$1,000	
			Other Observation, Extent : N/A, Area Affected : 100% Location : Main Lobby, Service Entrance Explanation : Main Lobby: Air Curtains, Ceiling Fan Coils; Service Entrance: Cabinet Heater						
	No Component	49%							
			Other Observation, Extent : N/A, Area Affected : 0% Location : Concert Halls, Core Spaces Explanation : See Terminal Devices Under Air Conditioning						
Controls									
	Digital	85%			2026	\$7,797,800			
	Pneumatic	15%			2027	\$926,000			
			Other Observation, Extent : N/A, Area Affected : 100% Location : Main Concert Hall Explanation : Air Handling Systems For Main Concert Hall						
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	55%			2029	\$3,582,000	1	\$177,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Sub-basement - Chiller Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement - Chiller Room							
		Explanation : Quantity: 2, 386 Tons Each							
	Centrifugal, Elec Chiller	40%			2036	* *	1	\$129,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement - Chiller Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Chiller Room							
		Explanation : Quantity: 2, 290 Tons Each							
	Interior Pkg Unit - Cooling	1%			2031	\$50,500	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 8th Floor Elevator Machine Room							
		Explanation : Water Cooled Packaged Unit, 2 Tons							
	Interior Pkg Unit - Cooling	4%			2034	\$202,100	2	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Telecommunication Room							
		Explanation : Quantity: 2, Water Cooled Packaged Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	5%			2043	* *	4	\$700	
	CW & CHW Wtr Pipe/Pump	25%			2053	* *	4	\$5,500	
	Ductwork/Diffusers	70%			LIFE	* *	2	\$271,400	
Terminal Devices									
	Air Handler/Cool/Ht	79%			2038	* *	1	\$145,600	
	Air Handler/Cool/Ht	15%			2028	\$929,700	1	\$27,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Main Concert Hall Supply Fan With Chilled Water And Steam Coils							
	Fan Coil - 2 Pipe	1%			2033	\$97,400	1	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Entrance Vestibule							
		Explanation : Ceiling Mounted Units, Qty. 2							
	Fan Coil - 4 Pipe	5%			2033	\$607,500	1	\$4,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Mechanical Closets							
		Explanation : Location Noted							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	Heat Rejection								
	Dry Cooler	2%			2038	* *	2	\$4,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Roof							
		Explanation : Quantity: 2, Main Telecommunication Room Service							
	Water Cooling Tower	98%	0-2	\$79,100	2027	\$1,581,200	2	\$235,100	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Main Roof - Tower Basin							
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Roof							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Main Roof							
Dehumidifier	No Component	99%							
	Generic	1%			2031	\$621,600			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 7th Floor Archive Room							
	Explanation : 1 Dehumidifier And 1 Humidifier								
Ventilation	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$166,200	
	Exhaust Fans								
	Interior	60%			2033	\$850,000	2	\$5,500	
	Roof	40%			2033	\$247,900	2	\$3,700	
Plumbing	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2053	* *	4	\$44,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 7th Floor Mechanical Room And Sub-basement Mechanical Room							
		Explanation : Location Noted							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	90%			2033	\$57,600	4	\$8,500	
	Submersible	10%			2026	\$1,000	4	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement Corridor, 57th Street Water Supply Room							
		Explanation : Location Noted							
	Sewage Ejector(s)								
Electric	100%				2033	\$167,200	4	\$17,800	
Backflow Preventer									
Generic	100%				2033	\$142,700	1	\$18,300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	60%		LIFE		**			
		Other Observation, Extent : Light, Area Affected : 100% Location : 2 Units From 1st To 15th Floor, 3 Units From 1st To 12th Floor, 1 Unit From 9th To 15th Floor, 1 Unit From Basement To 6th Floor Explanation : 7 Units							
	Hydraulic	40%		LIFE		**			
		Other Observation, Extent : Light, Area Affected : 100% Location : 2 Units From Basement To 5th Floor, 1 Unit From Basement To 2nd Floor, 1 Unit From 1st To 4th Floor, 1 Unit From Basement To 1st Floor Explanation : 5 Units							
Escalators									
	Under 20' Rise	100%		LIFE		**			
		Other Observation, Extent : N/A, Area Affected : 10% Location : Main Concert Hall Lobby Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%		2053		**	1-5	\$150,300	
	Sprinkler								
	No Component	15%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : No Sprinkler In Main Concert Hall Explanation : Location Noted							
	Generic	85%		2053		**	1-2	\$71,000	
Fire Pump									
	Generic	100%		2042		**	1	\$55,700	
Chemical System									
	Wet	100%		2028		\$96,200	1-3	\$510,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : 2nd And 9th Floor Kitchens Explanation : 2nd Floor Kitchen: 40 Square Foot Hood (10x4); 9th Floor Kitchen: 70 Square Foot Hood (14x5).							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : CITYSPIRE, CITY UNIT COMMERCIAL CONDOMINIUM
Address : 150 WEST 56TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0051.000 / 15212 **Yr Built/Renovated** : 1987 /
Area Sq Ft : 10,453 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 27-Apr-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,4
Block : 1008 **Lot** : 1103 **BIN** : 1076177

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical	\$15,200	\$91,300
Mechanical		\$408,700
Total	\$15,200	\$500,000
Importance Code B	\$15,200	\$500,000
Total	\$15,200	\$500,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				\$8,600
Interior Architecture		\$5,000	\$1,200	\$1,900
Electrical	\$600	\$600	\$800	\$11,800
Mechanical	\$3,300	\$3,100	\$4,100	\$4,200
Total	\$3,900	\$8,700	\$6,100	\$26,500
Importance Code A			\$300	\$8,600
Importance Code B	\$3,900	\$8,700	\$5,400	\$17,900
Importance Code C			\$300	
Total	\$3,900	\$8,700	\$6,100	\$26,500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
CITYSPIRE, CITY UNIT COMMERCIAL CONDOMINIUM
Asset # : 15212

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									
	Cement - Fiber Panel	100%			2038	**	10	\$8,600	
Windows									
	Aluminum	90%			2049	**	5		
	Metal Louvers	10%			2042	**	10		
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior Stairs									
Explanation : Covers Fire Escape And Stairs									
Interior									
Floors									
	Carpet	25%			2032	\$71,600	3	\$6,200	
	Cast in Place Concrete	50%			LIFE	**	5	\$18,100	
	Ceramic Tile	10%			2042	**	5	\$1,700	
	Sheet Vinyl/Rubber	15%			2038	**	5	\$3,700	
Interior Walls									
	Cast in Place Concrete	35%			LIFE	**			
	Ceramic Tile	5%			2042	**	5	\$600	
	Concrete Masonry Unit	25%			LIFE	**	5	\$1,300	
	Gypsum Board	35%			LIFE	**	5	\$2,700	
Ceilings									
	AcousTileSusp.Lay-In	35%			2046	**	5	\$5,800	
	Exposed Struc: Concrete	50%			LIFE	**	5	\$1,300	
	Gypsum Board	15%			LIFE	**	5	\$3,100	
Site Pavements									
On-Site Walkways									
	Steel Plate	100%			LIFE	**	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior Stairs									
Explanation : Fire Escape And Stairs									

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%			2053	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement Electrical Room									
Explanation : One Main Service Switch Rated 800 Amperes For Qubic Building									
Transformers									
	Dry Type	100%			2046	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement Electrical Room									
Explanation : One 150 Kilovolt Amperes 208/277/480 Volts									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CITYSPIRE, CITY UNIT COMMERCIAL CONDOMINIUM
Asset # : 15212

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2053	* *	5		
	Raceway								
	Conduit	100%			2053	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2049	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2053	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2046	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	55%			2033	\$83,700	10	\$5,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2033	\$7,600	10	\$500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2028	\$15,200	10	\$1,000	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 3rd Floor							
	LED	30%			2038	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor And Basement							
		Explanation : LED Light Fixturs							
	Egress Lighting								
	Emergency, Battery	50%			2028	\$8,600	10	\$1,300	
	Exit, Battery	50%			2038	* *	10	\$400	
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	\$26,300	1-3	\$6,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Strobs And Speakers Connected To The Main Building Fire Alarm Panel							

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

Heating

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CITYSPIRE, CITY UNIT COMMERCIAL CONDOMINIUM
Asset # : 15212

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								
	Utility Steam	100%			2043	**	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : Steam From Con Edison						
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2042	**	5	\$600	
	Distribution								
	Steam Piping/Pump	100%			2043	**			
	Terminal Devices								
	Air Handler	100%			2038	**	1	\$6,500	
	Controls								
	Digital	100%			2031	\$293,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2042	**	1	\$11,300	
			R-410a Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Basement						
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$800	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2038	**	1	\$6,500	
	Heat Rejection								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,800	
	Exhaust Fans								
	Interior	100%			2038	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	Water Heater With Tanks								
	Electric	100%			2032	\$115,500	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : Two 120 Gallon Units						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Not Accessible	100%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
CITYSPIRE, CITY UNIT COMMERCIAL CONDOMINIUM
Asset # : 15212

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$5,300	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$2,900	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Address : 107 SUFFOLK STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0045.000 / 14804 **Yr Built/Renovated** : 1900 /
Area Sq Ft : 90,300 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5
Block : 353 **Lot** : 54 **BIN** : 1004301

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$5,050,500	\$357,400
Electrical	\$230,200	\$958,700
Mechanical		\$337,800
Total	\$5,280,700	\$1,653,800
Importance Code B	\$3,616,000	\$1,575,900
Importance Code C	\$1,664,700	\$78,000
Total	\$5,280,700	\$1,653,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$38,400		\$50,000	\$1,300
Interior Architecture	\$45,700		\$7,500	\$3,700
Electrical	\$40,800	\$2,600	\$11,200	\$2,800
Mechanical	\$14,000	\$7,200	\$40,600	\$9,300
Site Pavements	\$14,100			
Total	\$153,000	\$9,900	\$109,300	\$17,200
Importance Code A	\$42,900	\$4,500	\$54,700	\$5,800
Importance Code B	\$105,500	\$5,400	\$54,600	\$11,400
Importance Code C	\$4,600			
Total	\$153,000	\$9,900	\$109,300	\$17,200



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 OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

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	\$36,500	
	Masonry: Granite	2%			LIFE	**	5	\$800	
	Masonry: Limestone	23%	4+	\$18,400	LIFE	**	5	\$9,000	
	Graffiti, Extent : Moderate, Area Affected : 2%								
	Location : Lower Facades								
	Metal Panel	5%			2052	**	5-10	\$17,900	
Windows									
	Aluminum	75%			2048	**	5	\$2,600	
	Wood	25%			2040	**	5	\$8,700	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$5,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : On Parapet Walls								
	Explanation : Bluestone Copings								
	Masonry: Brick	90%	4+	\$15,700	LIFE	**	5	\$6,300	
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%								
	Location : Main Roof								
Roof									
	Modified Bitumen	70%			2037	**	10	\$31,600	
	Single Ply Membrane	30%			2037	**	10	\$13,500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Sloping Roof Sections								
	Explanation : Synthetic/ Composite Slate Roof Tiles								
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$1,700	

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	20%	Now	\$331,300	LIFE	* *	5	\$87,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Basement								
	Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
	Location : Basement								
	Ceramic Tile	10%	2-4	\$109,800	2035	* *	5	\$10,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Various								
	Mosaic Tile	5%	4+	\$45,700	2037	* *	5	\$12,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : First Floor Lobby Area								
	Sheet Vinyl/Rubber	5%			2037	* *	5	\$15,000	
	Vinyl Tile 9" X 9"	15%	Now	\$116,800	2042	* *	3	\$11,200	
	Adhesion Failure, Extent : Moderate, Area Affected : 40%								
	Location : Various								
	Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
	Location : Corridors								
	Loose Units, Extent : Severe, Area Affected : 75%								
	Location : Various								
	Wood	45%	0-2	\$2,090,900	2060	* *	5	\$84,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Various								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
	Location : Various								
	Uneven Surface, Extent : Moderate, Area Affected : 25%								
	Location : Various								
Interior Walls									
	Ceramic Tile	10%	Now	\$1,047,200	2047	* *	5	\$16,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Toilet Rooms								
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Toilet Rooms								
	Gypsum Board	10%			LIFE	* *	5	\$19,500	
	Plaster	80%	4+	\$617,500	LIFE	* *	5	\$78,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Various								
Ceilings									
	Exposed Struc: Concrete	15%	4+	\$223,300	LIFE	* *	5	\$4,800	
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Various								
	Plaster	85%	2-4	\$513,600	LIFE	* *	5	\$108,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Various								
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Various								

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 OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2067

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

4+

\$9,500

2037

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Suffolk Street, Rivington Street**Misaligned/Bulging, Extent : Moderate, Area Affected : 5%**Location : Suffolk Street*

On-Site Walkways

Cast in Place Concrete

90%

2045

* *

Pavers/Stone

10%

Now

\$4,600

2041

* *

*Other Observation, Extent : Severe, Area Affected : 60%**Location : Exterior Street Entrances**Explanation : Bluestone Steps Are Deteriorating And Needs Pointing*

Parking/Driveway

Asphalt

100%

2041

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2032

\$24,700

5

\$400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Electrical Room**Explanation : One 600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Knife Sw

100%

2-4

\$63,500

2062

* *

5

\$200

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Basement Electrical Room*

Raceway

Conduit

50%

2052

* *

1

Conduit

50%

2032

\$30,700

1

Panelboards

Fused Disc Sw

8%

2031

\$3,900

5

\$200

Fused Disc Sw

2%

2048

* *

5

Fused Knife Sw

10%

0-2

\$4,900

2057

* *

5

\$100

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Molded Case Bkrs

30%

2031

\$14,600

5

\$700

Molded Case Bkrs

50%

2048

* *

5

\$1,200

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	40%	2-4	\$23,500	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Some Other Floors							
	Thermoplastic	30%			2032	\$17,700	1		
	Thermoplastic	30%			2052	* *	1		
Motor Controllers									
	Locally Mounted	10%			2030	\$23,300	5	\$100	
	Variable Frequency Drive	90%			2045	* *			
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
Interior Lighting									
	Fluorescent	80%			2032	\$787,700	10	\$66,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2027	\$98,500	10	\$8,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	LED	10%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2032	\$74,000	10	\$10,900	
	Exit, LED	10%			2067	* *	1		
	Exit, Service	40%			2032	\$12,000	1		
Exterior Lighting									
	HID	5%			2032	\$20,600	10		
	LED	15%			2040	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	10%			2032	\$16,600	1	\$3,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Parking Lot And Lobby							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2032	\$16,600	1	\$3,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							

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Estimates are rounded to the nearest hundred dollars.

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$68,200

1-3

\$16,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Alarm Bell, Manual Pull Box And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Furnace

5%

2037

* *

1

\$2,200

*Other Observation, Extent : Light, Area Affected : 5%**Location : Auditorium**Explanation : 2 Gas Fired Modine Furnaces*

Hot Water Boiler

95%

2045

* *

1

\$42,400

*Other Observation, Extent : Light, Area Affected : 95%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

95%

2048

* *

4

\$4,200

No Component

5%

Terminal Devices

Convactor/Radiator

95%

2045

* *

1

\$27,700

No Component

5%

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Split Unit

20%

2037

* *

Window/Wall Unit

10%

2027

\$33,400

1

No Component

70%

Plumbing

H/C Water Piping

Brass/Copper

70%

2042

* *

1

Galvanized Steel

30%

0-2

\$6,800

2030

\$337,800

1

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Corroded Water Main. Water Pressure Is Low In Upper Floors.*

Water Heater With Tanks

Electric

5%

Now

2032

\$1,200

4

*On Extended Life, Extent : Moderate, Area Affected : 5%**Location : 2 Small Obsolete Units. 2 Bath Rooms*

No Component

95%

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : FLUSHING TOWN HALL
Address : 137-35 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0037.000 / 4380 **Yr Built/Renovated** : 1862 / 2014
Area Sq Ft : 18,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Feb-2022 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4960 **Lot** : 1 **BIN** : 4112147

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$203,500	
Electrical	\$15,700	\$271,200
Mechanical	\$137,600	\$209,600
Total	\$356,800	\$480,900
Importance Code A	\$203,500	
Importance Code B	\$153,400	\$480,900
Total	\$356,800	\$480,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$77,300	\$37,800		\$14,800
Interior Architecture	\$103,900	\$600	\$400	\$15,000
Electrical	\$1,700	\$1,700	\$2,300	\$55,300
Mechanical	\$49,500	\$8,600	\$12,400	\$73,200
Site Enclosure	\$14,000			
Site Pavements	\$1,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$251,600	\$52,700	\$19,100	\$162,200
Importance Code A	\$87,500	\$38,700	\$900	\$15,700
Importance Code B	\$135,900	\$14,000	\$18,200	\$146,500
Importance Code C	\$28,200			
Total	\$251,600	\$52,700	\$19,100	\$162,200



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 OF CULTURAL AFFAIRS - 126

FLUSHING TOWN HALL

Asset # : 4380

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	83%	0-2	\$52,900	LIFE	**	5	\$29,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Near Windows								
	Masonry: Brick Cavity	5%			LIFE	**	5	\$1,800	
	Masonry: Brownstone	2%	0-2	\$2,300	LIFE	**	5	\$500	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Granite	3%			LIFE	**	5	\$800	
	Wood	7%	Now	\$44,000	2046	**	5	\$6,300	1
	Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
	Location : Windows, 2nd Floor Front Balcony								
Windows									
	Aluminum	5%			2049	**	5	\$300	
	Metal Louvers	2%			2042	**	10	\$700	
	Steel	3%			2041	**	5	\$2,200	
	Wood	90%	Now	\$99,300	2049	**	5	\$26,500	1
	Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
	Location : Window Sills								
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$51,300	LIFE	**	5	\$4,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Masonry: Brick	5%			LIFE	**	5	\$300	
	Metal Panel	75%			2053	**	5	\$15,300	
	Metal Rail	10%			2046	**	5-10	\$9,500	
Roof									
	Built-Up (BUR)	5%	Now	\$11,700	2038	**			
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 2%								
	Location : Water Leaking At Gutters								
	Metal Panel	90%			2046	**	10	\$31,000	
	Modified Bitumen	5%	Now	\$19,200	2038	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Mechanical Room, Green Room, Stairs								
Soffits									
	Wood	100%			2038	**	5	\$14,200	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

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	10%	Now	\$32,400	2035	* *	3	\$4,300	
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Offices							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Open Seams							
	Cast in Place Concrete	27%	0-2	\$35,000	LIFE	* *	5	\$16,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
		Location : Throughout Basement							
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	3%			2042	* *	5	\$900	
	Quarry Tile	3%			2046	* *	5	\$1,300	
	Vinyl Tile	7%	Now	\$11,800	2038	* *	3	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Basement							
	Wood	50%			2048	* *	5	\$26,700	
Interior Walls									
	Concrete Masonry Unit	3%	Now	\$3,200	LIFE	* *	5	\$600	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Electrical Room And Gasoline Meter Room In Basement							
	Glass: Single Pane	5%			LIFE	* *	5	\$2,000	
	Gypsum Board	20%			LIFE	* *	5	\$6,400	
	Masonry: Brick	3%	Now	\$16,300	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
	Masonry: Fieldstone	10%			LIFE	* *			
	Plaster	54%			LIFE	* *	5	\$8,600	
	Wood	5%			LIFE	* *	5	\$10,700	
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$5,100	2038	* *	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Embossed Metal	50%			LIFE	* *	5	\$4,300	
	Exposed Struc: Concrete	2%			LIFE	* *	5	\$100	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	38%			LIFE	* *	5	\$9,100	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2068	* *			

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 OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Free Standing Walls								
	Cast in Place Concrete	100%	0-2	\$8,400	2083		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Main Entrance Eroded Joints					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Main Entrance					
				Explanation : Material Is Cast Stone					
	Retaining Walls								
	Cast in Place Concrete	100%	0-2	\$5,600	2053		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout Areaways					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$1,100	2046		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	On-Site Walkways								
	Cast in Place Concrete	20%	4+	\$200	2038		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Pavers/Stone	80%			2042		* *		
	Parking/Driveway								
	Asphalt	80%			2046		* *		
	Cast in Place Concrete	20%			2038		* *		

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%			2033	\$27,200	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2,500 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2033	\$46,500	5	\$100	
	Raceway								
	Conduit	100%			2033	\$39,500	1		
	Panelboards								
	Fused Disc Sw	5%			2032	\$1,100	5		
	Molded Case Bkrs	95%			2032	\$20,300	5	\$500	
	Wiring								
	Thermoplastic	100%			2033	\$35,700	1		
	Motor Controllers								
	Locally Mounted	100%			2031	\$50,800	5	\$100	

Ground

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2033	\$63,000	10	\$3,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices							
	Fluorescent	5%			2028	\$15,700	10	\$800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	50%			2033	\$157,500	10	\$8,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	15%			2033		10	\$100	
	Incandescent	5%			2028	\$14,100	2		
	LED	5%			2041	* *			
Egress Lighting									
	Emergency, Battery	50%			2028	\$16,200	10	\$2,200	
	Exit, LED	10%			2068	* *	1		
	Exit, Service	40%			2028	\$3,300	1		
Exterior Lighting									
	Fluorescent	10%			2028	\$7,700	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Exterior							
	HID	10%			2028	\$9,000	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2033	\$36,200	1	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Interior And Exterior							
		Explanation : Cameras Security System And Interior Intrusion System							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	\$49,800	1-3	\$11,100	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2053	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126

FLUSHING TOWN HALL

Asset # : 4380

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$10,300	2038	**	1	\$8,000	
				Leak Evident, Extent : Severe, Area Affected : 50%					
				Location : Boiler No.2 Has Oil Leak					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 2 Units					
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$2,100	2049	**	4	\$900	
				Leak Evident, Extent : Severe, Area Affected : 100%					
				Location : Pump In The Basement					
				Malfunctioning, Extent : Moderate, Area Affected : 100%					
				Location : Basement. One Circulating Pump Is Not Working					
Terminal Devices									
	Air Handler	30%			2038	**	1	\$3,300	
	Convactor/Radiator	70%			2038	**	1	\$4,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	50%	0-2	\$52,900	2033	\$105,800	2	\$400	
				Not in Service, Extent : Moderate, Area Affected : 100%					
				Location : Multiple Mechanical Defects.					
				Other Observation, Extent : Moderate, Area Affected : 70%					
				Location : Roof					
				Explanation : Using R-22. Capital Project Underway To Replace Unit					
	Exterior Pkg Unit - Cooling	30%			2041	**	2	\$300	
				Other Observation, Extent : Light, Area Affected : 30%					
				Location : On The East Side Ground.					
				Explanation : One Unit					
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2038	**	1	\$11,100	
Heat Rejection									
	Dry Cooler	50%			2033	\$35,400	2	\$6,300	
	Dry Cooler	30%			2041	**	2	\$3,800	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$84,700	LIFE	**	2-5	\$10,000	
				Malfunctioning, Extent : Severe, Area Affected : 25%					
				Location : 4 Damper Motors, Various Locations					
Exhaust Fans									
	Interior	80%			2033	\$68,500	2	\$400	
	Roof	20%			2033	\$7,500	2	\$100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$36,600	2		
	Sanitary Piping								
	Cast Iron	100%	Now	\$12,200	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 10%								
	Location : Underground Sewage Line Below Parking Lot								
	Storm Drain Piping								
	Cast Iron	100%	Now	\$3,400	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 10%								
	Location : Basement								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Explanation : Occasional Flooding During Heavy Rain								
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$3,900	4	\$400	
	Sewage Ejector(s)								
	Electric	100%	Now	\$5,100	2038	* *	4	\$700	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : One Of Two Units In The Basement								
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	No Component	40%							
	Generic	60%			2043	* *	1-2	\$3,000	
	Chemical System								
	Generic	100%			2028	\$17,500	1-3	\$80,900	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HARLEM STAGE (GATE HOUSE)
Address : 150 CONVENT AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0042.000 / 14801 **Yr Built/Renovated** : 1890 / 2013
Area Sq Ft : 13,360 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 12-Jan-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1970 **Lot** : 51 **BIN** : 1059628

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$58,800	
Total	\$58,800	
Importance Code C	\$58,800	
Total	\$58,800	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$4,200		\$700	\$27,800
Interior Architecture	\$5,600	\$1,400	\$5,000	\$500
Electrical	\$1,100	\$900	\$1,000	\$1,200
Mechanical	\$4,400	\$2,500	\$5,200	\$2,800
Site Pavements	\$16,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$35,700	\$8,800	\$15,900	\$36,200
Importance Code A	\$4,900	\$700	\$1,400	\$28,400
Importance Code B	\$30,800	\$8,100	\$14,500	\$7,800
Importance Code C				
Total	\$35,700	\$8,800	\$15,900	\$36,200



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DEPARTMENT OF CULTURAL AFFAIRS - 126
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Masonry: Brownstone	60%			LIFE	**	5	\$10,400	
	Masonry: Granite	40%			LIFE	**	5	\$6,900	
Windows									
	Steel	95%			2048	**	5	\$53,300	
	Wood	5%			2048	**	5	\$2,200	
Parapets									
	Masonry: Granite	88%			LIFE	**	5	\$2,900	
	Other Observation, Extent : Moderate, Area Affected : 90%								
	Location : Roof Perimeter								
	Explanation : Granite Cornice								
	Masonry: Granite	10%			LIFE	**	5	\$300	
	Metal Rail	2%			2045	**	5-10	\$900	
Roof									
	Copper/Terne	10%			2060	**	10	\$3,700	
	Modified Bitumen	5%			2037	**	10	\$700	
	Plaza Roof: Stone Panels	10%	2-4	\$3,700	2052	**			
	Other Observation, Extent : Moderate, Area Affected : 2%								
	Location : Plaza Deck								
	Explanation : Broken Unit. Shifting And Misaligned Units								
	Slate	75%			LIFE	**			
Soffits									
	Fiberglass Panel	100%			2041	**	5		
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	**	5	\$8,400	
	Ceramic Tile	15%			2041	**	5	\$2,900	
	Sheet Vinyl/Rubber	35%			2037	**	5	\$10,100	
	Vinyl Tile	20%			2037	**	3	\$1,900	
	Wood	10%			2060	**	5	\$3,600	
Interior Walls									
	Glass: Special Gauge	5%			LIFE	**	1		
	Gypsum Board	20%			LIFE	**	5	\$4,700	
	Masonry: Brick	40%	0-2	\$58,800	LIFE	**			
	Water Penetration, Extent : Severe, Area Affected : 2%								
	Location : West Wall In Basement								
	Other Observation, Extent : Severe, Area Affected : 2%								
	Location : Basement								
	Explanation : Brick And Fieldstone Wall. Water Penetration								
	Masonry: Fieldstone	20%			LIFE	**			
	Granite Panels	15%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	30%			2045	**	5	\$6,700	
	Exposed Struc: Steel	30%			LIFE	**			
	Gypsum Board	30%			LIFE	**	5	\$8,300	
	Wood	10%			LIFE	**	5	\$19,400	

Site Pavements

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 0-2 \$16,300 2045 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 15%

Location : 135th Street

On-Site Walkways

Masonry: Granite 35% LIFE * *

Pavers/Stone 65% 2041 * *

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% 2052 * * 5 \$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes

Switchgear / Switchboard

Fused Disc Sw 100% 2052 * * 5 \$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : 2 Vertical Sections

Raceway

Conduit 100% 2052 * * 1

Panelboards

Fused Disc Sw 10% 2048 * * 5

Molded Case Bkrs 90% 2054 * * 5 \$300

Wiring

Thermoplastic 100% 2058 * * 1

Motor Controllers

Locally Mounted 100% 2049 * * 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$200

Lighting

Interior Lighting

Fluorescent 20% 2040 * * 10 \$2,500

Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways And First Floor

Explanation : Compact Fluorescent Light

Fluorescent 40% 2040 * * 10 \$4,900

Other Observation, Extent : N/A, Area Affected : 100%

Location : Offices And Basement

Explanation : T-8 Lamps

Incandescent 30% 2040 * * 2 \$100

LED 10% 2040 * *

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2040	* *	10	\$1,600	
	Exit, LED	50%			2067	* *	1		
	Exterior Lighting								
	HID	30%			2040	* *	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$1,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2037	* *	1-3	\$8,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2045	* *	1	\$6,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : One Sectional Gas Burning Boiler								
	Distribution								
	Hot Wtr Piping/Pump	100%			2048	* *	4	\$700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Hydronic Piping Is Dual Temperature Service								
	Terminal Devices								
	Convactor/Radiator	50%			2045	* *	1	\$2,200	
	Unit Heater - Hot Water	5%			2037	* *			
	No Component	45%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Basement								
	Explanation : Air Handler Accounted For Under The Air Conditioning Equipment								
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	95%			2037	* *	1	\$5,900	
				R-22 Refrigerant, Extent : Light, Area Affected : 85% Location : 1 Multistack Unit On Roof Other Observation, Extent : Light, Area Affected : 100% Location : Third Floor Roof Explanation : Cooling Equipment Reported To Be Under Sized					
	Split Unit	5%			2037	* *			
				R-134a Refrigerant, Extent : Light, Area Affected : 5% Location : 1 Unit, Basement Communication Room.					
Terminal Devices									
	Air Handler/Cool/Ht	50%			2037	* *	1	\$4,100	
				Other Observation, Extent : Severe, Area Affected : 30% Location : 2nd Floor Stage Explanation : Not Enough Air Conditioning For The 2nd Floor Stage					
	Fan Coil - 2 Pipe	5%			2037	* *	1	\$200	
	No Component	45%							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2037	* *	2	\$9,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,500	
	Exhaust Fans								
	Interior	100%			2037	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$23,100	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2037	* *	4	\$800	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
Fire Suppression									
	Sprinkler								
	Generic	100%			2058	* *	1-2	\$3,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Address : 1230 5TH AVENUE @E. 104TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0033.000 / 3009 **Yr Built/Renovated** : 1921 / 2017
Area Sq Ft : 215,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Nov-2021 **Landmark Status** : INTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4,5,6
Block : 1610 **Lot** : 1 **BIN** : 1051499

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,978,500	\$316,800
Interior Architecture	\$706,500	\$1,410,400
Electrical	\$3,519,900	\$2,180,300
Mechanical	\$1,394,700	\$3,459,300
Site Pavements	\$50,700	
Total	\$7,650,400	\$7,366,800
Importance Code A	\$1,978,500	\$421,300
Importance Code B	\$5,447,000	\$6,890,300
Importance Code C	\$224,900	\$55,200
Total	\$7,650,400	\$7,366,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,100	\$74,400		\$28,300
Interior Architecture		\$66,000	\$7,300	\$11,000
Electrical	\$20,100	\$24,800	\$22,500	\$57,500
Mechanical	\$41,400	\$36,000	\$77,200	\$115,900
Site Enclosure	\$10,000			
Site Pavements	\$20,400			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$139,700	\$224,900	\$130,700	\$236,400
Importance Code A	\$29,500	\$79,700	\$5,300	\$34,200
Importance Code B	\$87,600	\$145,100	\$125,300	\$202,300
Importance Code C	\$22,700			
Total	\$139,700	\$224,900	\$130,700	\$236,400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Exterior									
Exterior Walls									
	Masonry: Brick	77%			LIFE	**	5	\$146,900	
	Masonry: Limestone	15%			LIFE	**	5	\$21,500	
	Metal Panel	2%			2053	**	5-10	\$26,200	
Other Observation, Extent : N/A, Area Affected : 2%									
Location : Front Entrance									
Explanation : Architectural Feature									
	Metal Coiling Doors	1%			2050	**	5	\$6,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Theater Stage Entrance									
Explanation : Door Installed Within Last Two Years									
	Window Wall	5%			2053	**	5	\$35,800	
Windows									
	Aluminum	55%			2049	**	5	\$41,500	
	Wood	45%	Now	\$1,462,900	2058	**	5	\$169,900	
Air Infiltration, Extent : Light, Area Affected : 50%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Parapets									
	Masonry: Brick	60%			LIFE	**	5	\$20,400	
	Metal Panel	5%			2053	**	5	\$6,600	
	Metal: Cage/Fence	30%			2046	**	5-10	\$78,800	
	Pre-Cast Concrete	5%			LIFE	**	5	\$10,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

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									
Roof									
	Metal Panel	1%	Now	\$21,200	2053		* *		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Roof Hatch At Stair Bulkhead							
		Debris Present, Extent : Severe, Area Affected : 10%							
		Location : Roof Hatch At Stair Bulkhead- Peeling Paint Debris On Floor							
		Caulking Deteriorated, Extent : Severe, Area Affected : 10%							
		Location : Roof Hatch At Stair Bulkhead							
	Modified Bitumen	24%	Now	\$76,300	2038		* *		
		Seams Open/Split, Extent : Moderate, Area Affected : 5%							
		Location : Observed Cracking							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Observed Biological Growth At HVAC Equipment							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Roof Above Theater							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Theater							
		Explanation : Damage At Wall Murals In The Theater							
	Paver: Asphalt	14%			2046		* *	10	\$28,500
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Roof At Northeast Side.							
		Explanation : Surface Is Rubberized Pavers.							
	Plaza Roof: Stone Panels	15%			2063		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Newly Installed							
	Skylight, Metal/Glass	1%			2053		* *	10	\$4,500
	Traffic Topping	30%	Now	\$375,600	2043		* *		
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : South Side Of Main Roof							
	Under Construction	15%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Roof							
		Explanation : Overlaying Cast In Place Concrete							
Soffits									
	Cast in Place Concrete	100%	2-4	\$63,700	LIFE		* *	5	\$25,100
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Concrete Soffit And Exposed Ceiling At Lower Roof Canopy							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

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	10%			2029	\$556,200	3	\$44,000	
Cast in Place Concrete	10%	Now	\$133,700	LIFE	**	5	\$64,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Pool Pump Room								
Ceramic Tile	5%			2042	**	5	\$14,700	
Quarry Tile	5%			2046	**	5	\$22,000	
Sheet Vinyl/Rubber	5%			2033	\$1,028,800	5	\$22,000	
Adhesion Failure, Extent : Light, Area Affected : 25%								
Location : Rubber Tile Flooring								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rubber Tile Flooring								
Explanation : 2 X 2 Tiles								
Terrazzo	15%			LIFE	**	5	\$34,400	
Vinyl Tile	35%			2038	**	3	\$38,500	
Wood	10%			2061	**	5	\$55,000	
Under Construction	5%							
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Observed Diagonal Cracking At The Boiler Room								
Ceramic Tile	15%	0-2	\$54,200	2042	**	5	\$23,000	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Concrete Masonry Unit	15%			LIFE	**	5	\$18,400	
Gypsum Board	30%			LIFE	**	5	\$55,200	
Masonry: Brick	5%			LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Plaster	30%	Now	\$119,900	LIFE	**	5	\$27,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Pool Area, Gymnasium And Upper Mezzanine								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Pool Area, Gymnasium And Upper Mezzanine								
Ceilings								
AcousTile,Adhered	5%	4+	\$253,000	2050	**	5	\$7,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%								
Location : Boiler Ceiling - Acoustic Board- Observed Peeling And Crumbling Portions								
AcousTileSusp.Lay-In	35%			2046	**	5	\$102,700	
Exposed Struc: Concrete	10%	2-4	\$94,200	LIFE	**	5	\$4,600	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Galleries And Basement Mechanical Room								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Water Damage At The Gymnasium								
Plaster	45%			LIFE	**	5	\$82,500	
Wood	5%			LIFE	**	5	\$128,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
	Chain Link	80%	Now	\$2,200	2043		* *		
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Theatre Egress Ramps At Rear Of Building. Missing Sections At Roof Playground									
	Iron Picket	20%			2068		* *		
Free Standing Walls									
	Cast in Place Concrete	100%			2083		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Entrance To Courtyard									
Explanation : New Low Walls With Stone Coping And Metal Panels									
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$7,800	2053		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Theatre Egress Ramps At Rear Of Building									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Theatre Egress Ramps At Rear Of Building									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2038		* *		
On-Site Walkways									
	Asphalt	35%	Now	\$50,700	2048		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 60%									
Location : Theatre Egress Ramps At Rear Of Building									
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Theatre Egress Ramps At Rear Of Building									
Tripping Hazard, Extent : Moderate, Area Affected : 30%									
Location : Theatre Egress Ramps At Rear Of Building									
	Cast in Place Concrete	40%	4+	\$1,800	2038		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Masonry: Granite	5%			LIFE		* *		
	Pavers/Stone	20%			2036		* *		
Parking/Driveway									
	Cast in Place Concrete	100%	4+	\$18,600	2046		* *		
Misaligned/Bulging, Extent : Light, Area Affected : 5%									
Location : At Access To Internal Courtyard- South Side									

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

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HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

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									
	Air Circuit Breaker	75%			2033	\$104,500	5	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 4,000 Amperes For Main Building									
	Fused Disc Sw	25%			2053	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 2,500 Amperes Serving The Museum									
Switchgear / Switchboard									
	Fused Disc Sw	25%			2053	* *	5	\$200	
	Molded Case Bkrs	75%			2033	\$104,500	5	\$4,200	
Raceway									
	Conduit	30%			2053	* *	1		
	Conduit	70%			2033	\$99,300	1		
Panelboards									
	Molded Case Bkrs	85%			2032	\$163,700	5	\$4,800	
	Molded Case Bkrs	15%			2049	* *	5	\$900	
Wiring									
	Braided Cloth	25%			2032	\$35,900	1		
	Thermoplastic	75%			2053	* *	1		
Motor Controllers									
	Locally Mounted	80%			2031	\$1,266,800	5	\$1,200	
	Locally Mounted	10%			2046	* *	5	\$100	
	Variable Frequency Drive	10%			2046	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,200	
Lighting									
Interior Lighting									
	Fluorescent	80%			2028	\$3,009,500	10	\$157,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	3%			2038	* *	10	\$5,900	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Museum Lobby									
	Fluorescent	10%			2033	\$376,200	10	\$19,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	3%			2038	* *	10	\$5,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Lobbies									
	HID	1%			2028		10	\$100	
	Incandescent	2%			2028	\$67,400	2	\$100	
	LED	1%			2038	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	10%			2038	* *	10	\$5,200	
	Emergency, Battery	40%			2028	\$154,700	10	\$20,800	
	Exit, Service	5%			2028	\$5,000	1		
	Exit, Battery	10%			2028	\$32,700	10	\$1,500	
	Exit, Battery	20%			2033	\$65,300	10	\$2,900	
	Exit, Battery	15%			2038	* *	10	\$2,200	
	Exterior Lighting								
	HID	8%			2028	\$86,000	10	\$100	
	LED	2%			2038	* *			
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$80,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	1-3	\$132,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations And Horns								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2053	* *	1		
	Conversion Equipment								
	Steam Boiler	25%			2046	* *	1	\$53,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units, For The Gallery Only. The Building Provides Steam To Heat The Other Areas.								
	No Component	75%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Theatre And 3rd Floor								
	Explanation : The Building Provides Steam To Heat The Areas Except The Gallery.								
	Distribution								
	Steam Piping/Pump	100%			2043	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

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									
	Terminal Devices								
	Air Handler	25%			2033	\$271,000	1	\$33,200	
	Convactor/Radiator	65%			2031	\$306,200	1	\$45,100	
	Unit Heater - Steam	10%			2033	\$32,700	4	\$3,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2nd Floor								
	Explanation : Parks Department Offices								
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	30%	2-4	\$1,020,000	2043	* *	1	\$26,900	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Basement Mechanical Room								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : North Basement Machinery Room								
	Explanation : Parks Department								
	Window/Wall Unit	20%			2028	\$174,600	1		
	No Component	50%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Throughout								
	Explanation : Tenant Owns And Maintains Window Units And Chiller								
Distribution									
	CW & CHW Wtr	60%			2043	* *	4	\$6,400	
	Pipe/Pump								
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2033	\$1,341,500	1	\$79,800	
	Other Observation, Extent : N/A, Area Affected : 60%								
	Location : North Side Of Building								
	Explanation : Museum Area Only - Air Is Humidity Controlled As Well As Temperature								
	No Component	40%							
Heat Rejection									
	Air Cooled Condenser Unit	60%	2-4	\$200,200	2043	* *	2	\$71,900	
	Leak Evident, Extent : Severe, Area Affected : 50%								
	Location : Upper Roof								
	No Component	40%							
Dehumidifier									
	No Component	75%							
	Generic	25%			2031	\$800,800			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 6th Floor Pool								
	Explanation : For The 6th Floor Pool								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$119,900	
	Exhaust Fans								
	Interior	60%			2033	\$613,300	2	\$4,000	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$73,200	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Two 120 Gallon Tanks								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$46,100	4	\$4,500	
	Pool Filter/Treatment								
	Sand	100%			2038	* *	4	\$1,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 6th Floor								
	Explanation : Located In Tenant Space On 6th Floor; Pool Is About 30 Feet Wide And 60 Feet Long								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 6th Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$112,400	
	Sprinkler								
	No Component	20%							
	Generic	80%			2043	* *	1-2	\$48,200	
	Fire Pump								
	Generic	100%			2036	* *	1	\$40,200	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Address : 145 ARTHUR KILL ROAD
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.390 / 4494 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 6,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Dec-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4444 **Lot** : 35 **BIN** : 5141713

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical	\$51,900	
Total	\$51,900	
Importance Code B	\$51,900	
Total	\$51,900	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$35,000			\$400
Interior Architecture	\$19,300	\$200		\$700
Electrical	\$100	\$200	\$2,400	\$100
Mechanical	\$33,900	\$1,500	\$25,900	\$1,600
Site Enclosure	\$20,500			
Site Pavements	\$33,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$145,800	\$5,900	\$32,200	\$6,800
Importance Code A	\$35,300	\$300	\$300	\$600
Importance Code B	\$57,800	\$5,600	\$31,900	\$6,100
Importance Code C	\$52,700			
Total	\$145,800	\$5,900	\$32,200	\$6,800



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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Asset # : 4494

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									
	Concrete Masonry Unit	5%			LIFE	**	5	\$300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Perimeter Of Building Exterior							
		Vegetation Growth, Extent : Moderate, Area Affected : 40%							
		Location : Perimeter Of Building Exterior							
	Metal Panel	90%	0-2	\$9,700	2052	**	5	\$14,000	
		Paint Peeling, Extent : Light, Area Affected : 20%							
		Location : Front Facade							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Rear Facade							
		Explanation : Vegetation Growth At Rear Facade							
	Metal Sect. OHD	5%	0-2	\$5,900	2045	**	5	\$600	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
		Location : Metal Door At Loading Dock							
Windows									
	Aluminum	100%			2048	**	5	\$800	
Roof									
	Slate	100%	0-2	\$19,500	LIFE	**			
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Lower Roof							
		Explanation : Moss And Algae Buildup On Lower Roof							
Interior									
Floors									
	Cast in Place Concrete	30%	0-2	\$4,400	LIFE	**	5	\$5,800	
		Paint Peeling, Extent : Moderate, Area Affected : 40%							
		Location : Boiler Room And Electrical Closet							
	Ceramic Tile	5%			2041	**	5	\$400	
	Vinyl Tile	65%	0-2	\$3,100	2037	**	3	\$2,200	
		Adhesion Failure, Extent : Light, Area Affected : 10%							
		Location : Front Entry Foyer, Loading Dock Area And Stair Landing At Second Floor							
Interior Walls									
	Gypsum Board	100%	Now	\$3,200	LIFE	**	5	\$2,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Below Second Floor Window At Top Of Stairs And First Floor Office							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Below Second Floor Window At Top Of Stairs And First Floor Office							
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$8,600	2052	**	5	\$400	
		Water Penetration, Extent : Severe, Area Affected : 100%							
		Location : First Floor Office Water Damage Drop Ceiling							
	Exposed Struc: Steel	90%			LIFE	**			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fireproofing Missing							

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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Asset # : 4494

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

Site Enclosure

Fence/Gates

Chain Link

100% Now \$16,400 2042 * *

Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Left Side Of Property Fence

Retaining Walls

Concrete Masonry Unit

100% 0-2 \$4,000 2052 * *

Misaligned/Bulging, Extent : Moderate, Area Affected : 20%

Location : Rear Of The Building

Site Pavements

On-Site Walkways

Pavers/Stone

100% 0-2 \$4,700 2041 * *

Vegetation Growth, Extent : Severe, Area Affected : 80%

Location : Perimeter Of Building

Parking/Driveway

Asphalt

100% 0-2 \$28,400 2041 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Loading Dock And Parking Area

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2042 * * 5

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

Location : Electrical Room And One Outside The Building

Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes And Two Main

Service Disconnect Switches Rated At 200 Amperes

Switchgear / Switchboard

Molded Case Bkrs

100% 2032 \$31,800 5 \$200

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

Location : Electrical Room

Explanation : 1 Vertical Section

Raceway

Conduit

100% 2032 \$4,300 1

Panelboards

Fused Disc Sw

10% 2031 \$1,000 5

Molded Case Bkrs

90% 2031 \$8,800 5 \$100

Wiring

Thermoplastic

100% 2032 \$8,800 1

Motor Controllers

Locally Mounted

100% 2030 \$11,200 5

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$100

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset # : 4494

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

Lighting

Interior Lighting
Fluorescent

100%
2032 \$41,500 10 \$5,500
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : T-8 Lamps

Egress Lighting

Emergency, Battery
Exit, Service

50% 2032 \$4,900 10 \$700
 50% 2032 \$1,000 1

Exterior Lighting

LED
No Component

20% 2037 * *
 80%

Alarm

Security System

No Component
Generic

80%
20% 2027 \$2,200 1 \$500
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Hallways
Explanation : Intrusion Alarm System Only

Fire/Smoke Detection

No Component
Generic, Digital

80%
20% 2032 \$3,000 1-3 \$700
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Light, Manual Pull Stations, Alarm Bells, Smoke Detectors

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

Heating

Energy Source

Electricity
Natural Gas

10% 2052 * * 1
 90% 2052 * * 1

Conversion Equipment

Hot Water Boiler

90% 2037 * * 1 \$2,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Boiler Room On 1st Floor
Explanation : 2 Units

Radiant Heater

10% 2037 * * 2 \$300

Distribution

Hot Wtr Piping/Pump
No Component

90% 2048 * * 4 \$300
 10%

Terminal Devices

Air Handler
No Component

90% 2037 * * 1 \$3,300
 10%

Air Conditioning

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Asset # : 4494

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	100%	Now	\$51,900	2042	* *	1	\$2,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Outside The Building							
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$22,700	2037	* *	1	\$3,300	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Air Handler Room Explanation : Direct Expansion Air Handler, With Hot Water Coil Built In, R-22 Refrigerant Compressor Have Removed.							
Heat Rejection									
	Air Cooled Condenser Unit	100%	Now	\$10,200	2042	* *	2	\$3,300	
		Not in Service, Extent : Severe, Area Affected : 100% Location : Outside The Building							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,300	
Exhaust Fans									
	Interior	100%			2037	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks									
	Electric	100%			2027	\$23,100	4		
Sanitary Piping									
	Cast Iron	90%			LIFE	* *	1		
	Cast Iron	10%	0-2	\$100	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Boiler Room							
Backflow Preventer									
	No Component	50%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : First Floor Explanation : No Backflow Preventer In Domestic Water Line							
	Generic	50%			2037	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 50% Location : First Floor Explanation : For Sprinkler And Boiler Only							
Fixtures									
	Generic	100%							
Vertical Transport									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset # : 4494

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
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 2nd Floor									
Explanation : 1Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2052		* *	1-2	\$1,700

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.130 / 2381 **Yr Built/Renovated** : 1869 /
Area Sq Ft : 4,240 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 08-Dec-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Floors 1
Block : 4441 **Lot** : 1 **BIN** : 5121936

CAPITAL	FY 2025 - 2028		FY 2029 - 2034	
Exterior Architecture	\$487,200			
Interior Architecture	\$317,400			
Site Enclosure			\$129,100	
Total	\$804,600		\$129,100	
Importance Code A	\$487,200			
Importance Code B	\$237,900			
Importance Code C	\$79,500		\$129,100	
Total	\$804,600		\$129,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$51,100		\$3,200	
Interior Architecture	\$2,000			\$100
Site Enclosure	\$16,400			
Site Pavements	\$16,800			
Total	\$86,300		\$3,200	\$100
Importance Code A	\$51,100		\$3,200	
Importance Code B	\$28,700			\$100
Importance Code C	\$6,500			
Total	\$86,300		\$3,200	\$100



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE

Asset # : 2381

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	5%	0-2	\$6,900	LIFE	* *	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Basement Walls							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
		Location : Basement Windows							
	Wood	95%	Now	\$428,600	2052	* *	5	\$36,900	1
		Dry Rot/Decay, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Various							
	Windows								
	Wood	100%	Now	\$32,900	2048	* *	5	\$13,200	
		Deteriorated Finish, Extent : Moderate, Area Affected : 60%							
		Location : Various Locations Throughout							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%							
		Location : Front Entry							
	Parapets								
	Wood Cornice	100%	0-2	\$11,300	2042	* *	5	\$5,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		Location : Wood Cornice And Soffit							
		Dry Rot/Decay, Extent : Light, Area Affected : 10%							
		Location : Wood Cornice And Soffit							
	Roof								
	Copper/Terne	15%			2047	* *	10	\$3,200	
	Wood Shingles	85%	0-2	\$58,600	2035	* *			
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Main Roof							
Interior									

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE
Asset # : 2381

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									
	Vinyl Tile	2%	Now	\$700	2040	* *	3		
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 90%							
		Location : Interior Ceiling Wall And Floor Decaying.							
		Explanation : Interior Ceiling Wall And Floor Decaying.							
	Vinyl Tile 9" X 9"	5%	Now	\$1,300	2042	* *	3	\$100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Various							
		Other Observation, Extent : Severe, Area Affected : 0%							
		Location : Interior Ceiling Wall And Floor Decaying.							
		Explanation : Interior Ceiling Wall And Floor Decaying.							
	Wood	93%	Now	\$141,100	2060	* *	5	\$5,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Interior Ceiling Wall And Floor Decaying.							
Interior Walls									
	Plaster	100%	Now	\$79,500	LIFE	* *	5	\$2,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Interior Ceiling Wall And Floor Decaying.							
Ceilings									
	Plaster	100%	Now	\$96,700	LIFE	* *	5	\$3,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Interior Ceiling Wall And Floor Decaying.							
Site Enclosure									

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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE

Asset # : 2381

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Wood	100%	0-2	\$6,500	2030	\$129,100			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Front Entrance							
Retaining Walls									
	Masonry: Fieldstone	100%	0-2	\$9,900	2058		* *		
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : Front Entrance							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$16,800	2049		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Front Entrance							
		Misaligned/Bulging, Extent : Severe, Area Affected : 60%							
		Location : Front Entrance							

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN GUYON STORE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.180 / 2382 **Yr Built/Renovated** : 1815 / 1835
Area Sq Ft : 2,790 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 08-Dec-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Floors 1
Block : 4441 **Lot** : 1 **BIN** : 5121942

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$313,800	
Total	\$313,800	
Importance Code A	\$313,800	
Total	\$313,800	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,700			
Interior Architecture			\$1,800	
Mechanical				\$100
Total	\$11,700		\$1,900	\$100
Importance Code A	\$11,700			
Importance Code B			\$1,900	\$100
Importance Code C				
Total	\$11,700		\$1,900	\$100



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON STORE
Asset # : 2382

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: Fieldstone	20%			LIFE	**	5	\$1,000	
	Masonry: Fieldstone	5%	0-2	\$7,300	LIFE	**	5	\$300	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location : Basement Walls								
	Wood	75%	0-2	\$144,800	2037	**	5	\$12,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Windows								
	Wood	100%			2040	**	5	\$8,900	
	Roof								
	Wood Shingles	100%	Now	\$169,000	2047	**			1
	Dry Rot/Decay, Extent : Severe, Area Affected : 70%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Interior									
	Floors								
	Wood	100%			2047	**	5	\$3,700	
	Interior Walls								
	Plaster	75%			LIFE	**	5	\$2,200	
	Wood	25%			LIFE	**	5	\$10,000	
	Ceilings								
	Exposed Struc: Wood	100%			LIFE	**			
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2058	**	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$25,300	4		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : First Floor								
	Sewage Ejector(s)								
	Electric	100%			2040	**	4	\$100	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : First Floor								
	Backflow Preventer								
	Generic	100%			2040	**	1	\$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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON STORE
Asset # : 2382

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Fixtures									
No Component		50%							
Generic		50%							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.240 / 2383 **Yr Built/Renovated** : 1740 / 1820
Area Sq Ft : 4,866 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 08-Dec-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 4441 **Lot** : 1 **BIN** : 5121947

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$692,600	
Interior Architecture	\$74,000	
Mechanical		\$62,600
Total	\$766,600	\$62,600
Importance Code A	\$692,600	
Importance Code B	\$74,000	\$62,600
Total	\$766,600	\$62,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,500			
Interior Architecture	\$1,100			
Electrical		\$100	\$32,300	
Mechanical	\$200	\$200	\$15,700	\$200
Site Pavements	\$7,200			
Total	\$12,100	\$300	\$48,000	\$200
Importance Code A	\$3,700	\$200	\$15,500	\$200
Importance Code B	\$1,200	\$100	\$32,500	
Importance Code C	\$7,200			
Total	\$12,100	\$300	\$48,000	\$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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE
Asset # : 2383

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	5%	Now	\$3,500	LIFE	**	5	\$800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Chimney									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Chimney									
	Masonry: Fieldstone	5%			LIFE	**	5	\$600	
	Wood	90%	0-2	\$414,300	2045	**	5	\$35,700	
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : All Elevations									
Split/Cracked, Extent : Moderate, Area Affected : 5%									
Location : All Elevations									
Windows									
	Wood	100%	Now	\$67,200	2048	**	5	\$13,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%									
Location : Window Framing And Sills									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Roof									
	Wood Shingles	100%	0-2	\$211,100	2041	**			
Split/Cracked, Extent : Moderate, Area Affected : 40%									
Location : Roof									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Roof									
Interior									
Floors									
	Panel/Paver: Cer/Brk	15%			2040	**	5	\$2,300	
	Wood	85%	Now	\$74,000	2060	**	5	\$5,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Interior Walls									
	Masonry: Fieldstone	15%			LIFE	**			
	Plaster	60%			LIFE	**	5	\$1,600	
	Wood	25%			LIFE	**	5	\$8,800	
Ceilings									
	Exposed Struc: Wood	35%			LIFE	**			
	Plaster	65%			LIFE	**	5	\$2,800	
Site Pavements									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE
Asset # : 2383

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

Site Pavements

On-Site Walkways

Pavers/Stone

100% Now \$7,200 2041 * *

*Loose Units, Extent : Moderate, Area Affected : 10%**Location : Various**Tripping Hazard, Extent : Moderate, Area Affected : 30%**Location : Front And Rear**Vegetation Growth, Extent : Moderate, Area Affected : 80%**Location : Various*

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

Molded Case Bkrs

100% 2032 \$34,800 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : No Nameplate Ratings Available*

Raceway

Conduit

100% 2032 \$4,700 1

Panelboards

Molded Case Bkrs

100% 2031 \$10,700 5 \$100

Wiring

Thermoplastic

100% 2032 \$9,700 1

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$100

Lighting

Interior Lighting

Incandescent

100% 2027 \$31,200 2 \$100

Alarm

Security System

No Component

90% 2027 \$1,000 1 \$200

Generic

10% *Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion System*

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

Heating

Energy Source

Natural Gas

100% 2042 * * 1

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE

Asset # : 2383

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2027	\$15,200	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit Of Hot Air Furnace							
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$62,600	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : The Building Has Abounded Plumbing System But No Water Supply.							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN HISTORICAL MUSEUM
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.030 / 2380 **Yr Built/Renovated** : 1848 / 1918
Area Sq Ft : 11,569 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 08-Dec-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121947

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$379,100	
Interior Architecture	\$275,600	
Electrical		\$50,800
Total	\$654,700	\$50,800
Importance Code A	\$379,100	
Importance Code B	\$275,600	\$50,800
Total	\$654,700	\$50,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$6,200	
Interior Architecture	\$249,200	\$800		\$5,900
Electrical	\$8,800	\$400	\$64,700	\$300
Mechanical	\$3,400	\$2,200	\$6,800	\$2,500
Site Enclosure	\$11,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$276,500	\$7,300	\$81,800	\$12,600
Importance Code A	\$600	\$600	\$6,800	\$600
Importance Code B	\$265,200	\$6,600	\$74,900	\$12,000
Importance Code C	\$10,800	\$100		
Total	\$276,500	\$7,300	\$81,800	\$12,600



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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM
Asset # : 2380

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	90%	0-2	\$198,100	LIFE	* *	5	\$44,900	
		Spalling, Extent : Light, Area Affected : 10%							
		Location : Soffit And Down Spout Area							
	Masonry: Limestone	5%	Now	\$63,100	LIFE	* *	5	\$1,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Wood	5%			2037	* *	5	\$12,500	
Windows									
	Wood	100%	0-2	\$67,300	2048	* *	5	\$13,500	
		Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
		Location : Various Locations Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations Throughout							
Parapets									
	Wood Cornice	100%	Now	\$50,600	2052	* *	5	\$11,300	1
		Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Wood Cornice And Soffit							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Roof									
	Not Accessible	5%							
	Not Accessible	95%							
Interior									
	Floors								
	Carpet	40%	Now	\$204,300	2034	\$204,300	3	\$16,200	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Museum Display Area							
		Wrinkling, Extent : Moderate, Area Affected : 15%							
		Location : Stairs							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Explanation : Open Seams							
	Ceramic Tile	5%			2041	* *	5	\$1,300	
	Vinyl Tile	15%			2037	* *	3	\$2,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Basement							
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Basement							
	Wood	40%	Now	\$275,600	2067	* *	5	\$10,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : Stairs And Common Area							

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Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM
Asset # : 2380

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2041	* *	5	\$300	
	Concrete Masonry Unit	5%	0-2	\$500	LIFE	* *	5	\$100	
Efflorescence, Extent : Light, Area Affected : 10%									
Location : Basement Boiler Room									
	Gypsum Board	35%			LIFE	* *	5	\$1,100	
	Masonry: Brick	10%			LIFE	* *			
	Plaster	40%			LIFE	* *	5	\$600	
	Wood	5%			LIFE	* *	5	\$1,000	
Ceilings									
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$200	
	Gypsum Board	70%			LIFE	* *	5	\$23,600	
	Plaster	25%	Now	\$43,900	LIFE	* *	5	\$4,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Second Floor Vent Opening Area									
Staining/Discoloring, Extent : Light, Area Affected : 30%									
Location : Second Floor Skylight Opening									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$10,300	2067	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Rear Fance. Falling Tree									
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$900	2067	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Main Entrance									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	95%			2049	* *			
	Cast in Place Concrete	5%			2045	* *			

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	80%			2032	\$21,700	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 800 Amperes.							
	Fused Disc Sw	20%			2058	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Main Service Disconnect Switches Rated At 400 Amperes							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

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									
Transformers									
	Dry Type	100%			2049	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 225 Kilovolt Amperes, 408/208-120 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2042	**	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1 Vertical Section									
Raceway									
	Conduit	90%			2032	\$35,500	1		
	Conduit	10%			2058	**	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$1,100	5		
	Molded Case Bkrs	95%			2031	\$20,300	5	\$300	
Wiring									
	Thermoplastic	100%			2032	\$35,700	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$50,800	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	10%			2027	\$20,200	10	\$1,100	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Fluorescent	10%			2027	\$20,200	10	\$1,100	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Incandescent	8%			2032	\$14,500	2		
	LED	2%			2040	**			
	LED	70%			2037	**			
Egress Lighting									
	Emergency, Battery	50%			2027	\$10,400	10	\$1,400	
	Exit, Service	50%			2027	\$2,700	1		
Exterior Lighting									
	Fluorescent	10%			2027	\$4,900	10	\$100	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Outside									
	No Component	90%							

Alarm

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM
Asset # : 2380

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

Alarm

Security System

No Component

80%

Generic

10%

0-2

\$2,300

2042

* *

1

\$400

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Interior*

Generic

10%

2027

\$2,300

1

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion System*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

Now

\$6,400

2042

* *

1-3

\$1,300

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Hot Water Boiler

100%

2049

* *

1

\$5,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units Of Caravan Boiler In Tandems*

Distribution

Hot Wtr Piping/Pump

100%

2048

* *

4

\$600

Terminal Devices

Air Handler

75%

2040

* *

1

\$5,400

Convactor/Radiator

25%

2045

* *

1

\$900

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Reciprocating

75%

2040

* *

1

\$4,000

Compr/Chiller

*Other Observation, Extent : Light, Area Affected : 75%**Location : Backyard**Explanation : 3 Units. R-410a*

No Component

25%

Distribution

Ductwork/Diffusers

75%

LIFE

* *

2

\$11,300

No Component

25%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM
Asset # : 2380

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	75%			2037	* *	1	\$5,400	
	No Component	25%							
Heat Rejection									
	Air Cooled Condenser Unit	75%			2037	* *	2	\$6,000	
	No Component	25%							
Ventilation									
Distribution									
	Ductwork/Diffusers	75%			LIFE	* *	2-5	\$4,800	
	No Component	25%							
Exhaust Fans									
	Interior	75%			2040	* *	2	\$300	
	No Component	25%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$18,300	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : 1 Unit									

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.340 / 2386 **Yr Built/Renovated** : 1908 / 2013
Area Sq Ft : 11,825 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Dec-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121944

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,092,000	
Interior Architecture	\$340,300	
Electrical	\$141,500	
Mechanical	\$66,300	\$324,200
Site Enclosure	\$60,400	
Site Pavements	\$260,000	
Total	\$1,960,600	\$324,200
Importance Code A	\$1,158,300	
Importance Code B	\$481,800	\$324,200
Importance Code C	\$320,500	
Total	\$1,960,600	\$324,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$29,500		\$1,900	\$2,300
Interior Architecture	\$53,200			\$1,300
Electrical	\$81,000	\$700	\$56,700	\$700
Mechanical	\$26,200	\$1,600	\$37,800	\$1,600
Site Enclosure	\$46,400			
Total	\$236,200	\$2,200	\$96,300	\$5,800
Importance Code A	\$29,500	\$1,200	\$3,000	\$3,500
Importance Code B	\$183,000	\$1,100	\$93,300	\$2,400
Importance Code C	\$23,800			
Total	\$236,200	\$2,200	\$96,300	\$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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28
Asset # : 2386

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	* *	5	\$5,000	
	Cast Stone/Terra Cotta	3%	0-2	\$63,800	LIFE	* *	5	\$11,700	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%									
Location : Window Headers									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Bird Droppings									
Masonry: Brick		85%	Now	\$748,300	LIFE	* *	5	\$42,400	1
Efflorescence, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Expansion Joint Failure, Extent : Severe, Area Affected : 30%									
Location : Throughout Exterior Brick Facades									
Horizontal Cracks, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%									
Location : North Facade									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%									
Location : North Facade									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Various Locations Throughout									
Masonry: Limestone		2%	Now	\$25,300	LIFE	* *	5	\$700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Window Sills									
Caulking Deteriorated, Extent : Severe, Area Affected : 40%									
Location : Window Sills Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Knee Wall And Front Stair Rail Copings									
Stucco Cement		3%			2037	* *	5	\$3,700	
Wood		5%	Now	\$57,900	2037	* *	5	\$6,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%									
Location : Second Floor Tudor Walls									
Paint Peeling, Extent : Moderate, Area Affected : 30%									
Location : Second Floor Tudor Walls									

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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28
Asset # : 2386

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows	Wood	90%	Now	\$105,100	2057	* *	5	\$20,300	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Main Building							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Wood	10%			2048	* *	5	\$4,500	
Other Observation, Extent : N/A, Area Affected : 10%									
Location : Extension									
Explanation : Extension									
Parapets									
Masonry: Brick	Masonry: Brick	10%			LIFE	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Extension							
		Explanation : Extension							
	Wood Cornice	90%	Now	\$66,000	2058	* *	5	\$12,900	1
		Dry Rot/Decay, Extent : Severe, Area Affected : 60%							
		Location : Main Building Wood Cornice							
		Recent Repair Evident, Extent : N/A, Area Affected : 60%							
		Location : Main Building Wood Cornice							
Roof									
Asphalt Shingle	Asphalt Shingle	75%			2041	* *	10	\$3,700	
		10%	Now	\$4,200	2047	* *			
	Copper/Terne	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Not Accessible	15%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Extension							
Soffits									
Wood	Wood	100%	Now	\$51,000	2052	* *	5	\$5,400	
		Dry Rot/Decay, Extent : Severe, Area Affected : 60%							
		Location : Front Facade							
		Paint Peeling, Extent : Severe, Area Affected : 60%							
		Location : Front Facade							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28
Asset # : 2386

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								
Asphalt Poured	5%	Now	\$3,300	2052	**	5	\$300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 40%								
Location : Stairs Landings								
Wrinkling, Extent : Moderate, Area Affected : 60%								
Location : Stairs								
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%	Now	\$4,100	2035	**	5	\$700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	30%	Now	\$71,800	2042	**	3	\$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%	Now	\$4,600	2042	**	3	\$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Basement Lunch Room								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Basement Lunch Room								
Wood	5%	Now	\$51,700	2072	**	5	\$1,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Custodian Office In Basement								
Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
Location : Custodian Office In Basement								
Wood	40%	0-2	\$137,800	2047	**	5	\$10,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$4,900	
Masonry: Brick	25%			LIFE	**			
Plaster	45%	Now	\$23,800	LIFE	**	5	\$5,500	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
Embossed Metal	10%	0-2	\$17,400	LIFE	**	5	\$1,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : First Floor. Various Locations								
Plaster	90%	Now	\$79,000	LIFE	**	5	\$15,200	
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Basement And Stairwell								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28
Asset # : 2386

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

Site Enclosure

Fence/Gates

Iron Picket

100% Now \$60,400 2082 * *
Corrosion/Rusting, Extent : Severe, Area Affected : 50%
Location : Basement Stairs

Retaining Walls

Masonry: Brick

100% Now \$46,400 2052 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%
Location : Basement Stairs

Site Pavements

On-Site Walkways

Cast in Place Concrete

100% Now \$163,700 2052 * *
Cracking/Crumbling, Extent : Severe, Area Affected : 20%
Location : Various
Tripping Hazard, Extent : Moderate, Area Affected : 60%
Location : Walkway And Stairs

Parking/Driveway

Cast in Place Concrete

100% Now \$96,400 2045 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%
Location : Side Driveway

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% 2058 * * 5 \$100
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : Three Main Service Switches Rated At 200 Amperes.

Transformers

Dry Type

100% 2049 * * 5
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 150 Kilovolt Amperes 480/208-120 Volts

Switchgear / Switchboard

Fused Knife Sw

100% 2-4 \$46,500 2062 * * 5
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Basement

Raceway

Conduit

80% 2032 \$31,600 1

Conduit

20% 2058 * * 1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Toggle Switch	50%	2-4	\$10,700	2057	* *	5	\$100	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Molded Case Bkrs	20%			2031	\$4,300	5	\$100	
	Molded Case Bkrs	30%			2054	* *	5	\$100	
Wiring									
	Braided Cloth	65%	2-4	\$23,200	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2032	\$7,100	1		
	Thermoplastic	15%			2058	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	100%			2027	\$141,500	10	\$10,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : T-12 Lamps									
Exterior Lighting									
	HID	15%			2027	\$8,900	10		
	Incandescent	5%			2027	\$3,400	2		
	No Component	80%							
Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%			2027	\$32,700	1-3	\$7,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2032	\$3,300	1		
	Conversion Equipment								
	Steam Boiler	100%	Now	\$66,300	2052	* *	1	\$10,500	
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Boiler Room									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28
Asset # : 2386

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	100%			2032	\$101,500			
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
Terminal Devices									
	Convactor/Radiator	90%			2030	\$93,300	1	\$3,400	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Fan Coil Unit/Heat	10%			2027	\$31,400	1	\$400	
Air Conditioning									
Energy Source									
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Window/Wall Unit	10%			2027	\$4,800	1		
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	20%			2032	\$32,600	1		
	Galvanized Steel	80%			2030	\$129,500	1		
On Extended Life, Extent : Light, Area Affected : 80%									
Location : Throughout									
Water Heater With Tanks									
	Gas Fired	100%			2030	\$18,300	2		
Sanitary Piping									
	Cast Iron	100%	Now	\$8,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Storm Drain Piping									
	Cast Iron	100%	Now	\$17,900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 100%									
Location : Gutters Around The Roof									
Fixtures									
	Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%									
Location : Throughout									

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.070 / 2810 **Yr Built/Renovated** : 1855 /
Area Sq Ft : 2,731 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Dec-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Floors 1
Block : 4441 **Lot** : 200 **BIN** : 5121949

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$330,200	
Interior Architecture	\$86,200	
Mechanical	\$77,100	
Site Enclosure		\$234,500
Total	\$493,600	\$234,500
Importance Code A	\$330,200	
Importance Code B	\$163,300	
Importance Code C		\$234,500
Total	\$493,600	\$234,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$52,600			
Interior Architecture	\$99,300			\$800
Electrical	\$12,800		\$41,200	
Mechanical	\$186,700	\$500	\$3,600	\$500
Site Enclosure	\$46,900			
Site Pavements	\$6,700			
Total	\$405,000	\$500	\$44,900	\$1,300
Importance Code A	\$72,900	\$100	\$100	\$100
Importance Code B	\$265,500	\$400	\$44,700	\$1,100
Importance Code C	\$66,600			
Total	\$405,000	\$500	\$44,900	\$1,300



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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Asset # : 2810

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								
	Wood	100%	Now	\$253,500	2045	* *	5	\$21,800	
				Deteriorated Finish, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Dry Rot/Decay, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Paint Peeling, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
	Windows								
	Wood	100%	Now	\$37,800	2057	* *	5	\$7,600	
				Air Infiltration, Extent : Severe, Area Affected : 45%					
				Location : Throughout					
				Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%					
				Location : Various Locations Throughout					
	Parapets								
	Wood Cornice	100%	Now	\$14,800	2052	* *	5	\$6,600	
				Dry Rot/Decay, Extent : Moderate, Area Affected : 30%					
				Location : Roof Eaves					
				Other Observation, Extent : Moderate, Area Affected : 30%					
				Location : Roof Eaves					
				Explanation : Eaves Trough Gutters/built-in Gutter					
	Roof								
	Wood Shingles	20%	Now	\$15,300	2047	* *			1
				Dry Rot/Decay, Extent : Severe, Area Affected : 60%					
				Location : Throughout					
	Wood Shingles	80%	Now	\$61,400	2047	* *			1
				Broken/Missing Elements, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Dry Rot/Decay, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
Interior									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Asset # : 2810

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	35%	Now	\$29,800	2034	\$29,800	3	\$2,400	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Staining/Discoloring, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Wrinkling, Extent : Severe, Area Affected : 45%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Building Is No Longer In Use. Interior Structural Sign Of Decay							
	Ceramic Tile	5%	Now	\$5,400	2047	* *	5	\$100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Quarry Tile	10%	Now	\$7,100	2045	* *	5	\$300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Old Kitchen							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Kitchen No Longer In Use. Interior Structural Sign Of Decay							
	Wood	50%	Now	\$86,200	2072	* *	5	\$2,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 30%							
		Location : Second Floor							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 0%							
		Location : Interior							
		Explanation : Sturctural No Longer In Use. Interior Sturctural Sign Of Decay.							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset # : 2810

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Plaster	95%	Now	\$11,600	LIFE	* *	5	\$200	
		Paint Peeling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 0%							
		Location : Interior							
		Explanation : Sturctural No Longer In Use. Interior Sturctural Sign Of Decay.							
	Wood	5%	Now	\$1,400	LIFE	* *	5	\$100	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 0%							
		Location : Interior							
		Explanation : Sturctural No Longer In Use. Interior Sturctural Sign Of Decay.							
Ceilings									
	Plaster	100%	Now	\$44,000	LIFE	* *	5	\$2,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 0%							
		Location : Interior							
		Explanation : Sturctural No Longer In Use. Interior Sturctural Sign Of Decay.							
Site Enclosure									
	Fence/Gates								
	Wood	100%	0-2	\$46,900	2033	\$234,500			
		Dry Rot/Decay, Extent : Severe, Area Affected : 20%							
		Location : Perimeter Of Site							
Site Pavements									
	On-Site Walkways								
	Pavers/Stone	100%	2-4	\$6,700	2041	* *			
		Misaligned/Bulging, Extent : Moderate, Area Affected : 30%							
		Location : Various							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Various							
Parking/Driveway									
	Cast in Place Concrete	100%			2045	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Asset # : 2810

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%	2-4	\$1,600	2062	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Main Service Disconnect Switch Rated At 600 Amperes. On Extended Life							
	Raceway								
	Conduit	100%			2032	\$39,500	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$2,100	5		
	Molded Case Bkrs	90%			2031	\$19,300	5	\$100	
	Wiring								
	Thermoplastic	100%			2032	\$35,700	1		
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$11,100	LIFE	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Incandescent	100%			2027	\$38,100	2	\$100	
	Exterior Lighting								
	Incandescent	20%			2027	\$3,100	2		
	No Component	80%							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%	Now	\$800	2052	* *	1		
Not in Service, Extent : Severe, Area Affected : 100%									
Location : Basement									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Basement									
Explanation : Gas Shutdown Due To Corrosion And Pipe Leakage.									
Conversion Equipment									
	Hot Water Boiler	100%	Now	\$18,700	2052	* *	1	\$1,200	
Abandoned in Place, Extent : Severe, Area Affected : 100%									
Location : Basement									
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$300	2057	* *	4	\$100	
Abandoned in Place, Extent : Severe, Area Affected : 100%									
Location : Basement									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Asset # : 2810

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									
	Terminal Devices								
	Air Handler	100%	Now	\$27,500	2042	**	1	\$1,500	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Air Conditioning									
	Energy Source								
	Electricity	100%	0-2	\$4,800	2048	**	1		
		Abandoned in Place, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%	Now	\$47,700	2037	**	2	\$100	
		R-22 Refrigerant, Extent : Severe, Area Affected : 100%							
		Location : Outside The Building							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Condemned Units Due To Use Of R-22							
	Distribution								
	Ductwork/Diffusers	100%	Now	\$77,100	LIFE	**	2	\$3,600	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Terminal Devices								
	Air Handler/Cool/Ht	100%	Now	\$34,100	2042	**	1	\$1,500	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Heat Rejection								
	Air Cooled Condenser Unit	100%	Now	\$5,100	2042	**	2	\$1,500	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Building Side Yard							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,500	
	Exhaust Fans								
	Interior	70%	Now	\$9,100	2042	**	2		
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Roof	30%	Now	\$1,700	2042	**	2		
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$11,300	2058	**	1		
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Throught, Abended In Place							

*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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Asset # : 2810

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%	Now	\$400	2032	\$18,300	2		
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Sanitary Piping								
	Cast Iron	100%	Now	\$22,100	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Submersible	100%	Now	\$1,600	2027	\$1,600	4	\$100	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Sewage Ejector(s)								
	Electric	100%	0-2	\$1,500	2040	* *	4	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Sewage Ejecting Pump Leaking Smell							
	Fixtures								
	Generic	100%							
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Abended In Place							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.260 / 2384 **Yr Built/Renovated** : 1909 /
Area Sq Ft : 3,736 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Dec-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 4441 **Lot** : 1 **BIN** : 5121933

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$508,500	
Site Enclosure	\$117,700	\$42,000
Total	\$626,300	\$42,000
Importance Code A	\$508,500	
Importance Code C	\$117,700	\$42,000
Total	\$626,300	\$42,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$105,900			
Interior Architecture	\$100		\$3,400	
Electrical			\$5,200	
Mechanical	\$1,700	\$300	\$400	\$300
Site Enclosure	\$12,200			
Site Pavements	\$14,100			
Total	\$134,100	\$300	\$9,000	\$300
Importance Code A	\$106,100	\$200	\$200	\$200
Importance Code B	\$13,900	\$100	\$8,800	\$100
Importance Code C	\$14,100			
Total	\$134,100	\$300	\$9,000	\$300



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Asset # : 2384

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	85%	Now	\$374,700	LIFE	* *	5	\$11,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Painted Surfaces, Extent : Severe, Area Affected : 100%							
		Location : Throughout. Paint Peeling.							
	Masonry: Fieldstone	5%	0-2	\$13,700	LIFE	* *	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Basement Field Stone Walls							
	Wood	10%	Now	\$36,200	2052	* *	5	\$3,400	1
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : South Facade. Green House At Rear Of Building							
		Dry Rot/Decay, Extent : Severe, Area Affected : 60%							
		Location : Rear Green House							
		Split/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
Windows									
	Wood	100%	Now	\$79,400	2057	* *	5	\$11,600	
		Air Infiltration, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : Basement And Green House							
		Explanation : Missing Windows At Basement And Green House							
Parapets									
	Wood Cornice	100%	Now	\$45,400	2062	* *	5	\$5,600	1
		Dry Rot/Decay, Extent : Severe, Area Affected : 60%							
		Location : Throughout Exterior Wood Cornice, Soffit And Trims							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							

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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE
Asset # : 2384

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									
Roof									
	Metal Panel	10%	Now	\$10,600	2052	**			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location : Porch								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Porch								
	Slate	90%	Now	\$54,500	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Main Roof								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : East Wall Of Second Floor								
Interior									
Floors									
	Cast in Place Concrete	23%			LIFE	**	5	\$2,600	
	Ceramic Tile	5%			2035	**	5	\$300	
	Quarry Tile	5%			2037	**	5	\$400	
	Wood	65%			2047	**	5	\$6,400	
	Not Accessible	2%							
Interior Walls									
	Masonry: Brick	10%			LIFE	**			
	Plaster	75%			LIFE	**	5	\$1,500	
	Wood	10%			LIFE	**	5	\$2,700	
	Not Accessible	5%							
Ceilings									
	Plaster	85%			LIFE	**	5	\$2,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Second Floor Office East Wall								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Second Floor Office East Wall								
	Wood	5%			LIFE	**	5	\$2,300	
	Not Accessible	10%							
Site Enclosure									
Fence/Gates									
	Wood	10%	Now	\$4,200	2033	\$42,000			
	Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
	Location : Front Porch								
	Wood	90%	Now	\$113,500	2037	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Wood Fence Side Yard								
	Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
	Location : Side Yard								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE
Asset # : 2384

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

Site Enclosure

Retaining Walls

Masonry: Brick

5% 4+ \$200 2042 * *
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%
Location : Rear Of Building

Masonry: Fieldstone

95% 0-2 \$12,000 2042 * *
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%
Location : Front Entrance
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%
Location : Side Wall

Site Pavements

On-Site Walkways

Pavers/Stone

100% Now \$14,100 2047 * *
Broken/Missing Elements, Extent : Severe, Area Affected : 20%
Location : Various
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%
Location : Various
Tripping Hazard, Extent : Severe, Area Affected : 40%
Location : Various Locations

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

Molded Case Bkrs

100% 2058 * * 5 \$100
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Main Service Disconnect Switch Rated At 225 Amperes

Raceway

Conduit

80% 2032 \$3,500 1

Conduit

20% 2058 * * 1

Panelboards

Molded Case Bkrs

100% 2054 * * 5 \$100

Wiring

Thermoplastic

30% 2032 \$2,600 1

Thermoplastic

70% 2058 * * 1

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$100

Lighting

Interior Lighting

Fluorescent

15% 2027 \$3,600 10 \$500
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%
Location : Basement

Incandescent

5% 2027 \$1,100 2

LED

80% 2040 * *

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE
Asset # : 2384

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
				Other Observation, Extent : N/A, Area Affected : 90%					
				Location : First Floor Through Third Floor					
				Explanation : No Access To First Floor Through Third Floor; People Living.					
Conversion Equipment									
	Hot Water Boiler	100%			2037	* *	1	\$1,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 1 Unit.					
Distribution									
	Hot Wtr Piping/Pump	100%			2031	\$7,500	4	\$200	
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Basement					
Terminal Devices									
	Convactor/Radiator	100%			2030	\$27,900	1	\$1,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Window/Wall Unit	10%			2025	\$1,300	1		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2030	\$43,600	1		
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Throughout					
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Throughout					
Sump Pump(s)									
	Submersible	100%			2025	\$100	4	\$100	
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Basement					
Fixtures									
	Generic	100%							

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

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN SEAMAN COTTAGE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.400 / 14347 **Yr Built/Renovated** : 1836 / 2005
Area Sq Ft : 1,200 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Dec-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121947

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$92,900	
Total	\$92,900	
Importance Code A	\$92,900	
Total	\$92,900	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$4,800			
Interior Architecture				
Electrical				
Mechanical			\$100	
Total	\$4,800		\$100	
Importance Code A	\$4,800			
Importance Code B			\$100	
Importance Code C				
Total	\$4,800		\$100	



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SEAMAN COTTAGE
Asset # : 14347

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									
	Concrete Masonry Unit	20%			LIFE	**	5	\$600	
	Wood	80%	Now	\$92,900	2037	**	5	\$10,000	
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Windows									
	Wood	100%	Now	\$3,900	2048	**	5	\$1,500	
Air Infiltration, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Various Locations Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 30%									
Location : Exterior Frames									
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Rear									
Explanation : Missing Windows At First Floor Rear									
Roof									
	Wood Shingles	100%			2035	**	10	\$900	
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	**	5	\$1,300	
Other Observation, Extent : N/A, Area Affected : 20%									
Location : Cellar									
Explanation : Cellar									
	Not Accessible	80%							
Interior Walls									
	Plaster	10%			LIFE	**	5		
	Not Accessible	90%							
Ceilings									
	Plaster	10%			LIFE	**	5	\$200	
	Not Accessible	90%							
Site Enclosure									
Retaining Walls									
	Concrete Masonry Unit	100%			2058	**			

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

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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SEAMAN COTTAGE
Asset # : 14347

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%			2058	* *	5		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Main Service Disconnect Switch Rated At 800 Amperes					
Transformers									
	Dry Type	100%			2049	* *	5		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 225 Kilovolt Amperes, 480/208-120 Volts					
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2058	* *	5		
Raceway									
	Conduit	100%			2058	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2054	* *	5		
Wiring									
	Thermoplastic	100%			2058	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	100%			2040	* *	10	\$1,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : T8 Lamps					
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2040	* *	1-3	\$100	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2058		* *	1	
		Recent Installation, Extent : N/A, Area Affected : 10%						
		Location : Power Room. Electrical Unit Heater						
No Component	80%							
		Other Observation, Extent : N/A, Area Affected : 0%						
		Location :						
		Explanation : This House No Mechanical System						

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SEAMAN COTTAGE**

Asset # : 14347

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

Plumbing

Sump Pump(s)

Submersible

100%

2027

4

Recent Installation, Extent : N/A, Area Affected : 100%

Location : Power Room.

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.300 / 2385 **Yr Built/Renovated** : 1837 / 1839
Area Sq Ft : 4,795 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Dec-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121941

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$160,600	
Interior Architecture	\$62,200	
Total	\$222,800	
Importance Code A	\$160,600	
Importance Code B	\$62,200	
Total	\$222,800	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$37,000			\$21,000
Interior Architecture	\$89,600			
Electrical	\$100		\$18,600	\$100
Mechanical	\$200	\$200	\$600	\$200
Site Enclosure	\$1,600			
Site Pavements	\$32,300			
Total	\$160,800	\$200	\$19,200	\$21,400
Importance Code A	\$37,200	\$200	\$200	\$21,300
Importance Code B	\$32,300		\$19,000	\$100
Importance Code C	\$91,200			
Total	\$160,800	\$200	\$19,200	\$21,400



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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE
Asset # : 2385

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	25%			LIFE	**	5	\$1,800	
	Wood	75%	Now	\$160,600	2045	**	5	\$13,800	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
	Windows								
	Wood	100%	Now	\$900	2040	**	5	\$400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
	Location : First Floor Various Locations								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout								
	Roof								
	Copper/Terne	90%	0-2	\$36,100	2047	**			
	Deformed/Dented, Extent : Moderate, Area Affected : 20%								
	Location : Upper Roof								
	Wood Shingles	10%			2028	\$20,700	10	\$300	
Interior									
	Floors								
	Vinyl Tile	5%	Now	\$2,300	2042	**	3	\$100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Basement								
	Wood	95%	Now	\$62,200	2047	**	5	\$4,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Stairs To Basement Area								
	Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
	Location : Front Of Fire Place At Kitchen Area								
	Interior Walls								
	Concrete Masonry Unit	10%	Now	\$17,200	LIFE	**	5	\$200	
	Efflorescence, Extent : Severe, Area Affected : 60%								
	Location : Basement								
	Repointing Failure, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Plaster	70%	Now	\$41,600	LIFE	**	5	\$1,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Paint Peeling, Extent : Severe, Area Affected : 60%								
	Location : Throughout First And Second Floor								
	Wood	20%			LIFE	**	5	\$4,600	

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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE
Asset # : 2385

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								
Exposed Struc: Wood	25%	Now	\$19,700	LIFE		* *		
			Cracking/Crumbling, Extent : Moderate, Area Affected : 30%					
			Location : Interior First And Second Floor Ceilings					
			Paint Peeling, Extent : Moderate, Area Affected : 40%					
			Location : Interior Ceilings					
Plaster	75%	Now	\$8,800	LIFE		* *	5	\$1,700
			Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
			Location : Second Floor					
			Paint Peeling, Extent : Moderate, Area Affected : 10%					
			Location : Second Floor					
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%	0-2	\$1,600	2042		* *		
			Vegetation Growth, Extent : Moderate, Area Affected : 30%					
			Location : Front Elevation					
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	Now	\$32,300	2041		* *		
			Cracking/Crumbling, Extent : Severe, Area Affected : 40%					
			Location : Front Concrete Stair Landing					

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								
	Molded Case Bkrs	100%			2058	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Main Service Disconnect Switch Rated At 100 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2058	* *	5	\$100	
	Raceway								
	Conduit	80%			2042	* *	1		
	Conduit	20%			2058	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2040	* *	5		
	Molded Case Bkrs	65%			2040	* *	5	\$100	
	Molded Case Bkrs	30%			2054	* *	5		
	Wiring								
	Thermoplastic	70%			2042	* *	1		
	Thermoplastic	30%			2058	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE
Asset # : 2385

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

Lighting

Interior Lighting
Fluorescent

50%
2037 * * 10 \$2,200
Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Basement

Incandescent

50% 2027 \$16,400 2 \$100

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

Heating

Energy Source
Natural Gas

100% 2042 * * 1

Conversion Equipment
Furnace

100% 2037 * * 1 \$2,400
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 1Unit

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$2,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Hot Air Furnace.

Plumbing

H/C Water Piping

Galvanized Steel

10% 2030 \$6,600 1

No Component

90%

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.010 / 2379 **Yr Built/Renovated** : 1837 / 1990
Area Sq Ft : 7,447 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 08-Dec-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121946

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$308,000	
Interior Architecture	\$251,800	
Mechanical		\$101,900
Site Enclosure		\$420,700
Total	\$559,900	\$522,600
Importance Code A	\$308,000	
Importance Code B	\$251,800	\$101,900
Importance Code C		\$420,700
Total	\$559,900	\$522,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$135,400		\$24,800	
Interior Architecture	\$15,400			\$300
Electrical	\$7,900		\$28,900	\$200
Mechanical	\$10,600	\$1,000	\$25,300	\$1,000
Site Enclosure	\$43,200			
Site Pavements	\$6,400			
Total	\$218,800	\$1,000	\$79,000	\$1,400
Importance Code A	\$142,400	\$700	\$25,500	\$800
Importance Code B	\$36,400	\$300	\$53,500	\$700
Importance Code C	\$40,000			
Total	\$218,800	\$1,000	\$79,000	\$1,400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Asset # : 2379

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%	Now	\$244,200	LIFE	* *	5	\$13,800	
		Horizontal Cracks, Extent : Light, Area Affected : 10%							
		Location : Various Locations At Window Opening							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
		Staining/Discoloring, Extent : Severe, Area Affected : 30%							
		Location : Near Down Spouts And Gutters							
		Vegetation Growth, Extent : Light, Area Affected : 10%							
		Location : Rear Facade							
	Masonry: Brownstone	20%	Now	\$63,900	LIFE	* *	5	\$3,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : North Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : North Facade							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Front Elevation							
		Explanation : Peeling Paint							
	Masonry: Limestone	5%	0-2	\$25,000	LIFE	* *	5	\$700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Window Sills Headers							
	Wood	5%	Now	\$28,700	2037	* *	5	\$2,500	
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : Rear Of Building							
Windows									
	Wood	100%	Now	\$16,900	2040	* *	5	\$6,800	
		Condensation Present, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		Location : Frames							
		Split/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Frames							
Parapets									
	Wood Cornice	100%	Now	\$23,600	2052	* *	5	\$10,500	1
		Dry Rot/Decay, Extent : Severe, Area Affected : 30%							
		Location : Upper Wood Cornice And Front Facade							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Asset # : 2379

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									
Roof	Copper/Terne	100%			2047	* *	10	\$24,800	
Soffits	Wood	100%	Now	\$41,200	2045	* *	5	\$4,400	
Dry Rot/Decay, Extent : Severe, Area Affected : 40%									
Location : Front And Rear Facades									
Paint Peeling, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Interior									
Floors	Carpet	5%	0-2	\$10,400	2034	\$10,400	3	\$800	
Staining/Discoloring, Extent : Severe, Area Affected : 100%									
Location : Second Floor Staff Room Or Office									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Wrinkling, Extent : Light, Area Affected : 15%									
Location : Throughout									
	Cast in Place Concrete	5%	Now	\$5,000	LIFE	* *	5	\$1,200	
Paint Peeling, Extent : Severe, Area Affected : 50%									
Location : Bathroom Floors									
	Wood	90%	Now	\$251,800	2060	* *	5	\$9,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 40%									
Location : First, Second Floor Public Space And Stair Landings									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : First And Second Floor Public Space									
Interior Walls	Plaster	100%			LIFE	* *	5	\$2,200	
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Various Locations Throughout									
Ceilings	Plaster	100%			LIFE	* *	5	\$6,800	
Site Enclosure									
Fence/Gates	Iron Picket	5%	0-2	\$500	2052	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Various									
	Wood	95%			2030	\$420,700			
Free Standing Walls	Masonry: Brick	100%	4+	\$33,100	2058	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Rear Of Building									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%									
Location : Rear Yard									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Asset # : 2379

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Retaining Walls									
	Masonry: Fieldstone	100%	Now	\$9,600	2052	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Front Of Building									
Loose Units, Extent : Moderate, Area Affected : 20%									
Location : Side Yard Retaining Walls									
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Main Entrance									
Explanation : Granite Retaining At Main Entrance. Joints Failing. Need Pointing									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	10%			2045	* *			
	Panel/Paver: Cer/Brk	80%	0-2	\$4,500	2048	* *	5	\$200	
Uneven Surface, Extent : Light, Area Affected : 30%									
Location : Throughout									
	Panel/Paver: Bluestone	10%	Now	\$300	LIFE	* *	5		
Other Observation, Extent : Severe, Area Affected : 30%									
Location : Front Entry									
Explanation : Missing Motor Joints									
Parking/Driveway									
	Asphalt	100%	0-2	\$1,600	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Parking In Rear									

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%			2058	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Main Service Disconnect Switch Rated At 200 Amperes							
	Transformers								
	Dry Type	100%			2049	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 150 Kilovolt Amperes 480/208-120 Volt							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2058	* *	5	\$200	
	Raceway								
	Conduit	80%			2032	\$8,500	1		
	Conduit	20%			2058	* *	1		
	Panelboards								
	Molded Case Bkrs	50%			2048	* *	5	\$100	
	Molded Case Bkrs	50%			2054	* *	5	\$100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Asset # : 2379

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	60%	2-4	\$7,800	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2052	* *	1		
	Thermoplastic	20%			2058	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	20%			2027	\$24,300	10	\$1,400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	LED	80%			2040	* *			
Egress Lighting									
	Exit, LED	100%			2067	* *	1		
Exterior Lighting									
	Fluorescent	10%			2027	\$3,200	10	\$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Exterior									
	No Component	90%							
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2035	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : Copper									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
Conversion Equipment									
	Steam Boiler	100%	0-2	\$7,000	2045	* *	1	\$6,600	
Controller Not Working, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Distribution									
	Steam Piping/Pump	100%			2042	* *			
Terminal Devices									
	Convactor/Radiator	100%	Now	\$3,300	2037	* *	1	\$2,200	
Leak Evident, Extent : Severe, Area Affected : 20%									
Location : First And Second Floor									

Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Asset # : 2379

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2027	\$6,000	1		
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2030	\$101,900	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$18,300	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Sanitary Piping Are Corroded And Original With The Building.							
	Sump Pump(s)								
	Submersible	100%			2025	\$200	4	\$200	
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2037	* *	1	\$100	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Basement							
		Explanation : Boiler Only.							
	Fixtures								
	Generic	100%							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN TREASURE HOUSE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.140 / 1598 **Yr Built/Renovated** : 1700 / 1860
Area Sq Ft : 3,960 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 07-Dec-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Floors 1
Block : 4441 **Lot** : 1 **BIN** : 5121939

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$196,400	
Total	\$196,400	
Importance Code B	\$196,400	
Total	\$196,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,900		\$9,200	
Interior Architecture	\$151,100			
Total	\$170,000		\$9,200	
Importance Code A	\$18,900		\$9,200	
Importance Code B	\$63,500			
Importance Code C	\$87,600			
Total	\$170,000		\$9,200	



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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TREASURE HOUSE
Asset # : 1598

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	5%	Now	\$13,000	LIFE	* *	5	\$400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Masonry: Fieldstone	45%			LIFE	* *	5	\$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Wood	50%			2037	* *	5	\$18,400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Windows								
Wood	100%	2-4	\$2,700	2057	* *	5	\$400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Roof								
Wood Shingles	100%			2035	* *	10	\$3,200	
Other Observation, Extent : Severe, Area Affected : 0%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Interior								
Floors								
Wood	100%	Now	\$196,400	2072	* *	5	\$4,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Interior Walls								
Plaster	75%	Now	\$44,600	LIFE	* *	5	\$1,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Wood	25%	Now	\$43,000	LIFE	* *	5	\$5,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Ceilings								
Exposed Struc: Wood	25%	Now	\$19,700	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Plaster	75%	Now	\$43,800	LIFE	* *	5	\$1,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								

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 OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TREASURE HOUSE
Asset # : 1598

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0021.100 / 1595 Yr Built/Renovated : 1695 /
Area Sq Ft : 2,540 Project Type : CULTURAL AFFAIRS
Date of Survey : 08-Dec-2020 Landmark Status : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 4441 Lot : 1 BIN : 5121939

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$359,700	
Interior Architecture	\$67,700	
Total	\$427,400	
Importance Code A	\$359,700	
Importance Code B	\$67,700	
Total	\$427,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$22,300			
Interior Architecture	\$1,300			
Electrical			\$2,400	
Mechanical	\$100			
Total	\$23,700		\$2,400	
Importance Code A	\$22,300			
Importance Code B	\$100		\$2,300	
Importance Code C	\$1,300			
Total	\$23,700		\$2,400	



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.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE
Asset # : 1595

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	3%	Now	\$1,900	LIFE	* *	5	\$200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Chimney							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Chimney							
	Masonry: Fieldstone	10%	0-2	\$15,300	LIFE	* *	5	\$500	
		Open Joints, Extent : Light, Area Affected : 10%							
		Location : Basement Stone Walls							
	Wood	87%	Now	\$176,300	2037	* *	5	\$15,200	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
Windows									
	Wood	100%	0-2	\$5,200	2057	* *	5	\$700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
Roof									
	Wood Shingles	100%	Now	\$183,400	2047	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 40%							
		Location : Throughout							
Interior									
Floors									
	Wood	100%	Now	\$67,700	2047	* *	5	\$3,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Second Floor							
		Explanation : Second Floor Is Sagging And Is No Longer In Use For Public Tours.							
Interior Walls									
	Masonry: Brick	3%	0-2	\$1,300	LIFE	* *			
		Painted Surfaces, Extent : Moderate, Area Affected : 50%							
		Location : First Floor Interior Walls							
	Plaster	27%			LIFE	* *	5	\$300	
	Wood	70%			LIFE	* *	5	\$11,900	
Ceilings									
	Exposed Struc: Wood	100%			LIFE	* *			

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE
Asset # : 1595

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								
	Molded Case Bkrs	100%			2052	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : No Available Nameplate Rating Capacity								
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2048	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2052	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	100%			2037	* *	10	\$2,300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Basement							
		Explanation : Gas Is Used For Cooking In Oven Only							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2058	* *	1		
	No Component	90%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : No Water Supply Connection							
	Sump Pump(s)								
	Submersible	100%			2025	\$100	4	\$100	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Address : 161-04 JAMAICA AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0035.000 / 3004 **Yr Built/Renovated** : 1898 / 2005
Area Sq Ft : 38,977 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Mar-2022 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 10101 **Lot** : 11 **BIN** : 4215617

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$475,400	\$184,000
Interior Architecture	\$496,500	\$204,600
Electrical	\$228,100	\$271,100
Total	\$1,199,900	\$659,600
Importance Code A	\$475,400	\$184,000
Importance Code B	\$627,300	\$475,600
Importance Code C	\$97,300	
Total	\$1,199,900	\$659,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$70,400	\$10,000		\$27,000
Interior Architecture	\$243,600			\$10,200
Electrical	\$33,500	\$3,800	\$4,700	\$41,700
Mechanical	\$52,000	\$8,500	\$11,000	\$60,300
Site Enclosure	\$2,000			
Site Pavements	\$65,400	\$200	\$200	\$5,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$481,600	\$37,300	\$30,700	\$159,400
Importance Code A	\$74,300	\$13,800	\$3,900	\$30,900
Importance Code B	\$344,200	\$23,300	\$26,600	\$123,100
Importance Code C	\$63,100	\$200	\$200	\$5,300
Total	\$481,600	\$37,300	\$30,700	\$159,400



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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

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	\$60,900	
	Masonry: Granite	2%	0-2	\$2,900	LIFE	* *	5	\$1,300	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	25%	0-2	\$137,700	LIFE	* *	5	\$16,300	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Metal Panel	3%			2053	* *	5-10	\$18,000	
Windows									
	Metal Clad	25%	2-4	\$12,300	2032	\$123,100	5	\$7,200	
	Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Deteriorated Finish, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Steel	35%	0-2	\$258,600	2058	* *	5	\$20,100	
	Corrosion/Rusting, Extent : Light, Area Affected : 35%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Wood	40%	Now	\$79,000	2041	* *	5	\$18,300	
	Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Basement								
	Deteriorated Finish, Extent : Light, Area Affected : 100%								
	Location : North Facade								
	Thermally Inefficient, Extent : Moderate, Area Affected : 75%								
	Location : North Facade								
	Split/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : North Facade								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

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								
Parapets								
Masonry: Brick	60%	2-4	\$37,000	LIFE	* *	5	\$2,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	20%	Now	\$18,100	LIFE	* *	5	\$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Facade And Balustrades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Metal Rail	20%			2046	* *	5-10	\$16,400	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : 4th Floor Roof								
Roof								
Modified Bitumen	95%			2038	* *	10	\$22,100	
Blisters, Extent : Light, Area Affected : 2%								
Location : Main Roof								
Skylight, Metal/Glass	5%			2053	* *	10	\$3,900	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

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	20%	Now	\$132,700	2032	\$221,200	3	\$17,500	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%							
		Location : Theater							
		Staining/Discoloring, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast in Place Concrete	5%			LIFE	**	5	\$6,400	
	Ceramic Tile	13%	Now	\$9,200	2036	**	5	\$3,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : First Floor Hall							
	Mosaic Tile	5%	Now	\$14,700	2038	**	5	\$3,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Main Entry Lobby And Basement							
	Marble Panels	2%	Now	\$27,400	LIFE	**	5	\$900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Stair To Basement							
	Sheet Vinyl/Rubber	5%			2033	\$204,600	5	\$4,400	
	Vinyl Tile	25%	Now	\$21,600	2038	**	3	\$5,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Vinyl Tile 9" X 9"	5%	Now	\$250,000	2043	**	3	\$1,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : 3rd Floor Ceramics Room							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : 3rd Floor Ceramics Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : 3rd Floor							
	Wood	20%	Now	\$149,200	2061	**	5	\$10,900	
		Deteriorated Finish, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	2-4	\$10,000	2042	* *	5	\$1,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Toilets Throughout							
	Gypsum Board	30%			LIFE	* *	5	\$12,200	
	Metal Panel	5%			LIFE	* *			
	Plaster	55%	Now	\$97,300	LIFE	* *	5	\$11,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Rear Stair Throughout							
	Plaster	5%			LIFE	* *	5	\$1,000	
Ceilings									
	Gypsum Board	30%			LIFE	* *	5	\$21,900	
	Metal Panel	5%	Now	\$5,200	LIFE	* *	5	\$3,600	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Toilets Throughout							
	Plaster	60%	Now	\$22,800	LIFE	* *	5	\$21,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Basement Storage Loose/Delam Surface, Extent : Moderate, Area Affected : 10% Location : At Stairs Paint Peeling, Extent : Moderate, Area Affected : 10% Location : At Stairs Water Penetration, Extent : Moderate, Area Affected : 10% Location : Third Floor, Stair							
	Plaster	5%			LIFE	* *	5	\$1,800	
Site Enclosure									
Fence/Gates									
	Chain Link	75%	Now	\$2,000	2053	* *			
		Impact Damage, Extent : Moderate, Area Affected : 15% Location : Rear Yard At HVAC Unit							
	Iron Picket	25%			2053	* *			
		Deteriorated Finish, Extent : Light, Area Affected : 25% Location : Throughout							
Retaining Walls									
	Cast in Place Concrete	100%			2068	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	50%	4+	\$2,100	2046	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Basement Access							
	Pavers/Stone	50%	0-2	\$12,100	2036	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Sinking/Subsiding, Extent : Light, Area Affected : 5% Location : Throughout							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

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

Site Pavements

On-Site Walkways

Asphalt	25%				2036	**			
Cast in Place Concrete	50%	Now		\$3,200	2038	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : South Side At Basement Access</i>									
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : West Side</i>									
Metal	25%	0-2		\$48,000	2043	**	1-3	\$17,300	
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</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

Service Equipment

Fused Disc Sw	50%				2033	\$13,600	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>									
Fused Disc Sw	50%				2043	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Rated At 600 Amperes</i>									

Switchgear / Switchboard

Fused Disc Sw	70%				2043	**	5	\$100	
Molded Case Bkrs	30%				2043	**	5	\$300	

Raceway

Conduit	40%				2053	**	1		
Conduit	60%				2033	\$23,700	1		

Panelboards

Fused Disc Sw	5%				2041	**	5		
Fused Toggle Switch	10%	2-4		\$3,200	2058	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Upper Floor</i>									
Molded Case Bkrs	55%				2032	\$17,600	5	\$600	
Molded Case Bkrs	30%				2049	**	5	\$300	

Wiring

Braided Cloth	20%	2-4		\$7,100	2058	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Thermoplastic	40%				2033	\$14,300	1		
Thermoplastic	40%				2053	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.

Asset # : 3004

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									
Motor Controllers									
	Locally Mounted	50%			2031	\$50,800	5	\$100	
	Locally Mounted	50%			2046	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	
Lighting									
Interior Lighting									
	Fluorescent	20%			2028	\$136,400	10	\$7,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 3rd Floor And Basement								
	Explanation : T-12 Lamps								
	Fluorescent	15%			2038	* *	10	\$5,400	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	15%			2038	* *	10	\$5,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 35%								
	Location : Throughout The Building								
	Fluorescent	5%			2033	\$34,100	10	\$1,800	
	T-9 Lamps And Fixtures, Extent : Light, Area Affected : 5%								
	Location : Stairway								
	Incandescent	15%			2028	\$91,700	2	\$100	
	LED	30%			2041	* *			
Egress Lighting									
	Emergency, Service	25%			2038	* *	1		
	Emergency, Battery	25%			2028	\$17,500	10	\$2,400	
	Exit, LED	25%			2061	* *	1		
	Exit, Battery	25%			2033	\$14,800	10	\$700	
Exterior Lighting									
	HID	10%	2-4	\$19,500	2043	* *			
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Exterior Back Of The Building								
	LED	10%			2041	* *			
	No Component	80%							
Alarm									
Security System									
	Generic	50%			2033	\$39,200	1	\$7,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Exterior And Interior								
	Explanation : Cameras Security System								
	Generic	50%			2033	\$39,200	1	\$7,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Intrusion System								
Fire/Smoke Detection									
	Generic, Digital	100%			2033	\$107,800	1-3	\$24,000	

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 OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	\$38,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Gasoline Fired Steam Boiler</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2053	* *	4	\$2,900	
Terminal Devices								
Air Handler	20%	0-2	\$15,700	2041	* *	1	\$4,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof. Leaking Air Handler Unit</i>								
Convactor/Radiator	80%			2046	* *	1	\$10,100	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	40%			2041	* *	2	\$1,000	
Split Unit	10%			2038	* *			
Window/Wall Unit	30%			2028	\$47,500	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$27,000	2053	* *	4	\$1,900	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : One External Package Unit Needs New Thermostat</i>								
Terminal Devices								
Air Handler/Dir Expansion	20%			2038	* *	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$4,300	
No Component	80%							
Exhaust Fans								
Interior	20%			2033	\$37,100	2	\$200	
No Component	80%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	\$18,300	2		

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 OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$1,300	4	\$800	
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$2,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Freight From Basement To 3rd Floor, Passenger From 1st To 5th Floor.								
	Explanation : Two Freight Units And One Passenger Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$19,700	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$10,900	
	Fire Pump								
	Generic	100%			2042	* *	1	\$7,300	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Address : 153-10 JAMAICA AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0035.010 / 13423 **Yr Built/Renovated** : 1859 / 2006
Area Sq Ft : 30,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Mar-2022 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 10097 **Lot** : 10 **BIN** : 4215617

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$341,100	
Electrical		\$143,300
Mechanical		\$474,400
Site Pavements	\$320,500	
Total	\$661,600	\$617,700
Importance Code B	\$661,600	\$617,700
Total	\$661,600	\$617,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$100	\$7,600		
Interior Architecture		\$33,400	\$1,200	
Electrical	\$2,800	\$2,900	\$3,400	\$24,100
Mechanical	\$12,500	\$7,200	\$10,200	\$7,200
Site Pavements	\$68,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$87,900	\$55,100	\$18,700	\$35,100
Importance Code A	\$1,500	\$9,100	\$1,500	\$1,500
Importance Code B	\$42,000	\$46,000	\$17,300	\$33,600
Importance Code C	\$44,400			
Total	\$87,900	\$55,100	\$18,700	\$35,100



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Asset # : 13423

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	95%			LIFE	**	5	\$29,000	
	Masonry: Brownstone	5%			LIFE	**	5	\$1,100	
Windows									
	Aluminum	10%	4+	\$100	2049	**	5		
	Air Infiltration, Extent : Light, Area Affected : 2%								
	Location : Throughout								
	Wood	90%			2049	**	5	\$4,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Stained Glass								
Roof									
	Copper/Terne	5%			2061	**	10	\$5,200	
	Metal Panel	10%			2046	**	10	\$7,600	
	Slate	85%			LIFE	**			
Interior									
Floors									
	Carpet	15%			2032	\$138,300	3	\$10,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$5,300	
	Ceramic Tile	5%			2042	**	5	\$2,400	
	Marble Panels	5%			LIFE	**	5	\$1,800	
	Sheet Vinyl/Rubber	10%	Now	\$341,100	2043	**	5	\$3,600	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Wood	60%			2061	**	5	\$54,700	
Interior Walls									
	Glass: Special Gauge	2%			LIFE	**	1		
	Gypsum Board	93%			LIFE	**	5	\$13,100	
	Marble Panels	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	10%			2046	**	5	\$4,900	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Exposed Struc: Steel	25%			LIFE	**			
	Gypsum Board	65%			LIFE	**	5	\$39,500	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2068	**			
	Deteriorated Finish, Extent : Light, Area Affected : 15%								
	Location : Throughout								
Retaining Walls									
	Masonry: Brick	100%			2053	**			
Site Pavements									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	65%	Now	\$320,500	2053		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Tripping Hazard, Extent : Severe, Area Affected : 5%							
		Location : West Side							
	Pavers/Stone	35%	Now	\$24,200	2036		* *		
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : North Side							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
		Location : North Side							
On-Site Walkways									
	Cast in Place Concrete	10%			2046		* *		
	Pavers/Stone	90%	Now	\$44,400	2042		* *		
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
		Location : Main Entry Stair							
		Misaligned/Bulging, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
Parking/Driveway									
	Asphalt	100%			2042		* *		

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%			2053	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 2,000 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2053	* *	5	\$100	
Raceway									
	Conduit	100%			2053	* *	1		
Panelboards									
	Fused Disc Sw	5%			2049	* *	5		
	Molded Case Bkrs	95%			2049	* *	5	\$800	
Wiring									
	Thermoplastic	100%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2046	* *	5	\$200	

Ground

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Asset # : 13423

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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	65%			2038	**	10	\$17,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2038	**	10	\$1,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 1st And 2nd Floor Lobby							
	Incandescent	25%			2038	**	2	\$200	
	LED	5%			2041	**			
Egress Lighting									
	Emergency, Service	25%			2038	**	1		
	Emergency, Battery	25%			2038	**	10	\$1,800	
	Exit, LED	50%			2061	**	1		
Exterior Lighting									
	HID	20%			2038	**	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2033	\$30,200	1	\$5,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Interior And Exterior							
		Explanation : Cameras Security System							
	Generic	50%			2033	\$30,200	1	\$5,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion System							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	\$82,900	1-3	\$18,500	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2046	* *	1	\$14,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Gasoline Fired Hot Water Boiler							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$3,500	2049	* *	4	\$1,500	
			Corroded, Extent : Moderate, Area Affected : 10%						
			Location : Corroded Expansion Tank. Corroded Heat Recovery Tank						
			Malfunctioning, Extent : Severe, Area Affected : 100%						
			Location : One Chilled Water Pump And One Hot Water Circulating Pump In Basement Are Not Working						
			Not in Service, Extent : Moderate, Area Affected : 100%						
			Location : Building Management System Is Not Working						
	Terminal Devices								
	Air Handler	80%			2038	* *	1	\$14,800	
	Convactor/Radiator	20%			2046	* *	1	\$1,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2033	\$474,400	1	\$13,900	
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	\$2,200	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2038	* *	1	\$18,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	70%			LIFE	* *	2-5	\$11,700	
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$5,000	
	Exhaust Fans								
	Interior	100%			2041	* *	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$18,300	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2041	* *	4	\$1,000	
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$1,800	
	Fixtures								
	Generic	100%							
Vertical Transport									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Asset # : 13423

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
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To The Third Floor							
		Explanation : 1 Unit							
Fire Suppression	Sprinkler								
	Generic	100%			2059	* *	1-2	\$8,400	

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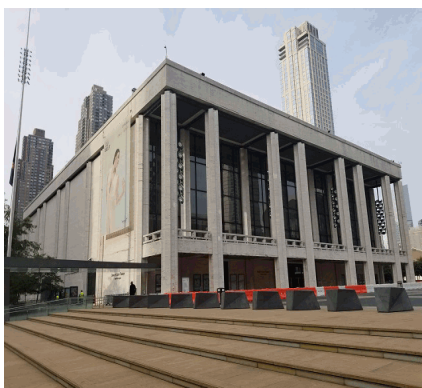
Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Address : 37 W 65TH STREET AT COLUMBUS AVE. AND 63RD ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0025.000 / 2811 **Yr Built/Renovated** : 1962 /
Area Sq Ft : 247,480 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 1134 **Lot** : 5 **BIN** : 1028160

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,156,800	\$281,700
Interior Architecture	\$147,800	\$16,834,700
Electrical	\$1,721,600	\$705,200
Mechanical	\$694,500	\$453,300
Total	\$5,720,700	\$18,274,800
Importance Code A	\$3,156,800	\$331,900
Importance Code B	\$2,563,900	\$1,318,100
Importance Code C		\$16,624,800
Total	\$5,720,700	\$18,274,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$55,900		\$1,400	
Interior Architecture	\$88,800	\$9,500	\$66,700	\$91,300
Electrical	\$21,100	\$28,700	\$68,800	\$20,900
Mechanical	\$76,900	\$87,500	\$121,800	\$72,000
Site Enclosure	\$3,500			
Site Pavements	\$13,500			
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$309,100	\$175,000	\$308,100	\$233,600
Importance Code A	\$63,400		\$1,900	
Importance Code B	\$232,200	\$175,000	\$306,200	\$205,200
Importance Code C	\$13,500			\$28,400
Total	\$309,100	\$175,000	\$308,100	\$233,600



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

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: Travertine	85%	4+	\$1,340,100	LIFE	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Stage Entrance And Throughout							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%							
		Location : All Facades							
		Staining/Discoloring, Extent : Severe, Area Affected : 25%							
		Location : All Facades							
	Window Wall	15%			2052	**	5	\$104,600	
Windows									
	Bronze/Brass	100%			2040	**	5	\$143,100	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 2%							
		Location : Main Lobby Area							
Parapets									
	Metal Panel	5%			2042	**	5	\$2,700	
	Metal Rail	95%			2037	**	5-10	\$243,100	
Roof									
	Modified Bitumen	70%	Now	\$30,900	2027	\$1,545,200			
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Ridging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Plaza Roof: Stone Panels	25%			2042	**			
	Skylight, Metal/Glass	5%			2052	**	10	\$34,500	
Soffits									
	Mosaic Tile	50%			2052	**	10	\$62,400	
	Stucco Cement	50%			2045	**	5	\$49,900	
Interior									
Floors									
	Carpet	27%			2031	\$1,765,200	3	\$204,400	
	Ceramic Tile	5%			2041	**	5	\$18,900	
	Marble Panels	20%			LIFE	**	5	\$56,800	
	Quarry Tile	15%			2037	**	5	\$85,200	
	Raised Access Floor	2%			2045	**	5	\$28,400	
	Terrazzo	5%			LIFE	**	5	\$14,800	
	Vinyl Tile	15%			2037	**	3	\$28,400	
	Vinyl Tile 9" X 9"	10%	Now	\$147,800	2042	**	3	\$14,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Lower Concourse, Mezzanine And 5th Floor, Stair At Exit E							
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : Lower Concourse, Stair E, Mezzanine							
	Wood	1%			2060	**	5	\$7,100	

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	18%			LIFE	**	5	\$31,500	
	Fabric on Framing	25%			2033	\$16,193,000	5	\$54,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Theater									
Explanation : Sound Absorbing Material									
	Fabric on Framing	1%			2033	\$431,800	5	\$2,200	
	Glass: Single Pane	1%			LIFE	**	5	\$3,300	
	Masonry: Brick	5%			LIFE	**			
	Travertine Panels	15%			LIFE	**			
	Plaster	35%			LIFE	**	5	\$45,900	
Ceilings									
	AcousTileConcealSpLn	15%			2037	**	5	\$48,300	
	AcousTileSusp.Lay-In	10%			2045	**	5	\$25,800	
	Gypsum Board	5%			LIFE	**	5	\$16,100	
	Metal Panel	25%			LIFE	**	5	\$80,600	
	Plaster	35%			LIFE	**	5	\$56,400	
	Plaster	10%			LIFE	**	5	\$16,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Foyer									
Explanation : Gold Leafed Ceiling									
Site Enclosure									
Fence/Gates									
	Aluminum Rail	100%			2045	**	5-10		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Metal Railing									
Retaining Walls									
	Concrete Masonry Unit	100%	Now	\$3,500	2042	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Columbus And 62nd Street									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior Stairs And Areaways									
Explanation : Actually Travertine Units									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$13,500	2037	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Terrace At 2nd Floor									

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 OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2032	\$50,200	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room. Sub-basement									
Explanation : Two 6000 Ampere And Two 1500 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2030	\$26,100	5	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Sub-basement. Electrical Room									
Explanation : One 150 Kilovolts Amperes, 208 Volts Primary Voltage 480 Volts Secondary Voltage									
Switchgear / Switchboard									
	Fused Disc Sw	80%			2032	\$203,200	5	\$800	
	Fused Disc Sw	20%			2052	* *	5	\$200	
Raceway									
	Conduit	80%			2032	\$206,800	1		
	Conduit	20%			2052	* *	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$8,800	5	\$300	
	Molded Case Bkrs	65%			2031	\$114,000	5	\$4,200	
	Molded Case Bkrs	30%			2048	* *	5	\$2,000	
Wiring									
	Braided Cloth	20%	2-4	\$52,400	2057	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2052	* *	1		
	Thermoplastic	50%			2032	\$130,900	1		
Motor Controllers									
	Locally Mounted	30%			2045	* *	5	\$500	
	Variable Frequency Drive	70%			2049	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2045	* *	1	\$76,100	
Generators									
	Diesel	100%			2041	* *	1	\$95,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Garage Area									
Explanation : One 280 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$9,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

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
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2060	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Loading Dock							
		Explanation : One 275 Gallons Tank							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2037	* *	10	\$69,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	Fluorescent	10%			2027	\$275,700	10	\$23,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement And Basement							
		Explanation : Using T-12 Lamps							
	Incandescent	40%			2027	\$1,285,500	2	\$2,200	
	LED	20%			2040	* *			
Egress Lighting									
	Emergency, Service	10%			2027	\$15,200	1		
	Emergency, Service	35%			2037	* *	1		
	Emergency, Service	5%			2040	* *	1		
	Emergency, Battery	10%			2032	\$41,500	10	\$6,100	
	Exit, Service	30%			2027	\$25,100	1		
	Exit, Service	10%			2037	* *	1		
Exterior Lighting									
	LED	10%			2040	* *			
	No Component	90%							
Alarm									
	Security System								
	No Component	90%							
	Generic	5%			2037	* *	1	\$4,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	5%			2027	\$22,700	1	\$4,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Public Area And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	90%							
	Generic, Digital	10%			2037	* *	1-3	\$15,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire Alarm Panel							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

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								
	Utility Steam	100%			2042	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam From Con Edison							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2035	**	5	\$15,000	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Sub-basement Steam Room							
		Explanation : The Pneumatic Control Board Needs To Be Upgraded							
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$694,500	2042	**	4	\$12,500	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Sub-basement. Corroded Condensate Pump							
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Sub-basement. Flash Tank Leaking							
		Not in Service, Extent : Moderate, Area Affected : 5%							
		Location : 1 Vacuum Pump Bearing Worn Out, Sub-basement							
Terminal Devices									
	Air Handler	100%			2037	**	1	\$156,400	
Air Conditioning									
	Energy Source								
	District Chilled Water	90%			2052	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Chilled Water From Central Mechanical Plant							
	Electricity	10%			2048	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	80%			2041	**	1	\$218,900	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Basement Of Garage							
		Explanation : Located In Central Mechanical Plant							
	Interior Pkg Unit - Cooling	10%			2030	\$390,600	2	\$1,600	
		R-134a Refrigerant, Extent : Light, Area Affected : 5%							
		Location : 5th Floor							
	Exterior Pkg Unit - Cooling	10%			2037	**	2	\$1,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : Roof							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	90%		2042	**	4	\$16,800	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Basement Of Garage								
Explanation : Located In Central Mechanical Plant								
	No Component	10%						
Terminal Devices								
	Air Handler/Cool/Ht	90%		2037	**	1	\$140,700	
	No Component	10%						
Heat Rejection								
	Air Cooled Condenser Unit	5%		2032	\$35,800	2	\$8,800	
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$141,000	
Exhaust Fans								
	Interior	100%		2037	**	2	\$7,700	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2042	**	1		
Water Heater With Tanks								
	Electric	100%		2030	\$23,100	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Steam Room								
Explanation : There Is No Storage Tank								
	HW Heat Exchanger Steam Fired	100%		2042	**	4	\$37,500	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2032	\$48,400	4	\$5,200	
Sewage Ejector(s)								
	Electric	100%		2037	**	4	\$14,800	
Backflow Preventer								
	Generic	100%		2037	**	1	\$15,500	
Fixtures								
	Generic	100%						
Vertical Transport								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

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
Vertical Transport									
Elevators									
	Geared Traction	90%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>									
<i>Location : 4 Units From Concourse Level To 4th Floor; 3 Units From Low Concourse To 5th Floor; 1 Unit From Concourse To 5th Floor; 1 Unit From Sub-basement To 5th Floor</i>									
<i>Explanation : 9 Units</i>									
	Hydraulic	10%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>									
<i>Location : 1 Unit From 1st To 2nd Floor</i>									
<i>Explanation : 1 Unit</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2042		* *	1-5	\$127,500
Sprinkler									
	Generic	100%			2042		* *	1-2	\$70,800
Fire Pump									
	Not Accessible	100%							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Address : AMSTERDAM AVE. AND W. 62ND ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0034.010 / 4151 **Yr Built/Renovated** : 1964 / 2008
Area Sq Ft : 4,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1134 **Lot** : 10 **BIN** : 1085731

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$144,100
Total		\$144,100
Importance Code A		\$144,100
Total		\$144,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$46,700	\$500	\$900	
Interior Architecture	\$900	\$100	\$100	
Electrical	\$4,400	\$100	\$60,900	
Mechanical	\$700	\$700	\$24,200	\$700
Site Pavements	\$4,600	\$400		
Total	\$57,300	\$1,800	\$86,000	\$700
Importance Code A	\$47,100	\$1,000	\$1,300	\$400
Importance Code B	\$9,900	\$300	\$84,700	\$300
Importance Code C	\$300	\$500		
Total	\$57,300	\$1,800	\$86,000	\$700



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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Asset # : 4151

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	85%	Now	\$20,300	LIFE	* *	5	\$17,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Bandshell Stage Stairs								
	Paint Peeling, Extent : Light, Area Affected : 5%								
	Location : Bandshell Stage Stairs								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Foundation								
	Masonry: Brick	15%	Now	\$4,900	LIFE	* *	5	\$600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Rear Walls Backing Up To Amsterdam Avenue								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Rear Walls								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Rear Walls At Planters And Mechanical Grates								
Windows									
	Aluminum	100%			2031	\$51,100	5	\$1,100	
Parapets									
	Cast in Place Concrete	50%			LIFE	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Rear Roof								
	Explanation : Very Low Parapet								
	No Component	50%							
Roof									
	Cast in Place Concrete	50%			LIFE	* *			
	Single Ply Membrane	50%			2037	* *	10	\$900	
	Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%								
	Location : Lower Rear Roof								
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Kemper System Applied To Lower Roof Enclosing Programmatic Amenities								
	Vegetation Growth, Extent : Moderate, Area Affected : 15%								
	Location : Lower Rear Roof								
Soffits									
	Cast in Place Concrete	100%	4+	\$21,500	LIFE	* *	5	\$93,000	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Bandshell								
Interior									
Floors									
	Cast in Place Concrete	25%			LIFE	* *	5	\$500	
	Mosaic Tile	10%			2045	* *	5	\$200	
	Recent Repair Evident, Extent : N/A, Area Affected : 5%								
	Location : 1st Floor Bathroom								
	Sheet Vinyl/Rubber	5%			2037	* *	5	\$100	
	Terrazzo	55%			LIFE	* *	5	\$400	
	Vinyl Tile	5%			2037	* *	3		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Asset # : 4151

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%			2041	**	5	\$200	
	Concrete Masonry Unit	65%			LIFE	**	5	\$600	
	Gypsum Board	15%			LIFE	**	5	\$200	
	Plaster	10%	Now	\$300	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Basement Stairs</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Basement Stair At Northwest Side</i>									
Ceilings									
	AcousTileConcealSpLn	75%	2-4	\$200	2037	**	5	\$400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>									
<i>Location : Basement Corridors And Rooms</i>									
	AcousTileSusp.Lay-In	5%			2037	**	5		
	Gypsum Board	20%	Now	\$300	LIFE	**	5	\$200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Stairs</i>									
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2067	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Paver: Asphalt	100%			2041	**	5	\$800	
Activity Yard									
	Cast in Place Concrete	100%	4+	\$4,600	2037	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>									
<i>Location : Bandshell Stage</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%			2032	\$4,300	1		
Panelboards									
	Molded Case Bkrs	100%			2031	\$9,700	5	\$100	
Wiring									
	Braided Cloth	50%	2-4	\$4,400	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
	Thermoplastic	50%			2032	\$4,400	1		

Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Asset # : 4151

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

Lighting

Interior Lighting
Fluorescent

85%
 2027 \$26,500 10 \$3,500
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement
Explanation : T-8 Lamps

HID

5% 2027 \$2,600 10

Incandescent

10% 2027 \$2,800 2

Egress Lighting

Emergency, Battery

50% 2027 \$3,700 10 \$500

Exit, Service

50% 2027 \$700 1

Exterior Lighting

HID

100% 2027 \$20,500 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

Natural Gas

100% 2052 * * 1

Conversion Equipment

Steam Boiler

100% 2045 * * 1 \$4,500
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement
Explanation : 1 Steam Boiler

Distribution

Steam Piping/Pump

100% 2042 * *

Terminal Devices

Air Handler

50% 2032 \$41,400 1 \$1,400

Convactor/Radiator

50% 2037 * * 1 \$700

Ventilation**Distribution**

Ductwork/Diffusers

100% LIFE * * 2-5 \$2,500

Exhaust Fans

Roof

100% 2037 * * 2 \$100

Plumbing

H/C Water Piping

Brass/Copper

100% 2052 * * 1

Water Heater With Tanks

Electric

100% 2027 \$23,100 4

Sanitary Piping

Cast Iron

100% LIFE * * 1

Storm Drain Piping

Cast Iron

100% LIFE * * 1

Backflow Preventer

Generic

100% 2037 * * 1 \$300

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Asset # : 4151

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	80%						
	Generic	20%		2032	\$12,200	1-2	\$300	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Address : 140 WEST 65TH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0034.000 / 3006 **Yr Built/Renovated** : 1965 / 2008
Area Sq Ft : 370,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors B1,B2,B3
Block : 1134 **Lot** : 1 **BIN** : 1081023

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,643,100	
Interior Architecture	\$5,817,200	\$2,242,200
Electrical	\$627,600	\$342,900
Mechanical	\$282,100	\$1,836,400
Total	\$8,370,100	\$4,421,600
Importance Code A	\$1,925,300	
Importance Code B	\$3,544,300	\$4,255,600
Importance Code C	\$2,900,500	\$165,900
Total	\$8,370,100	\$4,421,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$2,000			\$2,000
Electrical	\$95,700	\$67,800	\$59,200	\$65,400
Mechanical	\$51,300	\$20,200	\$13,100	\$22,300
Site Pavements	\$10,200			
Total	\$159,200	\$88,000	\$72,200	\$89,700
Importance Code A	\$1,000		\$2,600	
Importance Code B	\$158,200	\$88,000	\$69,600	\$89,700
Importance Code C				
Total	\$159,200	\$88,000	\$72,200	\$89,700



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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

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								
Parapets								
Metal Rail	5%			2049	**	5-10	\$14,800	
Marble Panels	35%	0-2	\$127,300	LIFE	**	5	\$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Planter Locations Throughout								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Stairs And Ramps								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Plaza Area Above Garage								
Explanation : Travertine Marble Planters Are Integral With Roof Assembly								
No Component	60%							
Roof								
Paver: Asphalt	35%	Now	\$624,200	2035	**			
Broken Paver Blocks, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Next To Theater								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Concrete Pavers Proximate To Bandshell								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Expansion Joints Near Theater								
Plaza Roof: Stone Panels	65%	Now	\$891,600	2052	**			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Park Plaza Roof Leaking Through Expansion Joint Into Garage Below								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Plaza Proximate To Fountain								
Explanation : Recent Replacement								
Interior								
Floors								
Asphalt Macadam	80%	Now	\$212,400	2037	**	5	\$108,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	5%			LIFE	**	5	\$59,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pedestrian Path								
Explanation : Polished Concrete								
Cast in Place Concrete	5%			LIFE	**	5	\$59,400	
Traffic Topping	7%	Now	\$177,200	2032	\$1,772,400	5	\$23,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Near Cashier And Parking Ramps								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Near Cashier And Parking Ramps								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Near Cashier And Parking Ramps								
Vinyl Tile	3%			2037	**	3	\$8,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

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

Interior**Interior Walls**

Cast in Place Concrete	25%	0-2	\$2,138,900	LIFE		* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Vehicular Ramp From Blue To Red</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Expansion Joints At Green And Black Parking</i>									

Concrete Masonry Unit	72%	2-4	\$761,600	LIFE		* *	5	\$165,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

Gypsum Board	3%			LIFE		* *	5	\$10,400	
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Ceilings

Exposed Struc: Concrete	90%	Now	\$1,789,000	LIFE		* *	5	\$76,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Section B3</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Section G2, Y2, And 62nd Street Ramp</i>									

Gypsum Board	3%			LIFE		* *	5	\$20,400	
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Metal Panel	7%	Now	\$738,100	LIFE		* *	5	\$47,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 70%</i>									
<i>Location : 63rd Street Drive</i>									

Site Pavements**Public Sidewalk**

Cast in Place Concrete	80%			2045		* *			
Pavers/Stone	20%	Now	\$10,200	2041		* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Columbus Avenue</i>									
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>									
<i>Location : Columbus Avenue</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

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LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

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	40%			2032	\$17,700	5	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room 1									
Explanation : Service Disconnect Switch Rated At 2500 Amperes Serving The Red Section Of The Garage. Service Disconnect Switch Rated At 2000 Amperes Serving The Blue Section Of The Garage.									
	Fused Disc Sw	40%			2032	\$17,700	5	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room 1									
Explanation : Service Disconnect Switches Rated At 2000 Amperes And 1200 Amperes Serving The Yellow And Green Sections Of The Garage									
	Molded Case Bkrs	20%			2052	* *	5	\$1,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room 2									
Explanation : Service Disconnect Switch Rated At 1600 Amperes.									
Transformers									
	Dry Type	100%			2045	* *	5	\$1,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 500 Kilovolt Amperes, 480/277 Volts Primary, 208/120 Volts Secondary. 112.5 Kilovolt Amperes, 480/277 Volts Primary, 208/120 Volts Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	90%			2032	\$228,600	5	\$1,400	
	Molded Case Bkrs	10%			2052	* *	5	\$1,000	
Raceway									
	Conduit	70%			2032	\$36,300	1		
	Conduit	30%			2052	* *	1		
Panelboards									
	Fused Disc Sw	10%			2048	* *	5	\$900	
	Molded Case Bkrs	50%			2031	\$78,000	5	\$4,900	
	Molded Case Bkrs	40%			2048	* *	5	\$3,900	
Wiring									
	Braided Cloth	30%	2-4	\$32,000	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2042	* *	1		
	Thermoplastic	20%			2052	* *	1		
Motor Controllers									
	Locally Mounted	20%			2037	* *	5	\$500	
	Variable Frequency Drive	80%			2049	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$5,400	
Stand-by Power									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

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
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	**	1	\$113,800	
	Generators								
	Diesel	100%			2041	**	1	\$143,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 800 Kilowatts							
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$13,700	
	Fuel Storage								
	Main Tank	100%			2060	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 1,000 Gallons Nameplate Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	99%			2037	**	10	\$336,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	1%			2037	**	10	\$3,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Service	45%			2037	**	1		
	Emergency, Battery	5%			2032	\$30,300	10	\$4,500	
	Exit, LED	30%			2060	**	1		
	Exit, Service	20%			2032	\$24,500	1		
	Exterior Lighting								
	Fluorescent	20%	Now	\$288,300	2042	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Plaza							
		Explanation : Not Functional							
	LED	10%			2040	**			
	No Component	70%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2037	**	1	\$96,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage Area							
		Explanation : CCTV Surveillance Cameras							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2037

* *

1-3

\$234,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Alarm Bells And Horns*

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

Heating

Energy Source

Electricity

3%

2042

* *

1

No Component

97%

Conversion Equipment

Radiant Heater

3%

2027

\$282,100

2

\$5,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Cashier Office**Explanation : 1 Unit*

No Component

97%

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Window/Wall Unit

3%

2025

\$41,100

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Cashier Office**Explanation : 1 Unit*

No Component

97%

Ventilation

Distribution

Ductwork/Diffusers

10%

LIFE

* *

2-5

\$20,600

No Component

90%

Exhaust Fans

Interior

100%

2032

\$1,602,700

2

\$11,300

Plumbing

H/C Water Piping

Brass/Copper

5%

2042

* *

1

No Component

95%

Water Heater With Tanks

Electric

5%

2030

\$1,200

4

No Component

95%

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2032	\$72,300	4	\$7,800	
	Sewage Ejector(s)							
	Compressed Air	100%		2042	* *	4	\$5,600	
	Backflow Preventer							
	Generic	100%		2032	\$161,400	1	\$22,700	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2042	* *	1-2	\$103,600	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : LOUIS ARMSTRONG HOUSE MUSEUM
Address : 34-56 107 STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0046.000 / 14805 **Yr Built/Renovated** : 1910 / 2005
Area Sq Ft : 3,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 08-Mar-2022 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 1748 **Lot** : 36 **BIN** : 4043494

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$15,600	\$1,300		
Interior Architecture	\$3,700	\$1,900	\$300	\$300
Electrical	\$300	\$300	\$300	\$5,400
Mechanical	\$500	\$800	\$700	\$19,100
Total	\$20,200	\$4,400	\$1,300	\$24,900
Importance Code A	\$15,800	\$1,500	\$100	\$200
Importance Code B	\$4,400	\$2,700	\$1,200	\$24,700
Importance Code C		\$200		
Total	\$20,200	\$4,400	\$1,300	\$24,900



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DEPARTMENT OF CULTURAL AFFAIRS - 126
LOUIS ARMSTRONG HOUSE MUSEUM
Asset # : 14805

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	90%	0-2	\$9,200	LIFE	**	5	\$5,200	
		Diagonal Cracks, Extent : Light, Area Affected : 5%							
		Location : Garage Corner							
	Masonry: Marble	1%			LIFE	**	5		
	Wood Overhead Doors	9%			2046	**	5	\$2,600	
Windows									
Wood		100%	0-2	\$2,200	2041	**	5	\$2,500	
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Parapets									
Masonry: Brick		60%			LIFE	**	5	\$400	
	Metal Panel	15%			2059	**	5	\$400	
	Pre-Cast Concrete	15%			LIFE	**	5	\$600	
	Wood Cornice	10%			2059	**	5-10	\$800	
Roof									
Modified Bitumen		90%	2-4	\$4,200	2038	**			
		Alligatoring, Extent : Light, Area Affected : 10%							
		Location : Upper Roof							
	Panel/Paver: Cer/Brk	10%			2059	**	10	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Balcony								
	Explanation : Repairs In Progress								
Interior									
Floors									
Carpet		35%			2032	\$41,800	3	\$3,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$700	
	Ceramic Tile	10%			2042	**	5	\$600	
	Vinyl Tile	40%	Now	\$3,700	2038	**	3	\$900	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
	Location : Basement								
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Basement								
Wood		10%			2061	**	5	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Attic							
		Explanation : Plywood							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LOUIS ARMSTRONG HOUSE MUSEUM
Asset # : 14805

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	5%			2036	* *	5	\$400	
	Gypsum Board	60%			LIFE	* *	5	\$3,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st And 2nd Floor								
	Explanation : Wallpaper								
	Gypsum Board	25%			LIFE	* *	5	\$1,300	
	Wood	10%			LIFE	* *	5	\$3,600	
Ceilings									
	Glass: Susp Panels	5%			LIFE	* *			
	Gypsum Board	30%			LIFE	* *	5	\$2,400	
	Gypsum Board	55%			LIFE	* *	5	\$4,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st And 2nd Floor								
	Explanation : Wallpaper								
	Wood	10%			LIFE	* *	5	\$5,500	
Site Enclosure									
	Fence/Gates								
	Masonry: Brick	100%			2059	* *			
	Retaining Walls								
	Masonry: Fieldstone	100%			2043	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2050	* *			
	On-Site Walkways								
	Cast in Place Concrete	15%			2050	* *			
	Panel/Paver: Cer/Brk	25%			2049	* *	5		
	Pavers/Stone	60%			2042	* *			

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								
	Molded Case Bkrs	100%			2053	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2053	* *	5	\$100	
	Raceway								
	Conduit	100%			2053	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2049	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2053	* *	1		

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LOUIS ARMSTRONG HOUSE MUSEUM
Asset # : 14805

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
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5		
Lighting								
Interior Lighting								
Incandescent	10%			2028	\$4,700	2		
LED	90%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$400	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
Incandescent	10%			2033	\$1,700	2		
LED	10%			2038	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2038	**	1	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Gallery, Basement</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2038	**	1-3	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$1,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$200	
Terminal Devices								
Convactor/Radiator	80%			2046	**	1	\$800	
Fan Coil Unit/Heat	20%			2038	**	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2055	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LOUIS ARMSTRONG HOUSE MUSEUM
Asset # : 14805

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Split Unit	100%			2038	**			
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : 2 Units In The Garden									
Terminal Devices									
	Fan Coil - 4 Pipe	100%			2038	**	1	\$1,000	
Heat Rejection									
	Air Cooled Condenser Unit	100%			2038	**	2	\$2,100	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,700	
Exhaust Fans									
	Interior	50%			2038	**	2		
	No Component	50%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2053	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2028	\$18,300	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Room									
Explanation : One 40 Gallon Unit									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2038	**	1	\$200	
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	Generic	100%			2053	**	1-2	\$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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART SECTION ESDA
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.U00 / 2308 **Yr Built/Renovated** : 1990 /
Area Sq Ft : 160,236 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,188,000	\$375,000
Interior Architecture		\$398,000
Electrical	\$140,600	\$2,235,100
Mechanical	\$4,693,100	\$6,837,600
Total	\$6,021,700	\$9,845,800
Importance Code A	\$1,188,000	\$430,100
Importance Code B	\$4,833,700	\$9,197,500
Importance Code C		\$218,200
Total	\$6,021,700	\$9,845,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$82,900		\$1,600	
Interior Architecture	\$484,200		\$22,500	\$51,000
Electrical	\$32,900	\$26,900	\$63,800	\$27,800
Mechanical	\$143,200	\$43,800	\$113,800	\$48,600
Site Pavements	\$2,800			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$763,700	\$88,400	\$219,400	\$145,200
Importance Code A	\$88,300	\$1,600	\$3,500	\$1,600
Importance Code B	\$672,700	\$86,800	\$215,900	\$143,600
Importance Code C	\$2,800			
Total	\$763,700	\$88,400	\$219,400	\$145,200



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.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA
Asset # : 2308

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									
	Concrete Masonry Unit	25%	Now	\$27,200	LIFE	* *	5	\$14,800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 15% Location : Mechanical Penthouse							
	Stucco Cement	10%			2045	* *	5	\$23,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : This Is An Eifs Assembly							
	Window Wall	65%	Now	\$350,500	2052	* *	5	\$115,400	
		Air Infiltration, Extent : Severe, Area Affected : 5% Location : Loading Door							
Windows									
	Aluminum	100%			2040	* *	5	\$300	
Parapets									
	Masonry: Limestone	15%			LIFE	* *	5	\$1,500	
	Metal Panel	10%			2052	* *	5	\$3,100	
	Metal Rail	75%	0-2	\$43,700	2045	* *	5	\$43,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 25% Location : Throughout							
Roof									
	Modified Bitumen	75%	Now	\$85,600	2037	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10% Location : Parapet Gutter							
	Skylight, Plastic	5%	Now	\$57,400	2045	* *	1		
		Condensation Present, Extent : Light, Area Affected : 25% Location : Skylights							
	Sloped Glazing	20%	Now	\$694,500	LIFE	* *	5	\$259,600	
		Condensation Present, Extent : Moderate, Area Affected : 25% Location : Above Scuplture Court Thermally Inefficient, Extent : Severe, Area Affected : 20% Location : Above Scuplture Court							
Interior									
Floors									
	Carpet	40%	0-2	\$436,500	2034	\$2,182,400	3	\$143,900	
		Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : 4th Floor Cafe							
	Granite Panels	10%			LIFE	* *	5	\$18,000	
	Marble Panels	20%			LIFE	* *	5	\$36,000	
	Quarry Tile	5%			2045	* *	5	\$18,000	
	Terrazzo	5%			LIFE	* *	5	\$9,400	
	Vinyl Tile	10%			2037	* *	3	\$12,000	
	Wood	10%			2047	* *	5	\$45,000	

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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA
Asset # : 2308

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$9,100	
	Gypsum Board	80%			LIFE	**	5	\$218,200	
	Masonry: Brick	10%			LIFE	**			
	Masonry: Limestone	5%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	5%			2045	**	5	\$15,000	
	AcousTileSusp.Lay-In	5%	Now	\$4,300	2045	**	5	\$6,000	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Office And Cafe									
	AcousTileSusp.Lay-In	20%			2045	**	5	\$48,000	
	Exposed Struc: Concrete	10%			LIFE	**	5	\$3,700	
	Gypsum Board	60%			LIFE	**	5	\$179,900	
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2067	**			
Site Pavements									
On-Site Walkways									
	Asphalt	50%			2041	**			
	Pavers/Stone	50%	0-2	\$2,800	2041	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : West Window Wall									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$55,100	5	\$700	
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$116,200	5	\$4,200	
	Raceway								
	Conduit	100%			2032	\$104,600	1		
	Panelboards								
	Molded Case Bkrs	100%			2031	\$96,300	5	\$4,200	
	Wiring								
	Thermoplastic	100%			2032	\$104,100	1		
	Motor Controllers								
	Variable Frequency Drive	100%			2049	* *			
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$11,600	1	\$49,300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

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
Stand-by Power									
Generators									
	Diesel	100%			2028	\$87,700	1	\$62,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Two Emergency Generators Rated At 750 Kilovolt Amperes Each.									
Batteries									
	Lead/Acid	100%			2025	\$2,600	5	\$5,900	
Fuel Storage									
	Day Tank	100%			2031	\$27,500	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 275 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Incandescent	70%			2032	\$1,758,900	2	\$2,500	
	LED	30%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2027	\$52,900	1		
	Exit, Service	50%			2027	\$37,000	1		
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2040	* *	1	\$41,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Galleries, Hallways, Storage, Offices									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2040	* *	1-3	\$101,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement D Channel							
		Explanation : Steam Provided By Con Edison							
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	20%			2035	* *	1	\$15,800	
	Pres. Reducing Valve/LP Steam	80%			2035	* *	5	\$7,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA
Asset # : 2308

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	20%	0-2	\$3,800	2040	* *	4	\$1,600	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose, Extent : Moderate, Area Affected : 20%							
		Location : Control Valves, Various Locations.							
	Steam Piping/Pump	80%	0-2	\$22,000	2042	* *			
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Various Areas							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	35%	0-2	\$56,600	2032	\$1,131,200	1	\$31,200	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Ground Floor Mechanical Room							
	Air Handler	35%			2032	\$1,131,200	1	\$34,700	
	Convactor/Radiator	5%			2030	\$70,200	1	\$2,600	
	Fan Coil Unit/Heat	25%			2027	\$1,064,600	1	\$12,900	
Air Conditioning									
Energy Source									
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%	0-2	\$70,000	2028	\$3,501,900	1	\$156,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Chiller Room							
		Explanation : 2 Inefficient Units. R-123 Refrigerant							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$27,800	2042	* *	4	\$7,900	
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Various Areas							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2032	\$3,332,600	1	\$99,100	
Heat Rejection									
	Water Cooling Tower	100%			2033	\$867,500	2	\$161,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : R Wing Roof							
		Explanation : 2 Units							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$89,300	
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : Air Intake And Louvers Are Under Repairing							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	40%			2032	\$304,700	2	\$2,000	
	Roof	50%			2037	* *	2	\$2,500	
	Roof	10%	Now	\$10,000	2042	* *	2	\$400	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Kitchen Hook, On T Wing Roof								
Plumbing									
	H/C Water Piping								
	Brass/Copper	90%			2042	* *	1		
	Brass/Copper	10%	0-2	\$22,100	2042	* *	1		
	Loose, Extent : Moderate, Area Affected : 20%								
	Location : Control Valves, Ground Floor								
	Water Heater With Tanks								
	Electric	10%			2027	\$2,500	4		
	No Component	90%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : Hot Water Comes From W Wing								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$34,400	4	\$3,400	
	Sewage Ejector(s)								
	Electric	100%			2040	* *	4	\$6,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 90%								
	Location : 2 Units From Basement To 5th Floor; 1 Freight Unit From Ground Floor To Roof								
	Explanation : 3 Units								
	Hydraulic	10%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 10%								
	Location : Sub-basement To Ground Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$80,800	
	Sprinkler								
	No Component	50%							
	Generic	50%			2052	* *	1-2	\$22,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	No Component	99%							
	Generic	1%			2027	\$200	1-3	\$700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Kitchen									
Explanation : 1 Set									

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING A
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.A00 / 2304 **Yr Built/Renovated** : 1880 /
Area Sq Ft : 87,922 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$14,164,000	\$1,200,000
Interior Architecture	\$1,148,800	\$9,095,500
Electrical	\$51,700	\$805,900
Mechanical		\$1,313,400
Total	\$15,364,400	\$12,414,800
Importance Code A	\$14,164,000	\$1,200,000
Importance Code B	\$1,200,500	\$2,172,700
Importance Code C		\$9,042,100
Total	\$15,364,400	\$12,414,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$73,700	\$1,200	\$4,400	\$2,200
Interior Architecture	\$23,000			\$26,800
Electrical	\$8,900	\$8,400	\$57,700	\$8,900
Mechanical	\$97,500	\$17,200	\$33,200	\$15,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$211,000	\$34,600	\$103,200	\$60,800
Importance Code A	\$76,300	\$1,200	\$4,400	\$2,200
Importance Code B	\$134,700	\$33,400	\$98,800	\$44,900
Importance Code C				\$13,600
Total	\$211,000	\$34,600	\$103,200	\$60,800



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

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									
	Concrete Masonry Unit	15%			LIFE	**	5	\$1,700	
	Copper/Terne	15%			2052	**	10	\$6,300	
	Masonry: Brick	70%	Now	\$110,700	LIFE	**	5	\$12,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Courtyard									
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Courtyard									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Courtyard									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Under Construction									
Windows									
	Metal Louvers	15%			2028	\$2,000	10	\$200	
	Steel	85%			2031	\$15,200	5	\$2,400	
Parapets									
	Masonry: Brick	65%	Now	\$32,600	LIFE	**	5	\$2,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Courtyard									
Horizontal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Inner East And West Facades									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Inner East Facade. Section A1, A2									
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%									
Location : Inner East Facade									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Step Flash Connections, South Facade. Section A3									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Not Accessible, Roof Under Construction									
	Masonry: Limestone	5%	0-2	\$2,500	LIFE	**	5	\$200	
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Coping Stone									
	Metal Rail	30%	Now	\$8,000	2037	**	5	\$7,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									

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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

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									
Roof									
	IRMA/Protected Membrane	5%			2037	* *	10	\$4,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Roof Under Construction								
	Metal Panel	35%	Now	\$61,900	2030	\$618,900			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : At Ridge								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Original Monel Panels. Beyond Their Useful Life, Roof Under Construction								
	Modified Bitumen	10%	Now	\$30,600	2037	* *			
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Section Of Roof Near West Parapet								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Roof Under Construction								
	Sloped Glazing	50%	Now	\$13,991,300	LIFE	* *	5	\$581,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout Attic Space								
	Condensation Present, Extent : Moderate, Area Affected : 15%								
	Location : Attic Spaces								
	Corrosion/Rusting, Extent : Severe, Area Affected : 60%								
	Location : Mullions And Structural Support								
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Attic Spaces, Section A2								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Over Attic Spaces								
	Explanation : This Roof Is Actually Corrugated Glazing. Original Material And Beyond Its Useful Life, Roof Under Construction								
Interior									
Floors									
	Carpet	20%			2031	\$499,000	3	\$52,600	
	Granite Panels	25%			LIFE	* *	5	\$24,700	
	Marble Panels	20%			LIFE	* *	5	\$19,700	
	Slate	5%			LIFE	* *	5	\$7,000	
	Terrazzo	10%			LIFE	* *	5	\$10,300	
	Wood	20%	Now	\$1,009,600	2072	* *	5	\$24,700	
	Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
	Location : Exhibit Areas								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

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

Interior

Interior Walls

Fabric on Framing	20%			2033	\$8,878,300	5		\$27,300	
Gypsum Board	20%			LIFE	* *	5		\$32,800	
Masonry: Limestone	5%			LIFE	* *				
Plaster	40%			LIFE	* *	5		\$32,800	
Wood	15%			LIFE	* *	5		\$163,800	

Ceilings

AcousTileSusp.Lay-In	15%			2045	* *	5		\$19,700	
Glass: Susp Panels	20%			LIFE	* *				

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

Location : Throughout

Explanation : Pebble Blasted Glass

Plaster	65%	Now	\$139,200	LIFE	* *	5		\$53,400	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Medieval Gallery, Barrel Vault Ceiling

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

Under 600 Volts

Switchgear / Switchboard

Molded Case Bkrs	100%			2032	\$69,700	5		\$2,300	
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Raceway

Conduit	100%			2032	\$67,400	1			
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Panelboards

Molded Case Bkrs	100%			2031	\$53,500	5		\$2,300	
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Wiring

Rubber	80%	2-4	\$51,700	2057	* *	1			
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Galleries

Thermoplastic	20%			2032	\$12,900	1			
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Motor Controllers

Variable Frequency Drive	100%			2049	* *				
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Lighting

Interior Lighting

Fluorescent	40%			2032	\$615,300	10		\$32,300	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Storage, Hallways

Explanation : T-8 Lamps

LED	60%			2040	* *				
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Egress Lighting

Emergency, Service	50%			2027	\$29,000	1			
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Exit, Service	50%			2027	\$20,300	1			
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Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

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

Alarm

Security System

No Component

Generic

30%

70%

2040

* *

1

\$23,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Galleries**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2040

* *

1-3

\$55,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells, Horns*

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

Heating

Energy Source

Utility Steam

100%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement D Channel**Explanation : Steam Provided By Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP

Steam

100%

2045

* *

5

\$5,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : It Serves A, B, C And F Wings.*

Distribution

Hot Wtr Piping/Pump

50%

Now

\$5,200

2031

\$103,000

4

\$2,200

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Mechanical Room*

Steam Piping/Pump

50%

Now

\$37,700

2042

* *

*Corroded, Extent : Severe, Area Affected : 50%**Location : Various Locations**Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Various Locations*

Terminal Devices

Air Handler

80%

2040

* *

1

\$43,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Mechanical Equipment Rooms.**Explanation : 4 Units. They Serve A And C Wings.*

Fan Coil Unit/Heat

20%

2040

* *

1

\$5,700

Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2058	**	4	\$6,500	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2040	**	1	\$54,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	0-2	\$20,700	LIFE	**	2-5	\$4,900	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Ground Floor							
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Roof							
		Explanation : Air Intake And Louvers Are Under Repairing.							
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$44,100	
Exhaust Fans									
	Interior	80%			2040	**	2	\$2,200	
	Roof	20%			2040	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$1,210,400	1		
Water Heater With Tanks									
	Electric	10%			2025	\$2,500	4		
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Hot Water Comes From W Wing							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%	0-2	\$5,700	2042	**	4	\$1,900	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Sewage Ejector(s)									
	Electric	100%	0-2	\$9,900	2042	**	4	\$3,500	
		On Extended Life, Extent : Severe, Area Affected : 10%							
		Location : Basement							
Fixtures									
	Generic	100%							
Vertical Transport									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1 Unit From Ground Floor To 2nd Floor. 1 Unit From Ground Floor To 1st Floor									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2042		* *	1-5	\$44,300
Sprinkler									
	No Component	25%							
	Generic	75%			2052		* *	1-2	\$18,500

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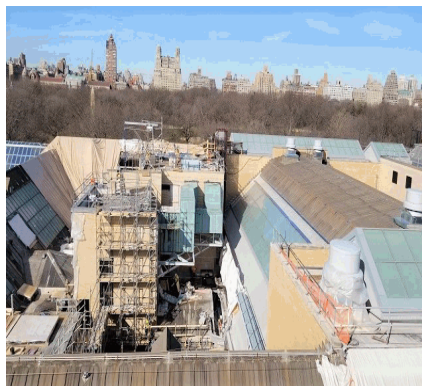
Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING B
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.B00 / 2305 **Yr Built/Renovated** : 1888 / 2012
Area Sq Ft : 100,054 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Floors 1,2,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$9,031,000	\$697,300
Interior Architecture	\$209,400	
Electrical	\$62,500	\$807,900
Mechanical	\$1,236,000	\$1,582,400
Total	\$10,539,000	\$3,087,500
Importance Code A	\$9,031,000	\$697,300
Importance Code B	\$1,507,900	\$2,390,300
Total	\$10,539,000	\$3,087,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$22,900		\$28,800	
Interior Architecture	\$18,700	\$3,700		\$18,700
Electrical	\$10,100	\$9,000	\$31,300	\$11,400
Mechanical	\$68,400	\$9,600	\$42,900	\$8,600
Total	\$120,200	\$22,400	\$103,100	\$38,700
Importance Code A	\$25,900		\$28,800	
Importance Code B	\$94,300	\$22,400	\$74,200	\$38,700
Importance Code C				
Total	\$120,200	\$22,400	\$103,100	\$38,700



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

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	40%	Now	\$144,300	LIFE	**	5	\$16,400	
	Diagonal Cracks, Extent : Severe, Area Affected : 15%							
	Location : Mechanical Fan Rooms, Section B2.2, B5, B7							
	Horizontal Cracks, Extent : Severe, Area Affected : 15%							
	Location : Mechanical Fan Rooms, Section B2.2, B5, B7							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
	Location : Mechanical Fan Rooms, Section B2.2, B5, B7							
	Loose/Delam Surface, Extent : Severe, Area Affected : 10%							
	Location : North Facade. Mechanical Penthouse							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Section B7 At Duct Penetration							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : Roof Construction Inaccessible							
Masonry: Limestone	60%	Now	\$310,600	LIFE	**	5	\$18,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Wall Adjacent To Esda Wing							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : West Facade. Upper Joint Lines							
	Staining/Discoloring, Extent : Light, Area Affected : 15%							
	Location : West Facade							
Windows								
Metal Clad	100%	Now	\$62,200	2057	**	5	\$3,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Bulkheads, Mechanical Rooms							
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Bulkheads, Mechanical Rooms							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Bulkheads, Mechanical Rooms							
Parapets								
Masonry: Brick	70%	Now	\$60,800	LIFE	**	5	\$2,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Mechanical Rooms, Section B2.2, B5, B7							
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Mechanical Rooms, Section B2.2, B5, B7							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
	Location : Mechanical Rooms, Section B2.2, B5, B7							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : Roof Construction Inaccessible							
Masonry: Limestone	5%	Now	\$1,100	LIFE	**	5	\$200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : West Facade							
Metal Panel	5%			2052	**	5	\$600	
Metal Rail	20%			2045	**	5-10	\$11,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

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									
Roof									
	Built-Up (BUR)	5%	Now	\$59,500	2042	* *			
		Vegetation Growth, Extent : Severe, Area Affected : 25%							
		Location : Section B3							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Section B3							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Roof Construction, Roof Inaccessible							
	Metal Panel	10%	Now	\$14,800	2045	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Sloped Roof							
	Modified Bitumen	30%			2037	* *	10	\$28,500	
		Alligatoring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Sloped Glazing	55%	0-2	\$8,393,600	LIFE	* *	5	\$697,300	
		Condensation Present, Extent : Moderate, Area Affected : 25%							
		Location : Attic Space							
		Corrosion/Rusting, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Attic Space							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Attic Space							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Over Attic Spaces							
		Explanation : This Roof Is Actually Corrugated Glazing. Original And Beyond Its Useful Remaining Life, Roof Construction Inaccessible							
Interior									
Floors									
	Carpet	25%			2031	\$709,800	3	\$74,900	
	Ceramic Tile	5%			2041	* *	5	\$7,500	
	Marble Panels	15%			LIFE	* *	5	\$16,800	
	Terrazzo	20%			LIFE	* *	5	\$23,400	
	Wood	35%	Now	\$209,400	2060	* *	5	\$49,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Exhibit Areas							
Interior Walls									
	Gypsum Board	30%			LIFE	* *	5	\$47,200	
	Masonry: Brick	5%			LIFE	* *			
	Marble Panels	10%			LIFE	* *			
	Plaster	10%			LIFE	* *	5	\$7,900	
	Plaster	45%			LIFE	* *	5	\$35,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

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

Glass: Susp Panels	30%			LIFE		**			
Gypsum Board	20%			LIFE		**	5	\$37,400	
Plaster	15%			LIFE		**	5	\$14,000	
Plaster	35%			LIFE		**	5	\$32,800	

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

Under 600 Volts

Switchgear / Switchboard

Molded Case Bkrs	100%			2058		**	5	\$2,600	
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Raceway

Conduit	60%			2032		\$62,800	1		
Conduit	40%			2058		**	1		

Panelboards

Molded Case Bkrs	60%			2031		\$44,900	5	\$1,600	
Molded Case Bkrs	40%			2054		**	5	\$1,100	

Wiring

Rubber	60%	2-4	\$62,500	2057		**	1		
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*On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Galleries*

Thermoplastic	40%			2058		**	1		
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Motor Controllers

Variable Frequency Drive	100%			2049		**			
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Lighting

Interior Lighting

Fluorescent	40%			2032		\$700,300	10	\$36,700	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Storages, Hallways, Basement

Explanation : T-8 Lamps

LED	60%			2040		**			
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Egress Lighting

Emergency, Service	25%			2040		**	1		
Emergency, Service	25%			2032		\$16,500	1		
Exit, Service	50%			2027		\$23,100	1		

Alarm

Security System

No Component	30%								
Generic	70%			2040		**	1	\$26,200	

Other Observation, Extent : N/A, Area Affected : 100%

Location : Galleries, Hallways, Office, Storage

Explanation : CCTV Surveillance Cameras

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2040

* *

1-3

\$63,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

Heating

Energy Source

Utility Steam

100%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement D Channel**Explanation : Steam Provided By Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2045

* *

5

\$5,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Located In A Wing**Explanation : Located In A Wing*

Distribution

Hot Wtr Piping/Pump

50%

Now

\$5,900

2031

\$117,300

4

\$2,500

*Corroded, Extent : Moderate, Area Affected : 10%**Location : 3rd Floor Mechanical Room*

Steam Piping/Pump

30%

Now

\$12,900

2042

* *

*Corroded, Extent : Moderate, Area Affected : 30%**Location : Various Areas**Steam Traps Faulty, Extent : Moderate, Area Affected : 10%**Location : Various Areas*

Steam Piping/Pump

20%

2058

* *

Terminal Devices

Air Handler

20%

2027

\$403,600

1

\$12,400

Convactor/Radiator

10%

Now

\$4,400

2030

\$87,700

1

\$2,900

*Loose, Extent : Moderate, Area Affected : 80%**Location : Control Valves, Various Locations.*

Under Construction

40%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Mechanical Equipment Room**Explanation : Air Handlers Are Under Replacement Process.*

Under Construction

30%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : For 2nd Floor Gallery**Explanation : Reheat Fan Coil Units Are Under Replacement Process.*

Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	District Chilled Water	100%			2042	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : W Wing</i>									
<i>Explanation : Chilled Water Comes From W Wing</i>									
Distribution									
	CW & CHW Wtr Pipe/Pump	60%	Now	\$10,400	2042	**	4	\$3,000	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
	CW & CHW Wtr Pipe/Pump	40%			2062	**	4	\$3,000	
Terminal Devices									
	Air Handler/Cool/Ht Under Construction	40%			2027	\$832,400	1	\$24,800	
		60%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location :</i>									
<i>Explanation : Air Handlers Are Under Replacement Process.</i>									
Ventilation									
Distribution									
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$27,900	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>									
<i>Location : Air Intake And Louvers Are Under Repairing, Roof.</i>									
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$27,900	
Exhaust Fans									
	Roof	5%			2027	\$10,400	2	\$200	
	Roof	15%			2042	**	2	\$500	
	Under Construction	80%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location : Attic</i>									
<i>Explanation : Units Are Under Replacement.</i>									
Plumbing									
H/C Water Piping									
	Brass/Copper	30%	Now	\$20,700	2032	\$413,200	1		
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement</i>									
	Brass/Copper	70%			2032	\$964,200	1		
Water Heater With Tanks									
	Electric	10%			2027	\$2,500	4		
	No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location :</i>									
<i>Explanation : Hot Water Comes From Building W</i>									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Submersible	100%		2025	\$3,300	4	\$3,200	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%		2042	* *	1-5	\$50,400	
	Sprinkler							
	No Component	30%						
	Generic	70%		2052	* *	1-2	\$19,600	

*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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING C
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.C00 / 2306 **Yr Built/Renovated** : 1894 /
Area Sq Ft : 99,979 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$408,100	\$772,400
Interior Architecture	\$634,400	\$18,186,200
Electrical	\$83,300	\$974,000
Mechanical		\$1,867,300
Total	\$1,125,900	\$21,799,900
Importance Code A	\$408,100	\$772,400
Importance Code B	\$717,800	\$2,897,400
Importance Code C		\$18,130,100
Total	\$1,125,900	\$21,799,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,500		\$40,200	
Interior Architecture	\$15,000		\$1,900	\$610,200
Electrical	\$10,100	\$9,500	\$65,600	\$10,100
Mechanical	\$142,700	\$18,200	\$39,600	\$17,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$196,200	\$31,700	\$151,300	\$641,900
Importance Code A	\$24,500	\$3,000	\$40,200	
Importance Code B	\$171,700	\$28,700	\$111,100	\$614,100
Importance Code C				\$27,900
Total	\$196,200	\$31,700	\$151,300	\$641,900



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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

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									
	Glass Block	5%			LIFE	* *	5	\$2,300	
	Masonry: Brick	35%			LIFE	* *	5	\$26,200	
	Panel: Limestone	60%			LIFE	* *	5	\$33,600	
Windows									
	Metal Clad	100%	Now	\$408,100	2057	* *	5	\$23,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Bulkheads, Courtyard								
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Bulkheads, Courtyard								
Parapets									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$400	
	Masonry: Brick	70%			LIFE	* *	5	\$2,700	
	Masonry: Limestone	5%			LIFE	* *	5	\$200	
	Metal Rail	15%			2037	* *	5-10	\$10,500	
Roof									
	IRMA/Protected Membrane	10%	Now	\$24,500	2032	\$245,400			
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
	Location : Section C4								
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : Section C4								
	IRMA/Protected Membrane	10%			2037	* *	10	\$9,700	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
	Location : Flat Roof								
	Metal Panel	5%			2030	\$75,500	10	\$8,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Original Monel Panels. Beyond Their Useful Life								
	Modified Bitumen	25%			2037	* *	10	\$24,200	
	Skylight, Metal/Glass	20%			2052	* *	10	\$64,500	
	Sloped Glazing	30%			LIFE	* *	5	\$387,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Under Construction								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

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	20%			2028	\$567,400	3	\$59,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$16,400	
	Marble Panels	10%			LIFE	**	5	\$11,200	
	Slate	5%			LIFE	**	5	\$8,000	
	Terrazzo	10%			LIFE	**	5	\$11,700	
	Vinyl Tile	10%			2027	\$443,100	3	\$5,600	
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Laboratory								
	Explanation : 9 X 9 Tiles								
	Wood	40%	2-4	\$191,300	2047	**	5	\$56,100	
	Poor Subfloor Evident, Extent : Light, Area Affected : 10%								
	Location : Second Floor Exhibit Areas								
	Split/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : Second Floor Exhibit Areas								
Interior Walls									
	Fabric on Framing	35%			2033	\$18,130,100	5	\$55,700	
	Gypsum Board	10%			LIFE	**	5	\$19,100	
	Masonry: Brick	5%			LIFE	**			
	Plaster	15%			LIFE	**	5	\$14,300	
	Plaster	35%			LIFE	**	5	\$33,400	
Ceilings									
	Exposed Struc: Concrete	5%			LIFE	**	5	\$1,200	
	Glass: Susp Panels	30%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$18,700	
	Masonry: Vault Struct	15%			LIFE	**			
	Plaster	30%			LIFE	**	5	\$28,100	
	Plaster	10%			LIFE	**	5	\$9,400	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$116,200	5	\$2,600	
	Raceway								
	Conduit	100%			2032	\$104,600	1		
	Panelboards								
	Molded Case Bkrs	100%			2031	\$53,500	5	\$2,600	
	Wiring								
	Rubber	80%	2-4	\$83,300	2057	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Galleries									
	Thermoplastic	20%			2032	\$20,800	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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

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									
	Motor Controllers								
	Variable Frequency Drive	100%			2049	* *			
Lighting									
	Interior Lighting								
	Fluorescent	40%			2032	\$699,700	10	\$36,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Storage, Hallways							
		Explanation : T-8 Lamps							
	LED	60%			2040	* *			
	Egress Lighting								
	Emergency, Service	50%			2027	\$33,000	1		
	Exit, Service	50%			2027	\$23,100	1		
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2040	* *	1	\$26,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Galleries, Hallways, Offices							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2040	* *	1-3	\$63,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement D Channel							
		Explanation : Steam Provided By Con Edison							
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2041	* *	5	\$5,900	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	10%	0-2	\$2,300	2031	\$23,400	4	\$500	
		Loose, Extent : Moderate, Area Affected : 80% Location : Control Valves, Various Locations							
	Steam Piping/Pump	90%	0-2	\$38,600	2042	**			
		Corroded, Extent : Moderate, Area Affected : 15% Location : Various Locations Steam Traps Faulty, Extent : Moderate, Area Affected : 10% Location : Various Locations							
Terminal Devices									
	Air Handler	40%			2040	**	1	\$24,700	
	Air Handler	20%	0-2	\$20,200	2032	\$403,300	1	\$11,100	
		Not Energy Efficient, Extent : Moderate, Area Affected : 50% Location : Mechanical Equipment Room							
	Convector/Radiator	10%			2030	\$87,600	1	\$3,200	
	Under Construction	30%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Explanation : Replacing Reheat Units For 2nd Floor Gallery.							
Air Conditioning									
Energy Source									
	District Chilled Water	100%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : W Wing Basement Explanation : Chilled Water Comes From W Wing							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$4,900	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2037	**	1	\$61,800	
Ventilation									
Distribution									
	Ductwork/Diffusers	40%	Now	\$37,700	LIFE	**	2-5	\$22,300	
		Corroded, Extent : Light, Area Affected : 5% Location : Supply Ducts Recent Repair Evident, Extent : N/A, Area Affected : 10% Location : Air Intake And Louvers Are Under Repairing.							
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$33,500	
Exhaust Fans									
	Interior	80%			2037	**	2	\$2,500	
	Roof	5%	Now	\$10,400	2042	**	2	\$100	
		Noisy/Vibrating, Extent : Severe, Area Affected : 100% Location : Roof On Extended Life, Extent : Severe, Area Affected : 20% Location : Roof							
	Roof	15%			2040	**	2	\$500	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%	0-2	\$20,600	2032	\$412,900	1		
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Various Areas							
	Brass/Copper	70%			2032	\$963,500	1		
Water Heater With Tanks									
	Electric	10%			2027	\$2,500	4		
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Hot Water Comes From W Wing							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ground Floor To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$50,400	
Sprinkler									
	No Component	20%							
	Generic	80%			2052	* *	1-2	\$22,400	
Chemical System									
	No Component	99%							
	Generic	1%			2027	\$200	1-3	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING CC
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.CC0 / 152 **Yr Built/Renovated** : 1979 /
Area Sq Ft : 46,164 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,8,9
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$128,400	
Electrical		\$654,800
Mechanical	\$1,241,200	\$202,700
Total	\$1,369,600	\$857,500
Importance Code A	\$128,400	
Importance Code B	\$1,241,200	\$857,500
Total	\$1,369,600	\$857,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$33,600		\$66,600	
Interior Architecture	\$6,900			\$6,900
Electrical	\$31,100	\$4,700	\$14,800	\$5,100
Mechanical	\$98,000	\$7,500	\$17,800	\$7,500
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$178,500	\$21,100	\$108,200	\$28,400
Importance Code A	\$42,400	\$200	\$66,900	\$200
Importance Code B	\$136,200	\$20,900	\$41,300	\$28,200
Importance Code C				
Total	\$178,500	\$21,100	\$108,200	\$28,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING CC
Asset # : 152

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								
Concrete Masonry Unit	40%			LIFE	**	5	\$7,800	
Masonry: Brick	40%			LIFE	**	5	\$12,500	
Window Wall	20%			2042	**	5	\$23,500	
Windows								
Aluminum	100%	Now	\$30,000	2057	**	5	\$300	
Condensation Present, Extent : Severe, Area Affected : 50%								
Location : Offices, Conservation Rooms								
Parapets								
Metal Rail	100%			2037	**	5-10	\$78,300	
Roof								
IRMA/Protected Membrane	60%	0-2	\$128,400	2042	**			
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Roofs C1, C4								
Modified Bitumen	35%			2037	**	10	\$7,400	
Skylight, Plastic	5%			2045	**	1		
Soffits								
Stucco Cement	100%			2045	**	5	\$7,300	
Interior								
Floors								
Carpet	20%			2031	\$262,000	3	\$27,600	
Cast in Place Concrete	10%			LIFE	**	5	\$15,100	
Marble Panels	30%			LIFE	**	5	\$15,500	
Terrazzo	40%			LIFE	**	5	\$21,600	
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$4,900	
Gypsum Board	45%			LIFE	**	5	\$35,300	
Plaster	25%			LIFE	**	5	\$9,800	
Plywood/Hardboard	25%			LIFE	**			
Ceilings								
Exposed Struc: Concrete	35%			LIFE	**	5	\$3,700	
Gypsum Board	15%			LIFE	**	5	\$12,800	
Plaster	50%			LIFE	**	5	\$21,300	

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									
Raceway									
Conduit	75%			2032	\$50,500	1			
Conduit	25%			2042	* *	1			
Panelboards									
Molded Case Bkrs	75%			2031	\$32,100	5	\$900		
Molded Case Bkrs	25%			2040	* *	5	\$300		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING CC
Asset # : 152

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Rubber	40%	2-4	\$25,800	2057	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Offices, Retail Spaces							
	Thermoplastic	60%			2042	* *	1		
Motor Controllers									
	Locally Mounted	10%			2030	\$12,700	5		
	Motor Control Center	20%			2030	\$25,400	5	\$300	
	Variable Frequency	70%			2049	* *			
	Drive								
Lighting									
	Interior Lighting								
	Fluorescent	30%			2032	\$242,300	10	\$12,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices, Mechanical Room							
		Explanation : T-8 Lamps							
	HID	10%			2032		10	\$200	
	Incandescent	50%			2032	\$362,000	2	\$500	
	LED	10%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2032	\$15,200	1		
	Exit, Service	50%			2027	\$10,700	1		
Alarm									
	Security System								
	No Component	10%							
	Generic	90%			2040	* *	1	\$15,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Offices, Storage, Galleries							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2040	* *	1-3	\$29,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement D Tunnel									
Explanation : Steam Provided By Con Edison									

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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING CC
Asset # : 152

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	10%	0-2	\$7,500	2047	* *	1	\$2,100	
		Corroded, Extent : Moderate, Area Affected : 80%							
		Location : Mechanical Equipment Room							
		Not Energy Efficient, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : On Extended Life Time							
	Pres. Reducing Valve/LP Steam	90%			2035	* *	5	\$2,500	
Distribution									
	Hot Wtr Piping/Pump	10%	0-2	\$1,100	2040	* *	4	\$200	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : 4th Floor Mechanical Equipment Room							
		Leak Evident, Extent : Moderate, Area Affected : 3%							
		Location : Mechanical Equipment Room							
	Steam Piping/Pump	90%	0-2	\$7,100	2042	* *			
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	80%	0-2	\$223,500	2042	* *	1	\$20,600	
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Equipment Room							
	Air Handler	10%			2037	* *	1	\$2,900	
	Fan Coil Unit/Heat	10%			2032	\$122,700	1	\$1,500	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Chilled Water From W Wing							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$4,000	2032	\$80,000	4	\$2,300	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2027	\$864,100	1	\$25,700	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Equipment Room							
	Air Handler/Cool/Ht	10%			2037	* *	1	\$2,900	

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING CC
Asset # : 152

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%	0-2	\$43,500	LIFE	* *	2-5	\$25,700
				<i>Unbalanced System, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Various Locations</i>				
				<i>Other Observation, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : Air Intake And Louvers Are Under Repairing</i>				
	Exhaust Fans							
	Interior	70%			2027	\$153,600	2	\$1,000
	Roof	30%	0-2	\$28,800	2042	* *	2	\$300
				<i>Corroded, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Roof</i>				
				<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2042	* *	1	
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	* *		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Ground, 1st, Mezzanine, 2nd To 4th Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression								
	Standpipe							
	Generic	100%			2042	* *	1-5	\$23,300
	Sprinkler							
	No Component	50%						
	Generic	50%			2052	* *	1-2	\$6,500

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING D
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.D00 / 2307 **Yr Built/Renovated** : 1902 /
Area Sq Ft : 180,937 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,Att
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,818,500	\$1,061,700
Interior Architecture	\$362,100	\$1,075,600
Electrical	\$908,700	\$2,304,200
Mechanical	\$6,724,900	\$1,733,500
Total	\$9,814,200	\$6,175,000
Importance Code A	\$1,906,100	\$1,201,100
Importance Code B	\$7,600,300	\$4,639,100
Importance Code C	\$307,900	\$334,800
Total	\$9,814,200	\$6,175,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$88,800		\$42,900	\$500
Interior Architecture	\$56,800	\$39,400	\$12,700	\$790,400
Electrical	\$25,700	\$21,800	\$43,600	\$25,200
Mechanical	\$169,900	\$30,500	\$70,800	\$34,500
Site Pavements	\$32,700			
Elevators/Escalators	\$13,600	\$13,600	\$13,600	\$13,600
Total	\$387,600	\$105,300	\$183,600	\$864,200
Importance Code A	\$125,600	\$2,200	\$47,500	\$6,800
Importance Code B	\$229,300	\$65,300	\$136,100	\$857,400
Importance Code C	\$32,700	\$37,700		
Total	\$387,600	\$105,300	\$183,600	\$864,200



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 Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

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	10%			LIFE	**	5	\$9,700	
	Masonry: Granite	5%			LIFE	**	5	\$3,600	
	Masonry: Limestone	70%	Now	\$861,800	LIFE	**	5	\$51,000	
Repairs in Progress, Extent : N/A, Area Affected : 5%									
Location : Cornice Statue									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Cornice									
Explanation : Safety Netting Installed									
	Stucco Cement	15%			2045	**	5	\$36,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : West Facade									
Explanation : This Is Actually An Eifs Assembly									
Windows									
	Aluminum	30%			2048	**	5	\$1,000	
	Bronze/Brass	70%			2040	**	5	\$14,500	
Parapets									
	Masonry: Limestone	60%			LIFE	**	5	\$5,300	
	Metal Rail	40%			2045	**	5-10	\$50,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

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									
Roof									
	IRMA/Protected Membrane	40%			2037	* *	10	\$42,900	
		Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
		Location : Flat Sections							
	Metal Panel	30%	Now	\$32,700	2030	\$653,000			
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Original Monel Panels. Beyond Their Useful Life							
	Skylight, Plastic Sloped Glazing	5%			2045	* *	1		
		25%	Now	\$956,800	LIFE	* *	5	\$357,700	1
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Attic Over Domes In Entry Foyer							
		Corrosion/Rusting, Extent : Severe, Area Affected : 60%							
		Location : Drip Channel, Mullions, Frames							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Attic Over Domes In Entry Foyer And Assyrian, Buddha Attics							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Actually Corrugated Glazing.							
Interior									
Floors									
	Carpet	15%			2028	\$770,100	3	\$81,200	
	Cast in Place Concrete	10%			LIFE	* *	5	\$59,200	
	Granite Panels	5%			LIFE	* *	5	\$10,200	
	Terrazzo	10%	Now	\$54,300	LIFE	* *	5	\$21,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Mezzanine							
	Terrazzo	50%			LIFE	* *	5	\$105,800	
	Vinyl Tile	5%			2032	\$401,000	3	\$5,100	
	Wood	5%			2047	* *	5	\$25,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

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

Interior

Interior Walls

Ceramic Tile	5%			2041	**	5	\$75,400	
Glass: Special Gauge	1%			LIFE	**	1		
Gypsum Board	25%			LIFE	**	5	\$226,200	
Masonry: Brick	5%	2-4	\$307,900	LIFE	**			

Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%

Location : Attic

Panel: Limestone	40%			LIFE	**			
Plaster	24%			LIFE	**	5	\$108,600	

Ceilings

AcousTileSusp.Lay-In	10%	2-4	\$9,700	2045	**	5	\$13,700	
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Staining/Discoloring, Extent : Light, Area Affected : 1%

Location : Offices

Exposed Struc: Concrete	5%			LIFE	**	5	\$2,100	
Glass: Susp Panels	10%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$85,400	
Masonry: Infill Arch	10%			LIFE	**			
Plaster	25%			LIFE	**	5	\$42,700	
Plaster	15%	Now	\$26,700	LIFE	**	5	\$25,600	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Buddha Gallery

Site Pavements

Public Sidewalk

Pavers/Stone	100%			2041	**			
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On-Site Walkways

Pavers/Stone	100%	Now	\$32,700	2041	**			
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Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%

Location : Front Stairs

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

Molded Case Bkrs	100%			2032		\$139,400	5	\$4,800	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes Each

Transformers

Dry Type	100%			2030		\$712,300	5	\$700	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Mechanical Room

Explanation : Two 75 Kilovolt Amperes, 480 Volts Primary, 208/ 120 Volts Secondary

Switchgear / Switchboard

Molded Case Bkrs	100%			2032		\$139,400	5	\$4,800	
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Estimates are rounded to the nearest hundred dollars.*

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

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	20%			2042	* *	1		
	Conduit	80%			2032	\$113,500	1		
Wiring									
	Braided Cloth	40%	2-4	\$57,500	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Galleries And Ground Floor							
	Thermoplastic	60%			2032	\$86,200	1		
Motor Controllers									
	Locally Mounted	10%			2037	* *	5	\$100	
	Variable Frequency Drive	90%			2049	* *			
Stand-by Power									
Transfer Switches									
	Automatic	50%			2030	\$5,800	1	\$27,800	
	Automatic	50%			2049	* *	1	\$27,800	
Lighting									
Interior Lighting									
	Fluorescent	30%			2032	\$949,800	10	\$49,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	Incandescent	30%			2027	\$851,200	2	\$1,200	
	LED	40%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2032	\$59,700	1		
	Exit, Service	30%			2040	* *	1		
	Exit, Service	20%			2027	\$16,700	1		
Exterior Lighting									
	LED	10%			2032	\$103,900			
	No Component	90%							
Alarm									
Security System									
	No Component	10%							
	Generic	90%			2040	* *	1	\$60,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Offices, Galleries							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2040	* *	1-3	\$114,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

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								
	Utility Steam	100%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided By Con Edison							
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	25%	0-2	\$36,700	2047	**	1	\$20,100	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Basement Steam Room							
		Explanation : On Extended Life Time Unit							
	Pres. Reducing Valve/LP Steam	75%			2028	\$87,600	5	\$8,100	
	Distribution								
	Hot Wtr Piping/Pump	25%			2031	\$106,000	4	\$2,200	
	Steam Piping/Pump	53%	Now	\$41,200	2042	**			
		Controller Not Working, Extent : Moderate, Area Affected : 10%							
		Location : Pneumatic Control System.							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Vacuum Condensate Pump And Piping, Various Areas							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
	Steam Piping/Pump	22%			2042	**			
	Terminal Devices								
	Air Handler	75%	Now	\$136,900	2027	\$2,737,300	1	\$75,500	
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : Fan Room							
	Air Handler	25%			2032	\$912,400	1	\$28,000	
	Air Conditioning								
	Energy Source								
	District Chilled Water	100%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	Now	\$31,400	2042	**	4	\$8,900	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$3,763,200	1	\$111,900	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Throughout 1st And 2nd Floor							
		Explanation : Lack Of Air Conditioning In This Wing According To Stationary Engineer							
	Ventilation								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	25%	Now	\$42,600	LIFE	* *	2-5	\$25,200	
		Unbalanced System, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Roof							
		Explanation : Air Intake And Louvers Are Under Repairing							
	Ductwork/Diffusers	75%			LIFE	* *	2-5	\$75,700	
Exhaust Fans									
	Interior	70%			2032	\$602,100	2	\$3,900	
	Roof	30%			2032	\$112,900	2	\$1,700	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Electric	10%			2030	\$2,500	4		
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Hot Water Comes From W Wing							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ground 1st To 5th Floor							
		Explanation : 1 Unit							
Escalators									
	Over 20' Rise	40%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground To 1st Floor							
		Explanation : 1 Unit							
	Under 20' Rise	60%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor To 1 Mezzanine, 1 Mezzanine To 2nd Floor							
		Explanation : 2 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2042	* *	1-5	\$91,200	
Sprinkler									
	No Component	80%							
	Generic	20%			2052	* *	1-2	\$10,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING E
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.E00 / 150 **Yr Built/Renovated** : 1911 /
Area Sq Ft : 116,890 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,562,000	\$1,524,400
Interior Architecture		\$138,500
Electrical	\$1,253,900	\$911,600
Mechanical	\$1,359,600	\$2,891,200
Total	\$4,175,500	\$5,465,600
Importance Code A	\$1,562,000	\$1,524,400
Importance Code B	\$2,613,500	\$3,859,200
Importance Code C		\$82,000
Total	\$4,175,500	\$5,465,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$73,500			
Interior Architecture	\$30,700	\$13,600		\$24,900
Electrical	\$13,600	\$11,400	\$37,800	\$12,700
Mechanical	\$78,800	\$19,600	\$51,600	\$19,600
Elevators/Escalators	\$8,300	\$8,300	\$8,300	\$8,300
Total	\$204,900	\$52,900	\$97,700	\$65,500
Importance Code A	\$77,600	\$1,700	\$1,700	\$1,700
Importance Code B	\$127,200	\$41,900	\$96,000	\$63,700
Importance Code C		\$9,200		
Total	\$204,900	\$52,900	\$97,700	\$65,500



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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

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	30%	Now	\$132,000	LIFE	* *	5	\$15,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Bulkheads, Courtyard								
	Spalling, Extent : Light, Area Affected : 15%								
	Location : West Facade								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Courtyard, South And East Facades Of Auditorium								
	Masonry: Granite	10%			LIFE	* *	5	\$3,700	
	Masonry: Limestone	15%			LIFE	* *	5	\$5,600	
	Panel: Limestone	45%			LIFE	* *	5	\$16,800	
Windows									
	Aluminum	30%			2040	* *	5	\$1,600	
	Bronze/Brass	60%	Now	\$413,000	2057	* *	5	\$10,100	
	Condensation Present, Extent : Light, Area Affected : 25%								
	Location : Exhibition Spaces								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Exhibition Spaces								
	Steel	10%	Now	\$26,200	2057	* *	5	\$3,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Courtyard								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Courtyard								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Courtyard								
Parapets									
	Masonry: Brick	28%	0-2	\$5,200	LIFE	* *	5	\$1,900	
	Spalling, Extent : Light, Area Affected : 15%								
	Location : Auditorium Parapets								
	Masonry: Limestone	70%			LIFE	* *	5	\$6,000	
	Masonry: Limestone	2%			LIFE	* *	5	\$200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

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									
Roof									
	IRMA/Protected Membrane	40%	Now	\$41,300	2032	\$826,400			
		Insul Miss/Displaced, Extent : Moderate, Area Affected : 20% Location : Above Egyptian Offices Split/Cracked, Extent : Moderate, Area Affected : 25% Location : Pavers Throughout Water Penetration, Extent : Moderate, Area Affected : 5% Location : Above Auditorium							
	Metal Panel	25%			2030	\$317,800	10	\$37,300	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Original Monel Panels. Assembly Beyond Useful Life							
	Sloped Glazing	35%	Now	\$1,017,000	LIFE	**	5	\$380,200	
		Condensation Present, Extent : Severe, Area Affected : 30% Location : Attic Corrosion/Rusting, Extent : Moderate, Area Affected : 50% Location : Throughout Mullions And Structural Supports Water Penetration, Extent : Moderate, Area Affected : 30% Location : Attic Other Observation, Extent : Moderate, Area Affected : 100% Location : Over Attic Explanation : This Component Is Corrugated Glass. Assembly Is Considered Beyond Useful Life							
Interior									
Floors									
	Carpet	25%			2031	\$829,200	3	\$87,500	
	Ceramic Tile	5%			2041	**	5	\$8,700	
	Granite Panels	30%			LIFE	**	5	\$39,400	
	Marble Panels	10%			LIFE	**	5	\$13,100	
	Slate	5%			LIFE	**	5	\$9,300	
	Terrazzo	10%			LIFE	**	5	\$13,700	
	Vinyl Tile	14%			2037	**	3	\$12,200	
	Wood	1%			2060	**	5	\$3,300	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$18,500	
	Gypsum Board	20%			LIFE	**	5	\$44,300	
	Plaster	74%			LIFE	**	5	\$82,000	
	Wood	1%			LIFE	**	5	\$14,800	
Ceilings									
	Glass: Susp Panels	15%			LIFE	**			
	Gypsum Board	20%			LIFE	**	5	\$42,600	
	Masonry: Infill Arch	10%			LIFE	**			
	Plaster	53%			LIFE	**	5	\$56,400	
	Wood	2%	Now	\$4,100	LIFE	**	5	\$29,800	
		Water Penetration, Extent : Moderate, Area Affected : 5% Location : Auditorium							

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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

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

Site Pavements

Public Sidewalk

Pavers/Stone

100%

2041

* *

On-Site Walkways

Pavers/Stone

100%

2041

* *

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

80%

2032

\$83,700

1

Conduit

20%

2042

* *

1

Panelboards

Molded Case Bkrs

60%

2031

\$44,900

5

\$1,800

Molded Case Bkrs

40%

2040

* *

5

\$1,200

Wiring

Braided Cloth

60%

2-4

\$62,500

2057

* *

1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Galleries

Thermoplastic

40%

2042

* *

1

Motor Controllers

Variable Frequency

100%

2045

* *

Drive

Lighting

Interior Lighting

Fluorescent

35%

2032

\$715,800

10

\$37,500

Other Observation, Extent : N/A, Area Affected : 100%

Location : Offices, Galleries

Explanation : T-8 Lamps

Incandescent

65%

2027

\$1,191,400

2

\$1,700

Egress Lighting

Emergency, Service

50%

2032

\$38,600

1

Exit, Service

50%

2027

\$27,000

1

Exterior Lighting

LED

10%

2032

\$67,100

No Component

90%

Alarm

Security System

No Component

10%

Generic

90%

2040

* *

1

\$39,300

Other Observation, Extent : N/A, Area Affected : 100%

Location : Galleries, Hallways, Offices, Storage

Explanation : CCTV Surveillance Cameras

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2040

* *

1-3

\$74,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detector, Horns*

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

Heating

Energy Source

Utility Steam

100%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement D Channel**Explanation : Steam Provided By Con Edison*

Conversion Equipment

Heat Exchanger, Plate & Frame

30%

2035

* *

1

\$17,300

Pres. Reducing Valve/LP Steam

70%

2035

* *

5

\$4,900

Distribution

Hot Wtr Piping/Pump

30%

0-2

\$4,100

2031

\$82,200

4

\$1,700

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Basement*

Steam Piping/Pump

49%

Now

\$24,600

2032

\$491,600

*Corroded, Extent : Moderate, Area Affected : 30%**Location : Various Locations**Insul. Deteriorating, Extent : Moderate, Area Affected : 5%**Location : Various Locations*

Steam Piping/Pump

21%

2032

\$210,700

Terminal Devices

Air Handler

65%

2037

* *

1

\$47,000

Convactor/Radiator

5%

2030

\$51,200

1

\$1,900

Fan Coil Unit/Heat

3%

0-2

\$55,900

2042

* *

1

\$1,000

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : In The Ceiling Of Ground Floor Bathroom**Other Observation, Extent : Moderate, Area Affected : 100%**Location : In The Ceiling Of Ground Floor Bathroom**Explanation : 2 Inefficient Units*

Fan Coil Unit/Heat

27%

2027

\$838,700

1

\$10,200

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	District Chilled Water	95%			2042	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : W Wing Basement</i>									
<i>Explanation : Chilled Water Comes From W Wing</i>									
	Electricity	5%			2040	**	1		
Conversion Equipment									
	Split Unit	15%	0-2	\$89,300	2032	\$446,300			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 1st And 3rd Floors.</i>									
<i>Explanation : 2 Inefficient Units, They Are On Extended Life Time.</i>									
	No Component	85%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : W Wing</i>									
<i>Explanation : Chilled Water Comes From W Wing</i>									
Distribution									
	CW & CHW Wtr Pipe/Pump	95%	Now	\$17,300	2042	**	4	\$5,500	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Clogged Inside The Piping, Throughout</i>									
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	80%	Now	\$5,800	2037	**	1	\$52,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Coils Connections</i>									
	Fan Coil - 4 Pipe	20%			2027	\$143,000	1	\$7,600	
Heat Rejection									
	Air Cooled Condenser Unit	5%			2027	\$2,700	2	\$4,100	
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	60%	Now	\$66,000	LIFE	**	2-5	\$39,100	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Various Areas</i>									
<i>Unbalanced System, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Staff Cafeteria</i>									
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$26,100	
Exhaust Fans									
	Interior	50%			2037	**	2	\$1,800	
	Interior	30%			2027	\$166,700	2	\$1,100	
	Roof	20%	Now	\$9,700	2042	**	2	\$600	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Kitchen Exhaust Fan</i>									

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$1,609,200	1		
	Water Heater With Tanks								
	Electric	10%			2027	\$2,500	4		
	No Component	90%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location :								
	Explanation : Hot Water Comes From W Wing								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2037	* *	4	\$3,700	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$58,900	
	Sprinkler								
	No Component	30%							
	Generic	70%			2052	* *	1-2	\$22,900	
	Chemical System								
	No Component	99%							
	Generic	1%			2027	\$200	1-3	\$700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Kitchen								
	Explanation : 1 Set								

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING F
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.F00 / 2292 **Yr Built/Renovated** : 1910 / 2008
Area Sq Ft : 51,154 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$220,700	\$432,800
Interior Architecture	\$219,600	
Electrical	\$67,400	\$541,900
Mechanical		\$792,900
Total	\$507,800	\$1,767,600
Importance Code A	\$220,700	\$432,800
Importance Code B	\$229,400	\$1,334,800
Importance Code C	\$57,600	
Total	\$507,800	\$1,767,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$46,600		\$18,800	
Interior Architecture	\$9,600	\$6,000	\$17,900	\$9,600
Electrical	\$31,900	\$8,600	\$11,600	\$9,200
Mechanical	\$57,300	\$10,600	\$32,200	\$11,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$149,300	\$29,200	\$84,500	\$33,800
Importance Code A	\$47,800	\$1,300	\$20,100	\$1,300
Importance Code B	\$101,500	\$23,800	\$64,400	\$32,500
Importance Code C		\$4,100		
Total	\$149,300	\$29,200	\$84,500	\$33,800



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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

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	100%	0-2	\$97,500	LIFE	**	5	\$22,100	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
	Windows								
	Aluminum	100%	Now	\$123,200	2040	**	5	\$2,400	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations Throughout							
		Condensation Present, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Clerstory Windows. Medieval Hall							
		Weepholes Not Funct, Extent : Moderate, Area Affected : 100%							
		Location : Drip Pan Overwhelmed. Throughout							
	Parapets								
	Masonry: Brick	75%			LIFE	**	5	\$600	
	Masonry: Limestone	5%	Now	\$2,400	LIFE	**	5	\$100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : Cornices. North And East Facade							
	Metal Rail	20%			2037	**	5-10	\$2,900	
Roof									
	IRMA/Protected Membrane	30%	0-2	\$8,700	2032	\$432,800			
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%							
		Location : Area F1 Roof							
		Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%							
		Location : F1 Roof							
	Metal Panel	40%	Now	\$35,500	2037	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : North And South Ends							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : North And South Ends And Stair To Attic							
	Modified Bitumen	30%			2037	**	10	\$17,100	
Interior									
	Floors								
	Carpet	25%			2031	\$362,900	3	\$38,300	
	Ceramic Tile	5%			2041	**	5	\$3,800	
	Marble Panels	45%	Now	\$162,000	LIFE	**	5	\$25,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Room 371							
	Wood	25%			2047	**	5	\$35,900	

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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2041	* *	5	\$8,200	
	Gypsum Board	35%			LIFE	* *	5	\$34,400	
	Plaster	30%	Now	\$32,000	LIFE	* *	5	\$14,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Hall Of Armor Clerestory									
	Plaster	30%	Now	\$25,600	LIFE	* *	5	\$14,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Stair To Attic By Hall Of Armors									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stair To Attic By Hall Of Armors									
Ceilings									
	Gypsum Board	20%			LIFE	* *	5	\$17,900	
	Plaster	50%			LIFE	* *	5	\$22,400	
	Plaster	30%			LIFE	* *	5	\$13,400	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2042	* *	5	\$1,300	
Raceway									
	Conduit	90%			2032	\$60,600	1		
	Conduit	10%			2052	* *	1		
Panelboards									
	Molded Case Bkrs	80%			2031	\$34,200	5	\$1,100	
	Molded Case Bkrs	20%			2048	* *	5	\$300	
Wiring									
	Rubber	30%	2-4	\$19,400	2057	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Galleries									
	Thermoplastic	70%			2042	* *	1		
Motor Controllers									
	Variable Frequency Drive	100%			2045	* *			
Stand-by Power									
Transfer Switches									
	Automatic	100%			2030	\$9,200	1	\$15,700	
Generators									
	Diesel	100%			2028	\$67,400	1	\$19,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Emergency Generator Rated At 750 Kilovolt Amperes									
Batteries									
	Lead/Acid	100%			2025	\$2,600	5	\$1,900	

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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

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
Stand-by Power									
	Fuel Storage								
	Day Tank	100%			2040	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 275 Gallons Rated Capacity									
Lighting									
	Interior Lighting								
	Incandescent	60%			2032	\$481,300	2	\$700	
	LED	40%			2040	* *			
	Egress Lighting								
	Emergency, Service	50%			2032	\$16,900	1		
	Exit, Service	50%			2032	\$11,800	1		
	Exterior Lighting								
	Incandescent	1%			2027	\$2,900	2		
	No Component	99%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2040	* *	1	\$15,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof, Hallways, Galleries, Storage									
Explanation : CCTV Surveillance Cameras									
	Fire/Smoke Detection								
	Generic, Analog	100%			2040	* *	1-3	\$32,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement D Tunnel							
		Explanation : Steam Provided By Con Edison							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	50%			2047	* *	1	\$12,700	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Ground Floor Mechanical Equipment Room							
	No Component	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Steam Comes From S Wing							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	5%	0-2	\$1,800	2031	\$3,000	4	\$100	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
	Hot Wtr Piping/Pump	45%			2054	**	4	\$1,700	
	Steam Piping/Pump	50%	0-2	\$5,500	2042	**			
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	90%			2040	**	1	\$28,500	
	Convactor/Radiator	10%			2030	\$22,400	1	\$1,700	
Air Conditioning									
Energy Source									
	District Chilled Water	100%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : M Wing Basement							
		Explanation : Chilled Water Comes From M Wing							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$8,900	2032	\$88,700	4	\$2,500	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2040	**	1	\$31,600	
Ventilation									
Distribution									
	Ductwork/Diffusers	30%	0-2	\$14,400	LIFE	**	2-5	\$8,600	
		Unbalanced System, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$20,000	
Exhaust Fans									
	Interior	90%			2040	**	2	\$1,400	
	Roof	10%			2032	\$10,600	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2032	\$704,200	1		
Water Heater With Tanks									
	Electric	10%			2030	\$2,500	4		
	No Component	90%							
Sanitary Piping									
	Cast Iron	100%	0-2	\$13,800	LIFE	**	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Aged							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$3,900	LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Aged							
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$11,000	4	\$1,100	
	Sewage Ejector(s)								
	Electric	100%			2032	\$28,700	4	\$2,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ground Floor To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$25,800	
	Sprinkler								
	No Component	30%							
	Generic	70%			2052	* *	1-2	\$10,000	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING G
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.G00 / 2319 **Yr Built/Renovated** : 1910 / 1999
Area Sq Ft : 133,232 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,8,9,10
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$64,400	
Interior Architecture		\$10,836,000
Electrical	\$1,510,900	\$1,512,500
Mechanical	\$212,400	\$6,770,000
Total	\$1,787,700	\$19,118,500
Importance Code A	\$64,400	\$178,500
Importance Code B	\$1,723,300	\$8,167,600
Importance Code C		\$10,772,400
Total	\$1,787,700	\$19,118,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$77,100		\$19,200	\$1,700
Interior Architecture	\$158,400		\$28,000	\$61,100
Electrical	\$50,000	\$16,200	\$118,800	\$19,300
Mechanical	\$85,000	\$22,800	\$56,000	\$24,200
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$410,000	\$78,500	\$261,500	\$145,800
Importance Code A	\$102,500	\$1,500	\$22,200	\$3,100
Importance Code B	\$307,400	\$77,000	\$239,300	\$126,500
Importance Code C				\$16,200
Total	\$410,000	\$78,500	\$261,500	\$145,800



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

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	20%			LIFE	**	5	\$10,400	
	Stucco Cement	65%			2045	**	5	\$84,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Material Is Actually An Exterior Insulation And Finish System Assembly									
	Window Wall	15%			2052	**	5	\$29,300	
Windows									
	Aluminum	100%			2048	**	5	\$3,500	
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$3,500	
	Masonry: Limestone	5%			LIFE	**	5	\$400	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Coping Stone Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : Coping Stone Throughout									
	Metal Rail	45%			2045	**	5-10	\$57,200	
Roof									
	IRMA/Protected Membrane	90%	Now	\$64,400	2037	**			
Broken Paver Blocks, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Pavers Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 5%									
Location : Seams Of Paver Blocks Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Roof G-1									
	Modified Bitumen	10%			2037	**	10	\$4,500	

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

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	40%			2031	\$1,512,200	3	\$159,500	
		Wrinkling, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor							
	Panel/Paver: Cer/Brk	10%			2040	**	5	\$44,900	
	Marble Panels	10%			LIFE	**	5	\$15,000	
	Terrazzo	5%			LIFE	**	5	\$7,800	
	Vinyl Tile	15%			2037	**	3	\$15,000	
	Vinyl Tile 9" X 9"	5%	Now	\$42,700	2042	**	3	\$3,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Library Stacks							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Library Stacks, Study Carousel							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Library Stacks, Study Carousel							
	Wood	15%			2047	**	5	\$56,100	
Interior Walls									
	Fabric on Framing	20%			2033	\$10,564,500	5	\$32,500	
	Gypsum Board	40%			LIFE	**	5	\$78,000	
	Masonry: Limestone	5%			LIFE	**			
	Plaster	25%			LIFE	**	5	\$24,400	
	Wood	10%			LIFE	**	5	\$129,900	
Ceilings									
	AcousTileConcealSpLn	20%	0-2	\$14,000	2037	**	5	\$25,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Library Stacks							
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%							
		Location : Library Stacks							
	AcousTileSusp.Lay-In	35%			2045	**	5	\$71,200	
	Exposed Struc: Wood	5%			LIFE	**			
	Glass: Susp Panels	15%			LIFE	**			
	Gypsum Board	25%			LIFE	**	5	\$63,600	
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$62,400	3	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Electrical Room							
		Explanation : 600 Amperes, 4160 Volts							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

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
Over 600 Volts									
	Transformers								
	Dry Type	100%			2030	\$181,700	3	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Electrical Room							
		Explanation : 2500 Kilovolt Amperes, 4160 Volts Primary, 480/ 277 Volts Secondary							
	Feeders								
	Cable	100%			2031	\$21,800	1		
	Raceway								
	Conduit	100%			2032	\$59,100	1		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$116,200	5	\$3,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.							
	Transformers								
	Dry Type	100%			2030	\$356,200	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 30 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary							
	Switchgear / Switchboard								
	Molded Case Bkrs	50%			2032	\$58,100	5	\$1,800	
	Molded Case Bkrs	50%			2042	* *	5	\$1,800	
	Raceway								
	Conduit	60%			2042	* *	1		
	Conduit	40%			2032	\$41,800	1		
	Panelboards								
	Molded Case Bkrs	30%			2031	\$22,500	5	\$1,100	
	Molded Case Bkrs	70%			2048	* *	5	\$2,500	
	Wiring								
	Braided Cloth	30%	2-4	\$31,200	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Library And Basement							
	Thermoplastic	70%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	30%			2030	\$148,500	5	\$300	
	Variable Frequency Drive	70%			2049	* *			
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$11,600	1	\$41,000	
Lighting									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2032	\$466,200	10	\$24,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2027	\$466,200	10	\$24,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Galleries, Hallways							
		Explanation : Compact Fluorescent Lights							
	Incandescent	50%			2027	\$1,044,600	2	\$1,500	
	LED	10%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2027	\$44,000	1		
	Exit, Service	50%			2027	\$30,800	1		
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2040	* *	1	\$39,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Galleries, Offices, Storage							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2040	* *	1-3	\$84,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement D Channel							
		Explanation : Steam Provided By Con Edison							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment									
	Heat Exchanger, Plate & Frame	10%	0-2	\$21,600	2047	* *	1	\$5,900	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Basement									
Explanation : 1 Unit, On Extended Life Time									
	Heat Exchanger, Plate & Frame	10%			2035	* *	1	\$6,600	
	Pres. Reducing Valve/LP Steam	80%			2035	* *	5	\$6,300	
Distribution									
	Hot Wtr Piping/Pump	50%	Now	\$7,800	2031	\$156,100	4	\$3,300	
Corroded, Extent : Severe, Area Affected : 80%									
Location : And Clogged Inside The Pipe, 4th Floor Office Area And Various									
Leak Evident, Extent : Severe, Area Affected : 5%									
Location : Various Locations									
Malfunctioning, Extent : Severe, Area Affected : 5%									
Location : Temperature Control System									
	Steam Piping/Pump	50%	0-2	\$28,600	2032	\$571,800			
Corroded, Extent : Severe, Area Affected : 15%									
Location : And Clogged Inside The Pipe. Various									
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Terminal Devices									
	Air Handler	80%			2032	\$2,149,900	1	\$65,900	
	Fan Coil Unit/Heat	20%	0-2	\$212,400	2042	* *	1	\$7,700	
On Extended Life, Extent : Moderate, Area Affected : 80%									
Location : Various Locations									
Other Observation, Extent : Moderate, Area Affected : 80%									
Location : Various Locations									
Explanation : Inefficient Units									
Air Conditioning									
Energy Source									
	District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : W Wing Basement									
Explanation : Chilled Water Comes From W Wing									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$4,600	2032	\$230,900	4	\$6,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%									
Location : Various Areas									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2032	\$2,771,000	1	\$82,400	

Ventilation

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$74,300	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Roof									
Explanation : Air Intake And Louvers Are Under Repairing									
Exhaust Fans									
	Interior	90%			2032	\$570,000	2	\$3,700	
	Roof	10%			2032	\$27,700	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	**	1		
Water Heater With Tanks									
	Electric	20%			2027	\$5,100	4		
	No Component	80%							
HW Heat Exchanger									
	HTHW/HW	80%			2032	\$320,200			
	No Component	20%							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2032	\$28,600	4	\$2,800	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2 Units From Ground Floor To 5th Floor. 1 Unit From Basement To 2nd Floor.									
Explanation : 3 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$67,200	
Sprinkler									
	No Component	50%							
	Generic	50%			2052	**	1-2	\$18,700	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING H
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.H00 / 2293 **Yr Built/Renovated** : 1913 /
Area Sq Ft : 115,585 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,MEZ,ATT
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$33,140,800	\$933,300
Interior Architecture	\$73,400	\$161,900
Electrical	\$1,021,900	\$593,100
Mechanical	\$369,400	\$2,251,300
Total	\$34,605,500	\$3,939,700
Importance Code A	\$33,140,800	\$933,300
Importance Code B	\$1,391,300	\$2,920,100
Importance Code C	\$73,400	\$86,200
Total	\$34,605,500	\$3,939,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$14,800		\$20,500	\$1,200
Interior Architecture	\$15,100	\$13,300	\$46,000	\$15,100
Electrical	\$66,800	\$18,600	\$57,200	\$21,600
Mechanical	\$43,300	\$25,000	\$48,500	\$25,600
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$154,800	\$71,700	\$187,000	\$78,500
Importance Code A	\$17,700	\$4,600	\$23,300	\$4,100
Importance Code B	\$137,100	\$58,100	\$163,600	\$74,400
Importance Code C		\$9,000		
Total	\$154,800	\$71,700	\$187,000	\$78,500



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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

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	20%			LIFE	**	5	\$19,900	
	Masonry: Granite	5%			LIFE	**	5	\$3,700	
	Masonry: Limestone	44%			LIFE	**	5	\$32,900	
	Masonry: Limestone	26%	4+	\$65,600	LIFE	**	5	\$19,400	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Banding Course									
	Metal, Corrugated	5%			2042	**	1		
Windows									
	Aluminum	25%			2048	**	5	\$2,500	
	Bronze/Brass	75%	Now	\$189,000	2040	**	5	\$23,200	
Condensation Present, Extent : Light, Area Affected : 25%									
Location : Exhibit Spaces									
Parapets									
	Masonry: Brick	20%			LIFE	**	5	\$500	
	Masonry: Limestone	35%			LIFE	**	5	\$1,000	
	Masonry: Limestone	10%	Now	\$6,100	LIFE	**	5	\$300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Coping									
	Metal Rail	35%			2045	**	5-10	\$14,400	
Roof									
	Metal, Corrugated	2%			2037	**	1		
	Modified Bitumen	20%			2037	**	10	\$20,500	
	Skylight, Metal/Glass	18%			2052	**	10	\$61,500	
	Sloped Glazing	60%	Now	\$32,886,200	LIFE	**	5	\$819,600	
Condensation Present, Extent : Moderate, Area Affected : 50%									
Location : Astor Court And Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%									
Location : Mullions And Supports Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Attic Space									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Attic Space, Astor Court									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : This Component Is Corrugated Glazing. Assembly Beyond Useful Remaining Life									

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

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	15%			2031	\$492,000	3	\$51,900	
		Recent Installation, Extent : Light, Area Affected : 5%							
		Location : Islamic Wing							
	Ceramic Tile	5%			2041	**	5	\$8,700	
	Mosaic Tile	3%			2049	**	5	\$13,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Islamic Wing							
	Granite Panels	22%			LIFE	**	5	\$28,500	
	Marble Panels	10%			LIFE	**	5	\$13,000	
	Slate	10%			LIFE	**	5	\$18,400	
	Terrazzo	10%			LIFE	**	5	\$13,500	
	Vinyl Tile	10%			2037	**	3	\$8,600	
	Wood	15%			2047	**	5	\$48,700	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$18,000	
	Gypsum Board	40%			LIFE	**	5	\$86,200	
	Masonry: Brick	5%	2-4	\$73,400	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Attic							
	Marble Panels	7%			LIFE	**			
		Recent Replace Evident, Extent : Light, Area Affected : 25%							
		Location : Islamic Wing							
	Plaster	23%			LIFE	**	5	\$24,800	
		Recent Replace Evident, Extent : Light, Area Affected : 5%							
		Location : Islamic Wing							
	Plaster	17%			LIFE	**	5	\$18,300	
	Wood	3%			LIFE	**	5	\$43,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Islamic Wing							
Ceilings									
	AcousTileSusp.Lay-In	25%			2037	**	5	\$43,300	
	Exposed Struc: Wood	2%			LIFE	**			
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Islamic Wing							
	Glass: Susp Panels	10%			LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Attic Space							
	Gypsum Board	15%			LIFE	**	5	\$32,400	
	Plaster	23%			LIFE	**	5	\$24,900	
	Plaster	17%			LIFE	**	5	\$18,400	
	Plaster	3%			LIFE	**	5	\$3,200	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Islamic Wing							
	Wood	5%			LIFE	**	5	\$75,700	

Site Enclosure

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

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

Site Enclosure

Retaining Walls

Concrete Masonry Unit	100%			2042		* *			
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Site Pavements

On-Site Walkways

Pavers/Stone	100%			2041		* *			
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Parking/Driveway

Cast in Place Concrete	100%			2045		* *			
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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

Transformers

Dry Type	100%			2049		* *	5	\$400	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : 3rd Floor Mechanical Room

Explanation : 112.5 Kilovolt Amperes, 480 Volts Primary, 277/ 208 Volts Secondary

Switchgear / Switchboard

Molded Case Bkrs	100%			2058		* *	5	\$3,000	
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Raceway

Conduit	45%			2058		* *	1		
Conduit	55%			2032		\$57,500	1		

Panelboards

Molded Case Bkrs	60%			2054		* *	5	\$1,800	
Molded Case Bkrs	40%			2031		\$30,000	5	\$1,200	

Wiring

Braided Cloth	40%	2-4	\$41,700	2057		* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Galleries

Thermoplastic	60%			2058		* *	1		
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Motor Controllers

Variable Frequency Drive	100%			2049		* *			
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Stand-by Power

Transfer Switches

Automatic	100%			2037		* *	1	\$35,600	
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Generators

Diesel	100%			2035		* *	1	\$44,800	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Roof

Explanation : Emergency Generator Rated At 750 Kilovolt Amperes.

Batteries

Lead/Acid	100%			2025		\$2,600	5	\$4,300	
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Estimates are rounded to the nearest hundred dollars.*

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

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
Stand-by Power									
	Fuel Storage								
	Day Tank	100%			2040	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 275 Gallons Rated Capacity									
Lighting									
	Interior Lighting								
	Fluorescent	20%			2032	\$404,500	10	\$21,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Galleries									
Explanation : T-8 Lamps									
	Fluorescent	5%			2032	\$101,100	10	\$5,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Storage									
Explanation : T-5 Lamps									
	Incandescent	50%			2027	\$906,300	2	\$1,300	
	LED	25%			2040	* *			
Egress Lighting									
	Emergency, Service	30%			2027	\$22,900	1		
	Emergency, Service	20%			2040	* *	1		
	Exit, Service	30%			2027	\$16,000	1		
	Exit, Service	20%			2040	* *	1		
Exterior Lighting									
	HID	20%			2027	\$115,600	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2040	* *	1	\$34,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Galleries, Hallways, Office, Storage									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2040	* *	1-3	\$73,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

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

Heating

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

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								
	Utility Steam	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement D Channel							
		Explanation : Steam Provided By Con Edison							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	50%			2041	* *	1	\$28,600	
	Pres. Reducing Valve/LP Steam	50%			2041	* *	5	\$3,400	
Distribution									
	Hot Wtr Piping/Pump	40%			2054	* *	4	\$3,400	
	Steam Piping/Pump	60%	Now	\$119,100	2032	\$595,300			
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Various Locations							
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Condensate Line From W Wing To E And H Wings							
Terminal Devices									
	Air Handler	90%			2040	* *	1	\$64,300	
	Convactor/Radiator	10%	0-2	\$20,300	2037	* *	1	\$3,400	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations							
		Explanation : Obsolete Units							
Air Conditioning									
	Energy Source								
	District Chilled Water	90%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2040	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2026	\$195,900	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Various							
	No Component	90%							
Distribution									
	CW & CHW Wtr Pipe/Pump	90%	0-2	\$3,600	2042	* *	4	\$5,100	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2040	* *	1	\$64,300	
	No Component	10%							

Ventilation

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	50%	0-2	\$54,400	LIFE	* *	2-5	\$32,200	
		Unbalanced System, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$32,200	
Exhaust Fans									
	Interior	100%			2040	* *	2	\$3,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$1,591,200	1		
	Water Heater With Tanks								
	Electric	10%			2027	\$2,500	4		
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Hot Water Comes From W Wing							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2040	* *	4	\$2,400	
	Sewage Ejector(s)								
	Electric	100%			2032	\$64,900	4	\$4,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	40%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 40%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit							
	Hydraulic	60%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 60%							
		Location : 1st Floor To 2nd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$58,300	
	Sprinkler								
	No Component	30%							
	Generic	70%			2052	* *	1-2	\$22,700	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING J
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.J00 / 2298 **Yr Built/Renovated** : 1917 /
Area Sq Ft : 74,940 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$223,700	\$1,494,100
Interior Architecture		\$70,800
Electrical	\$587,600	\$759,000
Mechanical	\$199,200	\$1,379,300
Total	\$1,010,400	\$3,703,100
Importance Code A	\$223,700	\$1,494,100
Importance Code B	\$786,700	\$2,138,200
Importance Code C		\$70,800
Total	\$1,010,400	\$3,703,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$7,200			
Interior Architecture	\$110,800		\$31,500	\$546,300
Electrical	\$17,000	\$9,000	\$27,600	\$11,400
Mechanical	\$50,800	\$11,900	\$31,000	\$63,300
Total	\$185,800	\$21,000	\$90,200	\$621,000
Importance Code A	\$7,200			\$50,600
Importance Code B	\$178,600	\$21,000	\$90,200	\$570,500
Importance Code C				
Total	\$185,800	\$21,000	\$90,200	\$621,000



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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

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	20%			LIFE	* *	5	\$10,000	
	Masonry: Granite	10%			LIFE	* *	5	\$3,800	
	Masonry: Limestone	20%			LIFE	* *	5	\$7,500	
	Panel: Limestone	50%			LIFE	* *	5	\$18,800	
Windows									
	Aluminum	25%	Now	\$7,200	2048	* *	5	\$700	
	Condensation Present, Extent : Light, Area Affected : 10%								
	Location : Offices, Staff Cafeteria								
	Bronze/Brass	75%	Now	\$107,000	2040	* *	5	\$13,100	
	Condensation Present, Extent : Light, Area Affected : 25%								
	Location : Exhibit Space								
Parapets									
	Masonry: Brick	20%			LIFE	* *	5	\$400	
	Masonry: Limestone	75%			LIFE	* *	5	\$1,900	
	Masonry: Limestone	5%			LIFE	* *	5	\$100	
Roof									
	IRMA/Protected Membrane	60%	Now	\$116,700	2032	\$1,166,900			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Flat Roof								
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%								
	Location : At Roof Drains								
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
	Location : Flat Roof								
	Vegetation Growth, Extent : Moderate, Area Affected : 5%								
	Location : Joint Lines								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Along 5th Avenue Parapet								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout								
	Sloped Glazing	40%			LIFE	* *	5	\$327,200	
Interior									
Floors									
	Carpet	25%	Now	\$106,300	2028	\$531,600	3	\$42,100	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Middle East Exhibit								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Middle East Exhibit								
	Marble Panels	25%			LIFE	* *	5	\$21,000	
	Terrazzo	15%			LIFE	* *	5	\$13,100	
	Vinyl Tile	5%			2037	* *	3	\$2,800	
	Wood	30%			2047	* *	5	\$63,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

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

Interior

Interior Walls

Glass: Special Gauge	2%			LIFE		**	1		
Gypsum Board	48%			LIFE		**	5	\$70,800	
Masonry: Limestone	25%			LIFE		**			
Marble Panels	5%			LIFE		**			
Plaster	20%			LIFE		**	5	\$14,700	

Ceilings

AcousTileSusp.Lay-In	10%	4+	\$3,800	2045		**	5	\$5,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>									
<i>Location : Offices And Conference Rooms</i>									
Glass: Susp Panels	10%			LIFE		**			
Gypsum Board	25%			LIFE		**	5	\$33,200	
Plaster	25%			LIFE		**	5	\$16,600	
Plaster	30%			LIFE		**	5	\$19,900	

Site Pavements

Public Sidewalk

Pavers/Stone	100%			2041		**			
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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

Transformers

Dry Type	100%			2037		**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 300 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2032		\$69,700	5	\$2,000	
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Raceway

Conduit	50%			2032		\$33,700	1		
Conduit	50%			2052		**	1		

Panelboards

Molded Case Bkrs	100%			2048		**	5	\$2,000	
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Wiring

Braided Cloth	10%	2-4	\$6,500	2057		**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Offices</i>									

Thermoplastic	90%			2052		**	1		
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Motor Controllers

Variable Frequency Drive	100%			2049		**			
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Stand-by Power

Transfer Switches

Automatic	100%			2030		\$9,200	1	\$23,100	
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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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	50%			2032	\$655,600	10	\$34,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices Hallways, Mechanical Room							
		Explanation : T-8 Lamps							
	Incandescent	50%			2027	\$587,600	2	\$800	
Egress Lighting									
	Emergency, Service	50%			2032	\$24,700	1		
	Exit, Service	50%			2027	\$17,300	1		
Exterior Lighting									
	LED	10%			2032	\$43,000			
	No Component	90%							
Alarm									
	Security System								
	No Component	10%							
	Generic	90%			2040	* *	1	\$25,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Galleries, Offices, Hallways							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2040	* *	1-3	\$47,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Dectors, Horns							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement D Channel							
		Explanation : Steam Provided By Con Edison							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2028	\$48,400	5	\$4,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Shares The Pressure Reducing Valve With K Wing							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	5%	0-2	\$9,600	2042	**			
		Corroded, Extent : Moderate, Area Affected : 80%							
		Location : Various Locations							
		Obsolete Equipment, Extent : Moderate, Area Affected : 50%							
		Location : Bathrooms Zoom Control Valves.							
	Steam Piping/Pump	95%			2042	**			
Terminal Devices									
	Air Handler	50%	0-2	\$15,100	2032	\$755,800	1	\$20,900	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Condensate Leaking In Basement Mechanical Equipment Room.							
	Air Handler	40%			2040	**	1	\$18,500	
	Fan Coil Unit/Heat	10%			2027	\$199,200	1	\$2,400	
Air Conditioning									
Energy Source									
	District Chilled Water	100%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : K Wing Basement							
		Explanation : Chilled Water Comes From K Wing							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$6,500	2042	**	4	\$3,700	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Various							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2032	\$623,500	1	\$18,500	
	Air Handler/Cool/Ht	60%			2040	**	1	\$27,800	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,800	
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : Air Intake And Louvers Are Under Repairing.							
Exhaust Fans									
	Interior	80%			2037	**	2	\$1,800	
	Roof	20%			2032	\$31,200	2	\$500	
Plumbing									
H/C Water Piping									
	Brass/Copper	50%	0-2	\$10,300	2042	**	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Brass/Copper	50%			2042	**	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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	10%			2027	\$2,500	4		
	No Component	90%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : Hot Water Comes From W Wing								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$16,100	4	\$1,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$37,800	
	Sprinkler								
	No Component	50%							
	Generic	50%			2052	* *	1-2	\$10,500	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING K
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.K00 / 2299 **Yr Built/Renovated** : 1926 / 2009
Area Sq Ft : 180,417 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 27-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,523,000	\$2,612,600
Interior Architecture	\$50,600	\$499,400
Electrical		\$2,072,700
Mechanical	\$163,500	\$3,065,000
Total	\$1,737,200	\$8,249,700
Importance Code A	\$1,627,800	\$2,612,600
Importance Code B	\$109,400	\$5,385,600
Importance Code C		\$251,600
Total	\$1,737,200	\$8,249,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$51,400		\$4,100	\$1,100
Interior Architecture	\$20,300		\$33,800	\$20,300
Electrical	\$27,800	\$22,200	\$24,700	\$25,900
Mechanical	\$56,500	\$101,400	\$90,600	\$95,800
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$169,800	\$137,400	\$166,900	\$156,900
Importance Code A	\$52,300	\$900	\$5,500	\$6,900
Importance Code B	\$117,500	\$136,500	\$161,400	\$150,000
Total	\$169,800	\$137,400	\$166,900	\$156,900



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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

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: Granite	10%	2-4	\$17,700	LIFE	**	5	\$7,800	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Along 5th Avenue							
Masonry: Limestone	90%	4+	\$238,400	LIFE	**	5	\$70,600	
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Above Granite Along 5th Avenue							
Windows								
Aluminum	25%			2048	**	5	\$2,300	
Bronze/Brass	75%	Now	\$260,000	2040	**	5	\$21,300	
	Condensation Present, Extent : Moderate, Area Affected : 20%							
	Location : East Facade							
Parapets								
Masonry: Limestone	35%			LIFE	**	5	\$6,100	
Metal Panel	15%			2042	**	5	\$8,100	
Metal Rail	50%			2037	**	5-10	\$126,100	
Roof								
IRMA/Protected Membrane	50%	Now	\$33,700	2032	\$1,685,300			
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Flat Roof							
	Split/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Joint Lines							
Metal Panel	20%			2030	\$431,400	10	\$39,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Original Monel Panels, Material Beyond Its Useful Life							
Sloped Glazing	20%	Now	\$758,500	LIFE	**	5	\$283,500	
	Condensation Present, Extent : Moderate, Area Affected : 60%							
	Location : Attic Space							
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%							
	Location : Mullions And Structural Supports							
	Thermally Inefficient, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Attic Space							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Corrugated Glass. Material Component Beyond Useful Life							
Sloped Glazing	10%	Now	\$189,600	LIFE	**	5	\$141,800	
	Condensation Present, Extent : Moderate, Area Affected : 15%							
	Location : Barrel Glass Vault Above Greek And Roman Wing							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

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	15%		2031	\$767,900	3	\$81,000		
Mosaic Tile	10%		2037	* *	5	\$67,500		
Granite Panels	25%		LIFE	* *	5	\$50,600		
Marble Panels	30%		LIFE	* *	5	\$60,800		
Wood	20%		2047	* *	5	\$101,300		

Interior Walls

Gypsum Board	100%		LIFE	* *	5	\$251,600		
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Ceilings

Glass: Susp Panels	50%		LIFE	* *				
Plaster	50%		LIFE	* *	5	\$85,800		

Site Enclosure**Free Standing Walls**

Masonry: Fieldstone	100%		2042	* *				
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Site Pavements**Public Sidewalk**

Pavers/Stone	100%		2041	* *				
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Parking/Driveway

Asphalt	100%		2041	* *				
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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	

Over 600 Volts**Service Equipment**

Fused Disc Sw	100%		2042	* *	3	\$600		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 600 Amperes, 4160 Volts***Transformers**

Dry Type	100%		2037	* *	3	\$1,300		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 2500 Kilovolt Amperes, 4160 Volts Primary, 480 Volts Secondary***Feeders**

Cable	100%		2040	* *	1			
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Raceway

Conduit	100%		2042	* *	1			
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Under 600 Volts**Service Equipment**

Fused Disc Sw	100%		2042	* *	5	\$800		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.***Switchgear / Switchboard**

Molded Case Bkrs	100%		2042	* *	5	\$4,800		
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

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%			2042	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2040	**	5	\$4,800	
	Wiring								
	Thermoplastic	100%			2042	**	1		
	Motor Controllers								
	Locally Mounted	10%			2037	**	5	\$100	
	Variable Frequency Drive	90%			2049	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,700	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	**	1	\$55,500	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2032	\$315,700	10	\$16,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Galleries							
		Explanation : T-8 Lamps							
	Incandescent	60%			2032	\$1,697,500	2	\$2,400	
	LED	30%			2040	**			
	Egress Lighting								
	Emergency, Service	50%			2032	\$59,600	1		
	Exit, Service	50%			2032	\$41,700	1		
	Exterior Lighting								
	HID	5%			2032	\$45,100	10		
	LED	5%			2040	**			
	No Component	90%							
Alarm									
	Security System								
	No Component	10%							
	Generic	90%			2040	**	1	\$60,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Galleries, Storage And Office							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2040	**	1-3	\$114,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

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								
	Utility Steam	100%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement D Channel							
		Explanation : Steam Provided By Con Edison							
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	10%			2035	**	1	\$8,900	
	Pres. Reducing Valve/LP Steam	90%			2028	\$104,800	5	\$9,600	
	Distribution								
	Hot Wtr Piping/Pump	10%			2040	**	4	\$900	
	Central Plant Steam Piping/Pmp	54%	0-2	\$58,700	2042	**	4	\$4,800	
		Steam Traps Faulty, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas							
	Central Plant Steam Piping/Pmp	36%			2042	**	4	\$4,800	
	Terminal Devices								
	Air Handler	85%			2037	**	1	\$94,800	
	Convactor/Radiator	5%			2037	**	1	\$2,900	
	Fan Coil Unit/Heat	10%			2032	\$479,500	1	\$5,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2041	**	1	\$195,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Air Conditioning Room							
		Explanation : 1 Unit. R-123 Refrigerant							
	Distribution								
	CW & CHW Wtr Pipe/Pump	10%	0-2	\$1,600	2042	**	4	\$900	
		Leak Evident, Extent : Moderate, Area Affected : 50%							
		Location : Valves, Basement Mechanical Equipment Room.							
	CW & CHW Wtr Pipe/Pump	90%			2042	**	4	\$12,000	
	Terminal Devices								
	Air Handler/Cool/Ht	90%			2037	**	1	\$100,400	
	Fan Coil - 4 Pipe	10%			2032	\$735,600	1	\$5,800	
	Heat Rejection								
	Water Cooling Tower	100%			2030	\$976,800	2	\$181,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : R Wing Roof							
		Explanation : Cooling Towers Are Located On Roof Of R Wing							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$100,600	
Recent Repair Evident, Extent : N/A, Area Affected : 10%									
Location : Air Intake And Louvers Are Under Repairing.									
Exhaust Fans									
	Interior	90%			2032	\$771,900	2	\$5,000	
	Roof	10%			2032	\$37,500	2	\$600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	**	1		
Water Heater With Tanks									
	Electric	10%			2027	\$2,500	4		
	No Component	90%							
HW Heat Exchanger									
	Steam Fired	100%			2042	**	4	\$26,800	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2025	\$6,000	4	\$5,700	
Sewage Ejector(s)									
	Electric	100%			2032	\$101,300	4	\$7,200	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2 Units From Ground To 4th Floor. 1 Unit Ground To 3rd Floor. 1 Unit Basement To 2nd Floor.									
Explanation : 4 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$91,000	
Sprinkler									
	No Component	30%							
	Generic	70%			2052	**	1-2	\$35,400	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING M AND COURT A-M
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.M00 / 2294 **Yr Built/Renovated** : 1924 / 2010
Area Sq Ft : 201,373 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 27-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Roof, Floors 1,2,3,4,5,6
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$15,158,100	\$612,000
Interior Architecture	\$395,300	\$463,400
Electrical	\$2,727,700	\$1,083,700
Mechanical	\$5,359,600	\$5,163,900
Total	\$23,640,700	\$7,323,000
Importance Code A	\$15,158,100	\$612,000
Importance Code B	\$8,299,700	\$6,472,600
Importance Code C	\$182,900	\$238,300
Total	\$23,640,700	\$7,323,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$21,400		\$10,900	
Interior Architecture	\$78,000			\$56,500
Electrical	\$43,500	\$25,700	\$28,600	\$29,600
Mechanical	\$98,100	\$51,700	\$132,500	\$58,300
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$254,900	\$91,300	\$185,800	\$158,200
Importance Code A	\$21,400		\$11,400	
Importance Code B	\$233,500	\$91,300	\$174,400	\$158,200
Importance Code C				
Total	\$254,900	\$91,300	\$185,800	\$158,200



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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

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									
	Concrete Masonry Unit	10%			LIFE	**	5	\$5,700	
	Granite Panels	5%			LIFE	**	5	\$3,400	
	Panel: Limestone	20%	Now	\$87,400	LIFE	**	5	\$13,600	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : North Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : North Facade									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : North Facade									
Explanation : Vegetation Growth									
	Panel: Limestone	25%			LIFE	**	5	\$17,000	
	Window Wall	40%			2052	**	5	\$135,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : West Facade									
Explanation : Construction Fence Erected Due To Skylight Construction									
Windows									
	Aluminum	100%	Now	\$21,400	2048	**	5	\$1,000	
Condensation Present, Extent : Moderate, Area Affected : 10%									
Location : Offices									
Parapets									
	Concrete Masonry Unit	50%			LIFE	**	5	\$10,100	
	Metal Panel	5%			2052	**	5	\$3,400	
	Metal Rail	45%			2045	**	5-10	\$144,700	
Roof									
	Modified Bitumen	30%			2037	**	10	\$54,800	
	Single Ply Membrane	5%			2037	**	10	\$9,100	
	Skylight, Metal/Glass	45%	Now	\$14,860,100	2062	**			
Glazing Broken/Cracked, Extent : Severe, Area Affected : 15%									
Location : Manufacturers Defect. Nickel Sulfite Explosion									
Glazing Clouded, Extent : Moderate, Area Affected : 45%									
Location : Throughout A And M Wing									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout A And M Wing									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Mezzanine Exhibit Space									
	Sloped Glazing	20%			LIFE	**	5	\$487,300	
Condensation Present, Extent : Moderate, Area Affected : 10%									
Location : Exhibit Space									

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

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	15%			2031	\$857,100	3	\$90,400	
Panel/Paver: Cer/Brk	10%			2048	**	5	\$67,800	
Granite Panels	20%			LIFE	**	5	\$45,200	
Marble Panels	24%			LIFE	**	5	\$54,300	
Marble Panels	11%	Now	\$155,900	LIFE	**	5	\$24,900	

Broken/Missing Elements, Extent : Light, Area Affected : 1%

Location : Mezzanine Stairs

Wood	20%			2060	**	5	\$113,000	
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Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$10,100	
Gypsum Board	45%			LIFE	**	5	\$136,900	
Masonry: Limestone	10%	0-2	\$182,900	LIFE	**			

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : West Wall. Inner Courtyard

Masonry: Limestone	20%			LIFE	**			
Plaster	15%			LIFE	**	5	\$22,800	
Wood	5%			LIFE	**	5	\$101,400	

Ceilings

AcousTileConcealSpLn	15%			2045	**	5	\$53,700	
AcousTileSusp.Lay-In	20%			2045	**	5	\$57,200	
Exposed Struc: Wood	5%			LIFE	**			
Glass: Susp Panels	35%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$89,400	

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2067	**			
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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	

Over 600 Volts

Transformers

Dry Type	100%			2045	**	3	\$1,100	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : 1500 Kilovolt Amperes, 4160 Volts Primary, 480 Volts Secondary

Switchgear / Switchboard

Fused Disc Sw	100%			2032	\$62,400	3	\$1,300	
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Feeders

Cable	100%			2031	\$21,800	1		
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Raceway

Conduit	100%			2032	\$59,100	1		
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Under 600 Volts

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

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									
	Air Circuit Breaker	100%			2052	**	5	\$1,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.									
Transformers									
	Dry Type	100%			2030	\$712,300	5	\$700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 750 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2052	**	5	\$5,300	
Raceway									
	Conduit	75%			2032	\$106,400	1		
	Conduit	25%			2052	**	1		
Panelboards									
	Molded Case Bkrs	60%			2048	**	5	\$3,200	
	Molded Case Bkrs	40%			2031	\$77,000	5	\$2,100	
Wiring									
	Rubber	10%	2-4	\$14,400	2057	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Galleries									
	Thermoplastic	90%			2052	**	1		
Motor Controllers									
	Locally Mounted	5%			2045	**	5	\$100	
	Variable Frequency Drive	95%			2045	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$11,600	1	\$62,000	
Lighting									
	Interior Lighting								
	Incandescent	80%			2027	\$2,526,200	2	\$3,600	
	LED	20%			2040	**			
Egress Lighting									
	Emergency, Service	50%			2032	\$66,500	1		
	Exit, Service	50%			2032	\$46,500	1		
Exterior Lighting									
	HID	20%			2027	\$201,400	10	\$100	
	No Component	80%							
Alarm									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

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

Alarm

Security System

No Component

Generic

10%

90%

2040

* *

1

\$67,700

Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways, Galleries, Storage, Offices

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog

100%

2040

* *

1-3

\$127,900

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns

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

Heating

Energy Source

Utility Steam

100%

2042

* *

1

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement D Tunnel

Explanation : Steam Provided By Con Edison

Distribution

Hot Wtr Piping/Pump

40%

0-2

\$9,400

2031

\$188,800

4

\$4,000

Corroded, Extent : Moderate, Area Affected : 10%

Location : Various

Steam Piping/Pump

60%

0-2

\$20,700

2032

\$1,037,100

Corroded, Extent : Moderate, Area Affected : 10%

Location : Various Locations

Terminal Devices

Air Handler

70%

2037

* *

1

\$87,200

Air Handler

20%

2027

\$812,400

1

\$24,900

Fan Coil Unit/Heat

10%

2040

* *

1

\$6,500

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

90%

2028

\$3,960,900

1

\$196,100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement Chiller Room

Explanation : 2 Units. Refrigerant R-123

No Component

10%

Distribution

CW & CHW Wtr

90%

2032

\$282,700

4

\$8,900

Pipe/Pump

10%

No Component

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	75%			2037	* *	1	\$93,400	
	Air Handler/Cool/Ht	15%			2027	\$565,400	1	\$18,700	
	No Component	10%							
Heat Rejection									
	Water Cooling Tower	90%	0-2	\$17,700	2030	\$883,100	2	\$145,900	
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units.							
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$112,300	
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : Air Intake And Louvers Are Under Repairing.							
Exhaust Fans									
	Interior	85%			2037	* *	2	\$5,200	
	Roof	10%			2037	* *	2	\$600	
	Roof	5%			2027	\$20,900	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2032	\$2,772,200	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2032	\$43,200	4	\$4,300	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1 Unit From Ground To 5th Floor; 1 Unit From Ground To 3rd Floor.							
		Explanation : Two Units							
Fire Suppression									
Standpipe									
	Generic	100%			2042	* *	1-5	\$101,500	
Sprinkler									
	No Component	30%							
	Generic	70%			2052	* *	1-2	\$39,500	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING O
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.O00 / 2295 **Yr Built/Renovated** : 1972 / 2009
Area Sq Ft : 41,155 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 27-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Floors 1,2
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$682,800	\$679,300
Interior Architecture	\$69,400	\$1,270,900
Electrical	\$648,100	\$105,600
Mechanical	\$1,038,700	\$1,197,000
Total	\$2,439,000	\$3,252,600
Importance Code A	\$682,800	\$679,300
Importance Code B	\$1,686,800	\$1,302,500
Importance Code C	\$69,400	\$1,270,900
Total	\$2,439,000	\$3,252,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$48,400		\$17,300	
Interior Architecture	\$16,400			\$17,600
Electrical	\$4,200	\$3,800	\$96,400	\$4,700
Mechanical	\$30,400	\$7,300	\$23,800	\$29,800
Total	\$99,300	\$11,200	\$137,400	\$52,100
Importance Code A	\$49,700	\$400	\$17,700	\$22,700
Importance Code B	\$49,600	\$10,700	\$119,700	\$26,500
Importance Code C				\$2,900
Total	\$99,300	\$11,200	\$137,400	\$52,100



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

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									
	Panel: Limestone	85%			LIFE	**	5	\$32,700	
	Window Wall	15%			2052	**	5	\$28,900	
Parapets									
	Cast in Place Concrete	35%			LIFE	**	5	\$53,100	
	Metal Panel	10%			2052	**	5	\$5,700	
	Metal Rail	30%			2045	**	5-10	\$79,600	
	Panel: Limestone	25%			LIFE	**	5	\$4,000	
Roof									
	IRMA/Protected Membrane	30%	Now	\$204,200	2042	**			
	Drains Inad/Misposn, Extent : Severe, Area Affected : 25%								
	Location : Flat Sections								
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%								
	Location : Flat Sections								
	Ponding, Extent : Severe, Area Affected : 25%								
	Location : Flat Sections								
	Sloped Glazing	30%			LIFE	**	5	\$268,400	
	Sloped Glazing	40%	Now	\$478,600	LIFE	**	5	\$357,800	
	Condensation Present, Extent : Light, Area Affected : 5%								
	Location : Atrium								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : At Pyramid								
Interior									
Floors									
	Carpet	25%			2031	\$291,900	3	\$30,800	
	Panel/Paver: Cer/Brk	10%			2048	**	5	\$13,900	
	Marble Panels	40%			LIFE	**	5	\$18,500	
	Slate	10%			LIFE	**	5	\$6,500	
	Wood	15%			2060	**	5	\$17,300	
Interior Walls									
	Fabric on Framing	15%			2033	\$1,270,900	5	\$5,900	
	Gypsum Board	40%			LIFE	**	5	\$18,800	
	Masonry: Brick	15%	Now	\$69,400	LIFE	**			
	Caulking Deteriorated, Extent : Severe, Area Affected : 5%								
	Location : O Wing To A Wing Connection								
	Masonry: Limestone	30%			LIFE	**			
Ceilings									
	Exposed Struc: Concrete	45%			LIFE	**	5	\$3,600	
	Glass: Susp Panels	20%			LIFE	**			
	Gypsum Board	35%			LIFE	**	5	\$22,400	
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2067	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2058	* *	5	\$1,100	
	Raceway								
	Conduit	20%			2058	* *	1		
	Conduit	80%			2032	\$53,900	1		
	Panelboards								
	Molded Case Bkrs	80%			2031	\$34,200	5	\$900	
	Molded Case Bkrs	20%			2054	* *	5	\$200	
	Wiring								
	Thermoplastic	80%			2032	\$51,700	1		
	Thermoplastic	20%			2058	* *	1		
	Motor Controllers								
	Variable Frequency Drive	100%			2049	* *			
Lighting									
	Interior Lighting								
	Fluorescent	90%			2027	\$648,100	10	\$34,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Galleries, Hallways, Storage							
		Explanation : T-8 Lamps							
	LED	10%			2040	* *			
	Egress Lighting								
	Emergency, Service	50%			2027	\$13,600	1		
	Exit, Service	50%			2027	\$9,500	1		
	Exterior Lighting								
	Fluorescent	20%			2027	\$35,200	10	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	No Component	80%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2040	* *	1	\$10,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Galleries, Hallways, Storage, Office							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2040	* *	1-3	\$26,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns							

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

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Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

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								
	Utility Steam	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement D Channel							
		Explanation : Steam Provided By Con Edison							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	20%			2028	\$22,300	1	\$4,100	
	Pres. Reducing Valve/LP Steam	80%			2045	* *	5	\$2,000	
Distribution									
	Hot Wtr Piping/Pump	20%			2031	\$19,300	4	\$400	
	Steam Piping/Pump	80%	0-2	\$14,100	2032	\$282,600			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Room							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 40%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	50%			2032	\$415,100	1	\$12,700	
	Air Handler	50%			2027	\$415,100	1	\$12,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Equipment Room							
		Explanation : Ahus							
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$7,100	2032	\$71,300	4	\$2,000	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Basement Mechanical Equipment Room							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2032	\$428,000	1	\$12,700	
	Air Handler/Cool/Ht	50%			2027	\$428,000	1	\$12,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,900	
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : Air Intake And Louvers Are Under Repairing. Roof							
Exhaust Fans									
	Interior	100%			2027	\$195,600	2	\$1,300	
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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	Now	\$1,100	2042	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Ground Floor							
		Explanation : There Is No Hot Water In Men's Bathroom.							
	Brass/Copper	90%			2042	* *	1		
Water Heater With Tanks									
	Electric	10%			2027	\$2,500	4		
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Hot Water Comes From W Wing							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	50%			2027	\$4,400	4	\$400	
	Non-Submersible	50%			2032	\$4,400	4	\$400	
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$20,800	
Sprinkler									
	No Component	30%							
	Generic	70%			2052	* *	1-2	\$8,100	

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING P
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.P00 / 2807 **Yr Built/Renovated** : 1975 / 2012
Area Sq Ft : 56,140 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Roof, Floors 1,2,3,4,5
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$56,600	\$56,600
Interior Architecture		\$2,265,300
Electrical	\$528,200	\$562,800
Mechanical	\$2,388,400	\$402,400
Total	\$2,973,200	\$3,287,100
Importance Code A	\$56,600	\$56,600
Importance Code B	\$2,916,600	\$1,017,700
Importance Code C		\$2,212,800
Total	\$2,973,200	\$3,287,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$39,700		\$42,900	
Interior Architecture	\$18,400	\$2,100		\$15,500
Electrical	\$14,300	\$6,600	\$19,800	\$8,200
Mechanical	\$138,700	\$9,900	\$56,800	\$9,900
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$217,000	\$24,500	\$125,400	\$39,500
Importance Code A	\$86,900	\$600	\$43,500	\$600
Importance Code B	\$130,000	\$24,000	\$82,000	\$34,000
Importance Code C				\$5,000
Total	\$217,000	\$24,500	\$125,400	\$39,500



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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

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									
	Concrete Masonry Unit	50%			LIFE	* *	5	\$28,300	
	Stucco Cement	50%			2045	* *	5	\$113,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : This Is Actually An Exterior Insulation And Finish System (EIFS) Wall Assembly									
Windows									
	Aluminum	75%			2054	* *	5	\$2,600	
	Metal Louvers	25%			2045	* *	10	\$5,500	
Parapets									
	Concrete Masonry Unit	40%			LIFE	* *	5	\$4,000	
	Metal Panel	5%			2052	* *	5	\$1,700	
	Metal Rail	35%			2045	* *	5-10	\$56,300	
	Weathering Steel	20%			LIFE	* *	1		
Roof									
	Modified Bitumen	100%			2037	* *	10	\$42,000	
Interior									
Floors									
	Carpet	25%			2031	\$398,200	3	\$42,000	
	Ceramic Tile	5%			2041	* *	5	\$4,200	
	Granite Panels	25%			LIFE	* *	5	\$15,800	
	Marble Panels	10%			LIFE	* *	5	\$6,300	
	Terrazzo	25%			LIFE	* *	5	\$16,400	
	Wood	10%			2060	* *	5	\$15,800	
Interior Walls									
	Fabric on Framing	10%			2033	\$2,147,500	5	\$9,900	
	Gypsum Board	55%			LIFE	* *	5	\$65,400	
	Plaster	35%			LIFE	* *	5	\$20,800	
Ceilings									
	AcousTileSusp.Lay-In	50%			2049	* *	5	\$42,000	
	Gypsum Board	50%			LIFE	* *	5	\$52,500	

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									
Transformers									
	Dry Type	100%			2030	\$142,500	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 400 Kilovolt Amperes, 480 Volts Primary, 208/ 120 Volts Secondary									
Switchgear / Switchboard									
	Molded Case Bkrs	20%			2032	\$13,900	5	\$300	
	Molded Case Bkrs	80%			2058	* *	5	\$1,200	

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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

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	20%			2032	\$13,500	1		
	Conduit	80%			2058	* *	1		
Panelboards									
	Molded Case Bkrs	10%			2031	\$4,300	5	\$100	
	Molded Case Bkrs	90%			2054	* *	5	\$1,300	
Wiring									
	Rubber	10%	2-4	\$6,500	2057	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	90%			2058	* *	1		
Motor Controllers									
	Variable Frequency Drive	100%			2049	* *			
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$9,200	1	\$17,300	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2032	\$392,900	10	\$20,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices, Mechanical Room							
		Explanation : T-8 Lamps							
	Incandescent	60%			2027	\$528,200	2	\$800	
Egress Lighting									
	Emergency, Service	50%			2032	\$18,500	1		
	Exit, Service	50%			2027	\$13,000	1		
Exterior Lighting									
	HID	10%			2032	\$28,100	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2040	* *	1	\$16,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Galleries, Offices, Storage							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2040	* *	1-3	\$35,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns							

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

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								
	Utility Steam	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement D Channel							
		Explanation : Steam Provided By Con Edison							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	20%	2-4	\$18,200	2047	* *	1	\$5,000	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : On Extended Life Time							
	Pres. Reducing Valve/LP Steam	80%	2-4	\$29,000	2047	* *	5	\$1,300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : On Extended Life Time							
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$2,600	2040	* *	4	\$600	
		Corroded, Extent : Severe, Area Affected : 25%							
		Location : 3rd Floor Mechanical Room							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Mechanical Room							
		Explanation : Extensive Clogging Due To Aged							
	Steam Piping/Pump	80%	Now	\$38,600	2042	* *			
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Due To Aged, Throughout							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	80%	2-4	\$543,600	2042	* *	1	\$25,000	
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Rooms							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Rooms							
	Convactor/Radiator	20%			2030	\$98,400	1	\$3,600	
Air Conditioning									
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	Now	\$4,900	2042	* *	4	\$2,800	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : 3rd Floor Mechanical Room And Various Locations							
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$23,400	2027	\$1,167,600	1	\$31,200	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections, Various Areas							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	100%	0-2	\$15,200	2033	\$304,000	2	\$45,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Total Of 11 Units. They Also Service Other Adjacent Wings.								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,300	
	Exhaust Fans								
	Interior	80%			2027	\$213,500	2	\$1,400	
	Roof	20%			2027	\$23,400	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	2-4	\$463,700	2062	* *	1		
	Corroded, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$4,200	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 2%								
	Location : 2nd Floor Mechanical Equipment Room								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor To 3rd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$28,300	
	Sprinkler								
	No Component	20%							
	Generic	80%			2052	* *	1-2	\$12,600	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING R
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.R00 / 2300 **Yr Built/Renovated** : 1973 /
Area Sq Ft : 186,591 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$13,392,500	\$1,852,800
Interior Architecture	\$473,300	\$5,809,600
Electrical		\$2,153,400
Mechanical	\$8,531,100	\$3,748,200
Total	\$22,396,900	\$13,563,900
Importance Code A	\$13,589,800	\$1,862,500
Importance Code B	\$8,399,200	\$6,149,300
Importance Code C	\$407,800	\$5,552,200
Total	\$22,396,900	\$13,563,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$62,800			
Interior Architecture	\$69,200	\$7,000		\$33,500
Electrical	\$28,400	\$23,000	\$24,700	\$27,600
Mechanical	\$68,700	\$65,900	\$131,800	\$57,600
Site Pavements	\$4,100			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$262,700	\$125,500	\$186,100	\$148,300
Importance Code A	\$64,700	\$1,800	\$2,100	\$6,600
Importance Code B	\$193,900	\$123,600	\$184,000	\$129,200
Importance Code C	\$4,100			\$12,500
Total	\$262,700	\$125,500	\$186,100	\$148,300



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

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									
Metal Coiling Doors	1%	Now	\$18,800	2037	**	5	\$1,300		
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : South Garage								
Granite Panels	5%	Now	\$10,800	LIFE	**	5	\$3,100		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Base Of Wall								
Panel: Limestone	14%	Now	\$33,200	LIFE	**	5	\$8,600		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : South Facade								
Window Wall	80%			2042	**	5	\$245,700		
Roof									
Modified Bitumen	5%			2032	\$76,500	10	\$6,500		
Sloped Glazing	95%	Now	\$13,269,600	LIFE	**	5	\$1,653,500		
	Condensation Present, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Severe, Area Affected : 30%								
	Location : Purlins, Mullions And Drip Pans								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Perimeter Gutter By West Roof. Infiltrating Van Gogh Gallery								
Interior									
Floors									
Carpet	15%			2031	\$794,200	3	\$83,800		
Cast in Place Concrete	20%			LIFE	**	5	\$122,200		
Ceramic Tile	5%			2041	**	5	\$14,000		
Granite Panels	20%			LIFE	**	5	\$41,900		
Terrazzo	15%			LIFE	**	5	\$32,700		
Wood	25%			2060	**	5	\$130,900		
Interior Walls									
Cast in Place Concrete	15%	Now	\$407,800	LIFE	**				
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Parking Ramp								
	Efflorescence, Extent : Moderate, Area Affected : 15%								
	Location : Parking Garage. Retaining Walls								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Parking Ramp To Staff Lot								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,700		
Fabric on Framing	15%			2033	\$5,425,400	5	\$25,000		
Glass: Special Gauge	2%			LIFE	**	1			
Gypsum Board	30%			LIFE	**	5	\$60,100		
Marble Panels	3%			LIFE	**				
Plaster	25%			LIFE	**	5	\$25,000		
Wood	5%			LIFE	**	5	\$66,700		

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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

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

AcousTileSusp.Lay-In	15%			2045	**	5	\$41,900	
Exposed Struc: Concrete	15%			LIFE	**	5	\$6,500	
Glass: Susp Panels	30%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$69,800	
Metal Panel	5%			LIFE	**	5	\$17,400	
Plaster	15%	Now	\$27,300	LIFE	**	5	\$26,200	

Water Penetration, Extent : Light, Area Affected : 5%

Location : School Entry Location

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2067	**			
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Site Pavements

On-Site Walkways

Pavers/Stone	100%	Now	\$4,100	2041	**			
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Sinking/Subsiding, Extent : Moderate, Area Affected : 10%

Location : South West Corner

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

Over 600 Volts

Service Equipment

Fused Disc Sw	40%			2042	**	3	\$200	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room 2

Explanation : Two 600 Amperes, 4160 Volts

Fused Disc Sw	60%			2058	**	3	\$500	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Garage

Explanation : Three 600 Amperes, 4160 Volts

Transformers

Dry Type	60%			2037	**	3	\$800	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room 2

Explanation : Two 2500 Kilovolt Amperes, 4160 Volts Primary, 480 Volts Secondary

Dry Type	40%			2049	**	3	\$500	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Garage

Explanation : Two 2000 Kilovolt Amperes, One 1500 Kilovolt Amperes, 4160 Volts

Primary, 480 Volts Secondary

Feeders

Cable	50%			2054	**	1		
Cable	50%			2040	**	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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

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
Over 600 Volts									
	Raceway								
	Conduit	50%			2042	* *	1		
	Conduit	50%			2058	* *	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	14%			2058	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : E Service Rated At 4000 Amperes							
	Air Circuit Breaker	14%			2058	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage							
		Explanation : E Service Rated At 4000 Amperes							
	Fused Disc Sw	10%			2042	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : G Service Rated At 3000 Amperes							
	Fused Disc Sw	14%			2058	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room1							
		Explanation : H Service Rated At 4000 Amperes							
	Fused Disc Sw	10%			2058	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage							
		Explanation : H Service Rated At 2000 Amperes							
	Fused Disc Sw	10%			2032	\$9,700	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : F Service Rated At 3000 Amperes							
	Fused Disc Sw	14%			2042	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : K Service Rated At 4000 Amperes							
	Fused Disc Sw	14%			2042	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Service Rated At 4000 Amperes							
Switchgear / Switchboard									
	Molded Case Bkrs	20%			2058	* *	5	\$1,000	
	Molded Case Bkrs	80%			2042	* *	5	\$3,900	
Raceway									
	Conduit	80%			2042	* *	1		
	Conduit	20%			2058	* *	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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2054	**	5	\$400	
	Molded Case Bkrs	80%			2040	**	5	\$3,900	
	Molded Case Bkrs	10%			2054	**	5	\$500	
Wiring									
	Thermoplastic	80%			2042	**	1		
	Thermoplastic	20%			2058	**	1		
Motor Controllers									
	Locally Mounted	5%			2037	**	5	\$100	
	Variable Frequency Drive	95%			2049	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$2,700	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2037	**	1	\$57,400	
Fuel Storage									
	Main Tank	100%			2047	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 3000 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	10%			2032	\$326,500	10	\$17,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Galleries									
Explanation : T-8 Lamps									
	Incandescent	60%			2032	\$1,755,600	2	\$2,500	
	LED	30%			2040	**			
Egress Lighting									
	Emergency, Service	50%			2032	\$61,600	1		
	Exit, Service	50%			2032	\$43,100	1		
Exterior Lighting									
	LED	10%			2040	**			
	No Component	90%							
Alarm									
Security System									
	No Component	10%							
	Generic	90%			2040	**	1	\$62,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Storage, Offices, Galleries, Hallways									
Explanation : CCTV Surveillance Cameras									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2040

* *

1-3

\$118,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

Heating

Energy Source

Utility Steam

100%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement D Channel**Explanation : Steam Provided By Con Edison*

Conversion Equipment

Heat Exchanger, Plate & Frame

20%

2028

\$101,000

1

\$18,500

Pres. Reducing Valve/LP Steam

80%

2028

\$96,300

5

\$8,900

Distribution

Hot Wtr Piping/Pump

20%

Now

\$4,400

2031

\$87,500

4

\$1,800

*Corroded, Extent : Moderate, Area Affected : 15%**Location : Mechanical Room*

Steam Piping/Pump

80%

0-2

\$64,100

2042

* *

*Corroded, Extent : Moderate, Area Affected : 15%**Location : Various Locations**Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Various Locations*

Terminal Devices

Air Handler

95%

2027

\$3,575,600

1

\$109,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : In P Wing 3rd Floor Mechanical Room**Explanation : Air Handlers*

Convactor/Radiator

5%

2030

\$81,800

1

\$3,000

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	50%			2035	**	1	\$101,000	
		Other Observation, Extent : N/A, Area Affected : 50% Location : K Wing South Gararge Mechanical Room Explanation : 1 Unit, R-123							
	Centrifugal, Elec Chiller	50%			2041	**	1	\$101,000	
		Other Observation, Extent : N/A, Area Affected : 50% Location : K Wing South Gararge Mechanical Room Explanation : 1 Unit, R-123							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2042	**	4	\$13,800	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$3,880,800	1	\$115,400	
		Other Observation, Extent : N/A, Area Affected : 100% Location : In P Wing 3rd Floor Mechanical Room Explanation : Air Handlers							
Heat Rejection									
	Water Cooling Tower	100%	0-2	\$50,500	2033	\$1,010,200	2	\$150,200	
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : The Unit Ct- R-2 With Mechanical Defects, On K Wing Roof. Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 3 Units For The Chillers In K Wing							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$104,000	
		Recent Repair Evident, Extent : N/A, Area Affected : 10% Location : Air Intake And Louvers Are Under Repairing.							
Exhaust Fans									
	Interior	80%			2027	\$709,600	2	\$4,600	
	Interior	20%	0-2	\$53,200	2042	**	2	\$900	
		On Extended Life, Extent : Severe, Area Affected : 100% Location : 4 Units In Basement Parking Garage.							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2032	\$2,568,700	1		
Water Heater With Tanks									
	Electric	20%			2025	\$5,100	4		
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Explanation : Hot Water Comes From W Wing							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	15%	0-2	\$7,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Parking Garage							
	Cast Iron	85%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$6,200	4	\$5,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ground Floor To 2nd Floor							
		Explanation : 2 Units							
	Hydraulic	30%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$94,100	
	Sprinkler								
	No Component	30%							
	Generic	70%			2052	* *	1-2	\$36,600	

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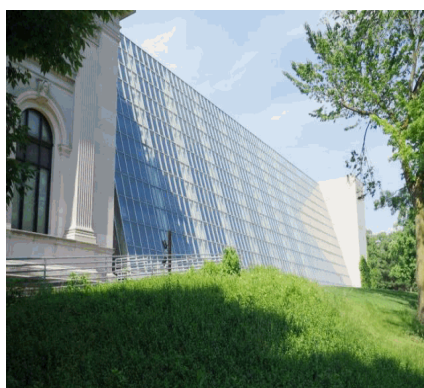
Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING S
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.S00 / 2301 **Yr Built/Renovated** : 1972 / 2008
Area Sq Ft : 117,832 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$11,643,300	\$1,548,200
Interior Architecture	\$150,000	\$3,373,000
Electrical	\$1,293,400	\$579,300
Mechanical	\$632,700	\$7,802,700
Total	\$13,719,400	\$13,303,100
Importance Code A	\$11,643,300	\$1,548,200
Importance Code B	\$2,076,100	\$8,956,000
Importance Code C		\$2,798,900
Total	\$13,719,400	\$13,303,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$43,900			
Interior Architecture	\$98,400	\$2,200		\$871,000
Electrical	\$17,500	\$15,600	\$15,700	\$16,700
Mechanical	\$72,800	\$38,500	\$45,400	\$30,300
Site Pavements	\$4,100			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$242,700	\$62,200	\$67,000	\$923,900
Importance Code A	\$44,900	\$3,800	\$1,100	\$1,000
Importance Code B	\$166,000	\$58,400	\$65,900	\$909,800
Importance Code C	\$31,900			\$13,100
Total	\$242,700	\$62,200	\$67,000	\$923,900



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

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									
	Concrete Masonry Unit	9%	Now	\$41,700	LIFE	* *	5	\$4,500	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : South Facade Roof							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : South Facade Roof							
	Masonry: Limestone	10%	Now	\$68,000	LIFE	* *	5	\$6,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : West Facade							
	Metal Coiling Doors	1%			2045	* *	5	\$2,500	
	Window Wall	80%			2052	* *	5	\$241,800	
Windows									
	Aluminum	100%	Now	\$1,000	2048	* *	5	\$100	
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : North Facade. During Driving Rain							
Roof									
	Modified Bitumen	5%			2040	* *	10	\$5,600	
	Sloped Glazing	95%	Now	\$11,454,400	LIFE	* *	5	\$1,427,300	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Various Locations Throughout							
		Condensation Present, Extent : Moderate, Area Affected : 30%							
		Location : Temple Of Dendur							
		Corrosion/Rusting, Extent : Severe, Area Affected : 65%							
		Location : Purlins, Drain Channels And Sill Plates							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : North Side. Temple Of Dendur							
Interior									
Floors									
	Carpet	25%			2028	\$835,900	3	\$88,200	
	Cast in Place Concrete	5%			LIFE	* *	5	\$19,300	
	Ceramic Tile	5%			2035	* *	5	\$8,800	
	Granite Panels	30%			LIFE	* *	5	\$39,700	
	Marble Panels	10%			LIFE	* *	5	\$13,200	
	Vinyl Tile	10%			2032	\$522,200	3	\$6,600	
	Wood	15%			2060	* *	5	\$49,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

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

Interior

Interior Walls

Concrete Masonry Unit	5%	Now	\$27,700	LIFE	**	5	\$5,500
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Water Penetration, Extent : Severe, Area Affected : 2%

Location : Loading Dock Walls Abutting Temple Of Dendur

Fabric on Framing	9%			2033	\$2,686,100	5	\$12,400
Gypsum Board	35%			LIFE	**	5	\$57,800
Metal Coiling Doors	1%			2048	**	5	\$13,800
Panel: Limestone	45%			LIFE	**		
Wood	5%			LIFE	**	5	\$55,100

Ceilings

AcousTileConcealSpLn	15%			2045	**	5	\$38,900
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Glass: Susp Panels	65%	Now	\$150,000	LIFE	**		
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Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Gallery Adjacent To Temple Of Dendur

Gypsum Board	20%			LIFE	**	5	\$51,800
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Site Pavements

On-Site Walkways

Pavers/Stone	100%	Now	\$4,100	2035	**		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Base Of Window Wall

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2052	**	3	\$500
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Transformers

Dry Type	100%			2045	**	3	\$600
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room 1

Explanation : 1500 Kilovolt Amperes, 4160 Volts Primary, 480 Volts / 208 Volts Secondary

Feeders

Cable	100%			2048	**	1	
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Raceway

Conduit	100%			2052	**	1	
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2052	**	5	\$500
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes Each.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

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									
Transformers									
	Dry Type	100%			2045	**	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1000 Kilovolt Amperes, 480 Volts Primary, 277 Volts Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	70%			2052	**	5	\$400	
	Molded Case Bkrs	30%			2052	**	5	\$900	
Raceway									
	Conduit	90%			2032	\$94,100	1		
	Conduit	10%			2052	**	1		
Panelboards									
	Molded Case Bkrs	90%			2031	\$67,400	5	\$2,800	
	Molded Case Bkrs	10%			2048	**	5	\$300	
Wiring									
	Thermoplastic	90%			2032	\$93,700	1		
	Thermoplastic	10%			2052	**	1		
Motor Controllers									
	Locally Mounted	5%			2045	**	5		
	Motor Control Center	25%			2045	**	5	\$800	
	Variable Frequency Drive	70%			2045	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2030	\$11,600	1	\$36,300	
Lighting									
Interior Lighting									
	Fluorescent	10%			2032	\$206,200	10	\$10,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Storage									
Explanation : T-8 Lamps									
	Incandescent	70%			2027	\$1,293,400	2	\$1,800	
	LED	20%			2040	**			
Egress Lighting									
	Emergency, Service	50%			2032	\$38,900	1		
	Exit, Service	50%			2032	\$27,200	1		
Exterior Lighting									
	HID	20%			2032	\$117,900	10	\$100	
	No Component	80%							
Alarm									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

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

Alarm

Security System

No Component

Generic

10%

90%

2040

* *

1

\$39,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Galleries, Offices, Storage**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2040

* *

1-3

\$74,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detector, Alarm Bells, Manual Pull Station, Strobe Lights, Horns*

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

Heating

Energy Source

Utility Steam

100%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement D Tunnel**Explanation : Steam Provided By Con Edison*

Conversion Equipment

Heat Exchanger, Plate &

Frame

15%

2045

* *

1

\$8,700

Pres. Reducing Valve/LP

85%

2041

* *

5

\$5,900

Steam

Distribution

Hot Wtr Piping/Pump

15%

0-2

\$2,100

2031

\$41,400

4

\$900

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Steam Piping/Pump

85%

0-2

\$43,000

2032

\$859,700

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Various Locations**Steam Traps Faulty, Extent : Moderate, Area Affected : 5%**Location : Various Locations*

Terminal Devices

Air Handler

15%

4+

\$142,600

2042

* *

1

\$9,800

*Not Energy Efficient, Extent : Moderate, Area Affected : 100%**Location : Ground Floor**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Ground Floor*

Air Handler

70%

2040

* *

1

\$51,000

Convactor/Radiator

15%

2030

\$154,900

1

\$5,700

Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 90%							
		Location : M Wing Mechanical Room							
		Explanation : Chilled Water Comes From M Wing							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$10,200	2042	**	4	\$5,800	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2040	**	1	\$58,300	
	Air Handler/Cool/Ht	20%			2027	\$490,100	1	\$14,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,700	
Exhaust Fans									
	Interior	100%			2040	**	2	\$3,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2052	**	4	\$11,700	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2032	\$25,300	4	\$2,500	
Pool Filter/Treatment									
	Activated Carbon	100%			2030	\$6,721,900	4	\$43,800	
Sewage Ejector(s)									
	Electric	100%			2032	\$66,100	4	\$4,700	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ground Floor To 1st Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	**	1-5	\$59,400	
Sprinkler									
	No Component	30%							
	Generic	70%			2052	**	1-2	\$23,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING T
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.T00 / 2302 Yr Built/Renovated : 1983 /
Area Sq Ft : 208,169 Project Type : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7
Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,847,400	\$432,700
Interior Architecture		\$694,100
Electrical	\$104,100	\$3,620,600
Mechanical	\$9,671,300	\$4,987,600
Total	\$11,622,800	\$9,735,000
Importance Code A	\$2,013,800	\$432,700
Importance Code B	\$9,609,000	\$9,025,000
Importance Code C		\$277,300
Total	\$11,622,800	\$9,735,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$87,500	\$2,100	\$52,300	
Interior Architecture	\$122,500	\$7,800		\$42,800
Electrical	\$32,300	\$25,700	\$27,900	\$29,600
Mechanical	\$116,000	\$37,500	\$84,300	\$37,500
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$378,900	\$93,800	\$185,200	\$130,700
Importance Code A	\$89,500	\$6,600	\$54,300	\$4,500
Importance Code B	\$289,300	\$87,200	\$130,900	\$126,100
Total	\$378,900	\$93,800	\$185,200	\$130,700



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Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

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									
	Concrete Masonry Unit	10%	Now	\$34,300	LIFE	**	5	\$3,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Stepped Up Wall Adjacent To R Building In East Facade									
	Masonry: Granite	10%	Now	\$10,100	LIFE	**	5	\$4,500	
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : South Facade									
	Masonry: Limestone	70%	Now	\$529,300	LIFE	**	5	\$31,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : North Facade									
Staining/Discoloring, Extent : Severe, Area Affected : 20%									
Location : North Facade									
Vegetation Growth, Extent : Moderate, Area Affected : 40%									
Location : Roof Drains Throughout									
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : South Facade									
	Window Wall	10%			2052	**	5	\$22,400	
Windows									
	Aluminum	100%			2040	**	5	\$1,300	
Parapets									
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Metal Rail	25%			2037	**	5-10	\$67,600	
	Panel: Limestone	70%			LIFE	**	5	\$11,500	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

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								
Roof								
Cement - Fiber Panel	5%			2041	* *	5	\$4,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof Deck							
	Explanation : Material Actually Wood Deck							
Modified Bitumen	38%	Now	\$160,500	2037	* *			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Flat Roof							
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : North Side							
	Ridging, Extent : Light, Area Affected : 40%							
	Location : Throughout							
Plaza Roof: Stone Panels	20%			2052	* *			
Sloped Glazing	27%	Now	\$1,157,500	LIFE	* *	5	\$432,700	
	Condensation Present, Extent : Moderate, Area Affected : 20%							
	Location : Above Patron Lounge							
	Thermally Inefficient, Extent : Severe, Area Affected : 25%							
	Location : Above Patron Lounge							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Sloped Glazing							
	Explanation : Metal Sunshade Device Over Sloped Glazing							
Spray-on Foam	10%	Now	\$42,500	2042	* *	5	\$8,000	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 35%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
Interior								
Floors								
Carpet	25%			2031	\$1,476,700	3	\$155,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$68,200	
Ceramic Tile	5%			2041	* *	5	\$15,600	
Granite Panels	15%			LIFE	* *	5	\$35,100	
Marble Panels	20%			LIFE	* *	5	\$46,700	
Quarry Tile	5%			2045	* *	5	\$23,400	
Vinyl Tile	10%			2037	* *	3	\$15,600	
Wood	10%			2060	* *	5	\$58,400	
Interior Walls								
Gypsum Board	80%			LIFE	* *	5	\$151,300	
Metal Panel	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$126,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

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

Ceilings

AcousTileSusp.Lay-In	25%			2045	**	5	\$77,500	
Exposed Struc: Concrete	10%			LIFE	**	5	\$4,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	55%			LIFE	**	5	\$213,000	
Wood	5%			LIFE	**	5	\$135,600	

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

Switchgear / Switchboard

Molded Case Bkrs	100%			2042	**	5	\$5,500	
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Raceway

Conduit	100%			2042	**	1		
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Panelboards

Molded Case Bkrs	100%			2040	**	5	\$5,500	
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Wiring

Thermoplastic	100%			2042	**	1		
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Motor Controllers

Locally Mounted	80%			2030	\$1,266,800	5	\$1,100	
Variable Frequency Drive	20%			2049	**			

Stand-by Power

Transfer Switches

Automatic	100%			2037	**	1	\$64,100	
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Lighting

Interior Lighting

Fluorescent	10%			2040	**	10	\$19,100	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Storage

Explanation : T-8 Lamp

Incandescent	70%			2032	\$2,285,000	2	\$3,200	
LED	20%			2040	**			

Egress Lighting

Emergency, Service	50%			2032	\$68,700	1		
Exit, Service	50%			2032	\$48,100	1		

Exterior Lighting

HID	10%			2027	\$104,100	10	\$100	
No Component	90%							

Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

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

Alarm

Security System

No Component

Generic

10%

90%

2040

* *

1

\$70,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Galleries, Storage**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2040

* *

1-3

\$132,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Manual Pull Stations, Horns*

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

Heating

Energy Source

Utility Steam

100%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement D Channel**Explanation : Steam Provided By Con Edison*

Conversion Equipment

Heat Exchanger, Plate & Frame

20%

2028

\$112,700

1

\$20,600

Pres. Reducing Valve/LP Steam

40%

2028

\$53,700

5

\$4,900

Pres. Reducing Valve/LP Steam

40%

2041

* *

5

\$4,900

Distribution

Hot Wtr Piping/Pump

20%

0-2

\$4,900

2031

\$97,600

4

\$2,100

*Corroded, Extent : Moderate, Area Affected : 30%**Location : Various Areas*

Steam Piping/Pump

80%

0-2

\$71,500

2032

\$1,429,400

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various Locations**Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Various Locations*

Terminal Devices

Air Handler

90%

0-2

\$377,900

2027

\$3,779,100

1

\$104,300

*Not Energy Efficient, Extent : Moderate, Area Affected : 75%**Location : Mechanical Equipment Room.*

Convactor/Radiator

10%

2030

\$182,500

1

\$6,700

Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	District Chilled Water	100%			2042	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : R Wing Basement</i>									
<i>Explanation : Chilled Water Comes From R Wing.</i>									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$36,100	2032	\$360,800	4	\$10,300	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Various Locations</i>									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$4,329,600	1	\$128,700	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,100	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>									
<i>Location : Air Intake And Louvers Are Under Repairing.</i>									
Exhaust Fans									
	Interior	90%			2027	\$890,700	2	\$5,700	
	Roof	10%	0-2	\$43,300	2042	**	2	\$500	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2032	\$2,865,800	1		
Water Heater With Tanks									
	Electric	10%			2027	\$2,500	4		
	No Component	90%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location :</i>									
<i>Explanation : Hot Water Comes From W Wing.</i>									
Sanitary Piping									
	Cast Iron	100%	Now	\$56,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>									
<i>Location : 4th Floor Kitchen Trap</i>									
<i>Corroded, Extent : Severe, Area Affected : 15%</i>									
<i>Location : 4th Floor Kitchen</i>									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2025	\$6,900	4	\$6,600	
Fixtures									
	Generic	100%							
Vertical Transport									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

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
Vertical Transport									
Elevators									
	Geared Traction	80%		LIFE		* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 4th Floor.							
		Explanation : 2 Units							
	Hydraulic	20%		LIFE		* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1 Freight Unit From 1st To 2nd Floor.							
		Explanation : 1 Unit							
Fire Suppression									
Standpipe									
	Generic	100%			2042	* *	1-5	\$105,000	
Sprinkler									
	No Component	50%							
	Generic	50%			2052	* *	1-2	\$29,200	
Chemical System									
	No Component	99%							
	Generic	1%			2027	\$200	1-3	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 4th Floor Kitchen							
		Explanation : 1 Set							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING W
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.W00 / 2303 **Yr Built/Renovated** : 1913 / 2010
Area Sq Ft : 64,628 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Roof, Floors 1,2,3,4,5,6
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$255,200	\$472,300
Interior Architecture	\$63,700	\$1,003,800
Electrical	\$101,300	\$1,209,400
Mechanical	\$4,494,300	\$1,831,800
Total	\$4,914,500	\$4,517,400
Importance Code A	\$255,200	\$491,000
Importance Code B	\$4,595,700	\$3,967,700
Importance Code C	\$63,700	\$58,600
Total	\$4,914,500	\$4,517,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$23,600		\$23,300	
Interior Architecture	\$10,600	\$8,900	\$16,600	\$376,400
Electrical	\$42,200	\$8,700	\$17,700	\$9,000
Mechanical	\$95,800	\$20,400	\$96,700	\$21,700
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$188,000	\$53,800	\$170,100	\$423,000
Importance Code A	\$23,700	\$1,900	\$23,300	
Importance Code B	\$164,400	\$46,900	\$146,800	\$422,900
Importance Code C		\$4,900		
Total	\$188,000	\$53,800	\$170,100	\$423,000



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

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									
	Concrete Masonry Unit	45%	Now	\$51,200	LIFE	**	5	\$5,600	
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : At Painting Conservation Studio							
	Masonry: Brick	55%	0-2	\$96,100	LIFE	**	5	\$10,900	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : East Facade. Underside Of Cap Flashing							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : North Facade							
Windows									
	Aluminum	100%	Now	\$108,000	2057	**	5	\$1,100	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Offices And Paint Conservation							
		Condensation Present, Extent : Light, Area Affected : 25%							
		Location : Offices And Paint Conservation							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Offices And Paint Conservation							
		Explanation : Thermally Inefficient							
Parapets									
	Metal Rail	100%			2037	**	5-10	\$36,800	
Roof									
	IRMA/Protected Membrane	80%	Now	\$23,600	2032	\$472,300			
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%							
		Location : Lower Court Roof							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Lower Court Roof							
	Modified Bitumen	5%			2037	**	10	\$900	
	Sloped Glazing	15%			LIFE	**	5	\$37,200	
Interior									
Floors									
	Carpet	20%			2028	\$366,800	3	\$38,700	
	Cast in Place Concrete	10%			LIFE	**	5	\$21,200	
	Ceramic Tile	2%			2035	**	5	\$1,900	
	Marble Panels	15%			LIFE	**	5	\$10,900	
	Terrazzo	15%			LIFE	**	5	\$11,300	
	Vinyl Tile	33%			2032	\$945,200	3	\$12,000	
	Wood	5%			2047	**	5	\$9,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

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

Interior

Interior Walls

Ceramic Tile	5%			2041	**	5	\$9,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,800	
Gypsum Board	50%			LIFE	**	5	\$58,600	
Plaster	25%	Now	\$63,700	LIFE	**	5	\$14,600	

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Painting Conservation Studio

Plywood/Hardboard	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%			2037	**	5	\$24,200	
Exposed Struc: Concrete	60%			LIFE	**	5	\$9,100	
Gypsum Board	15%			LIFE	**	5	\$18,100	

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

Over 600 Volts

Service Equipment

Fused Disc Sw	30%			2032		\$18,700	3	\$100	
Fused Disc Sw	70%			2052	**	3	\$200		

Feeders

Cable	30%			2031		\$6,500	1		
Cable	70%			2048	**	1			

Raceway

Conduit	30%			2032		\$17,700	1		
Conduit	70%			2052	**	1			

Under 600 Volts

Transformers

Dry Type	100%			2030		\$142,500	5	\$200	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : 150 Kilovolt Amperes, 480 Volts Primary, 208 Volts Secondary

Switchgear / Switchboard

Molded Case Bkrs	100%			2032		\$69,700	5	\$1,700	
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Raceway

Conduit	75%			2032		\$50,500	1		
Conduit	25%			2042	**	1			

Panelboards

Molded Case Bkrs	100%			2031		\$42,800	5	\$1,700	
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Wiring

Braided Cloth	50%	2-4	\$32,300	2057	**	1			
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	50%			2032		\$32,300	1		
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*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 OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

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									
	Motor Controllers								
	Locally Mounted	20%			2037	* *	5	\$100	
	Motor Control Center	80%			2030	\$118,800	5	\$1,400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	* *	1	\$19,900	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2032	\$791,600	10	\$41,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices, Hallways							
		Explanation : T-8 Lamps							
	Incandescent	10%			2027	\$101,300	2	\$100	
	LED	20%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2032	\$21,300	1		
	Exit, Service	20%			2037	* *	1		
	Exit, Service	30%			2027	\$9,000	1		
Alarm									
	Security System								
	No Component	10%							
	Generic	90%			2040	* *	1	\$21,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices, Hallways, Galleries, Storage							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2040	* *	1-3	\$41,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2042	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement D Tunnel							
		Explanation : Steam Provided By Con Edison							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2041	* *	5	\$3,800	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Steam Room Explanation : Incoming Steam Valve For Entire Museum. 2 Old Heat Exchangers Are In Working Condition.								
Distribution									
	Hot Wtr Piping/Pump	20%	0-2	\$18,200	2057	* *	4	\$600	
	Corroded, Extent : Severe, Area Affected : 30% Location : Throughout Leak Evident, Extent : Moderate, Area Affected : 3% Location : Various Areas On Extended Life, Extent : Severe, Area Affected : 20% Location : Basement Steam Room								
	Steam Piping/Pump	80%	Now	\$44,400	2032	\$443,800			
	Corroded, Extent : Severe, Area Affected : 50% Location : Various Locations Other Observation, Extent : Severe, Area Affected : 10% Location : Basement Mechanical Equipment Room Explanation : Condensate And Cooling Tanks Are Undersized, The System Needs Upgrade Soon.								
Terminal Devices									
	Air Handler	80%	0-2	\$104,300	2027	\$1,042,900	1	\$28,800	
	Corroded, Extent : Moderate, Area Affected : 15% Location : Mechanical Equipment Room								
	Fan Coil Unit/Heat	20%			2027	\$343,500	1	\$4,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2028	\$1,412,400	1	\$69,900	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Chiller Room Explanation : 3 Units, Providing Chilled Water To Adjacent Sections. R-11 Refrigerant.								
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$11,200	2032	\$112,000	4	\$3,200	
	Corroded, Extent : Moderate, Area Affected : 25% Location : Throughout Insul. Deteriorating, Extent : Moderate, Area Affected : 5% Location : Various Areas								
Terminal Devices									
	Air Handler/Cool/Ht	90%			2027	\$1,209,700	1	\$36,000	
	Fan Coil - 2 Pipe	10%			2032	\$211,300	1	\$2,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Water Cooling Tower	50%			2033	\$175,000	2	\$32,500	
	Water Cooling Tower	50%	0-2	\$105,000	2037	**	2	\$26,000	
Corroded, Extent : Severe, Area Affected : 50%									
Location : Inside Structure, On Roof									
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Roof									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : Inefficient Units With Mechanical Defects.									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,000	
Recent Repair Evident, Extent : N/A, Area Affected : 10%									
Location : Air Intake And Louvers Are Under Repairing.									
Exhaust Fans									
	Interior	90%			2027	\$276,500	2	\$1,800	
	Roof	10%			2027	\$13,400	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2032	\$889,700	1		
HW Heat Exchanger									
	Steam Fired	100%			2052	**	4	\$6,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Mechanical Equipment Room									
Explanation : Major Domestic Hot Water Provider For The Museum									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2037	**	4	\$2,000	
Sewage Ejector(s)									
	Electric	100%			2027	\$36,300	4	\$2,600	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1 Unit From Basement To 4th Floor. 1 Freight Unit From Ground Floor To 3rd Floor.									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$32,600	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	30%							
	Generic	70%			2052	* *	1-2	\$12,700	
Fire Pump									
	Generic	100%			2035	* *	1	\$12,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Services The Entire Museum									

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : METROPOLITAN MUSEUM OF ART WING X
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.X00 / 151 **Yr Built/Renovated** : 1912 / 2011
Area Sq Ft : 32,461 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jan-2021 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Roof, Floors 1,2,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$503,500
Electrical	\$152,700	\$113,600
Mechanical	\$1,462,200	\$446,900
Total	\$1,615,000	\$1,064,000
Importance Code B	\$1,615,000	\$1,064,000
Total	\$1,615,000	\$1,064,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$58,000		\$300	
Interior Architecture	\$15,800	\$2,100	\$16,700	\$425,400
Electrical	\$11,700	\$4,200	\$22,400	\$4,700
Mechanical	\$53,600	\$5,400	\$12,500	\$5,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$143,000	\$15,700	\$55,800	\$439,400
Importance Code A	\$58,000		\$300	\$100
Importance Code B	\$85,000	\$15,700	\$55,500	\$439,300
Importance Code C				
Total	\$143,000	\$15,700	\$55,800	\$439,400



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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

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									
	Concrete Masonry Unit	100%			LIFE	* *	5	\$4,600	
Windows									
	Steel	100%	Now	\$47,200	2057	* *	5	\$6,100	
Condensation Present, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
	Concrete Masonry Unit	30%			LIFE	* *	5	\$500	
	Metal Panel	10%			2042	* *	5	\$600	
Deteriorated Finish, Extent : Moderate, Area Affected : 15%									
Location : Interior Parapet Wall									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Interior Parapet Wall									
	Metal Rail	60%	0-2	\$3,200	2037	* *	5	\$6,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
	IRMA/Protected Membrane	75%	4+	\$7,700	2037	* *			
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Worn/Eroded, Extent : Light, Area Affected : 15%									
Location : Pavers Throughout									
	Modified Bitumen	25%			2040	* *	10	\$4,000	
Interior									
Floors									
	Carpet	45%			2028	\$414,500	3	\$43,700	
	Cast in Place Concrete	10%			LIFE	* *	5	\$10,600	
	Vinyl Tile	35%			2032	\$503,500	3	\$6,400	
	Wood	10%			2047	* *	5	\$9,100	
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	* *	5	\$2,000	
	Gypsum Board	60%			LIFE	* *	5	\$36,000	
	Masonry: Brick	10%			LIFE	* *			
	Plaster	25%			LIFE	* *	5	\$7,500	
Ceilings									
	AcousTile,Adhered	20%			2045	* *	5	\$9,700	
	AcousTileSusp.Lay-In	50%			2037	* *	5	\$24,300	
	Exposed Struc: Concrete	20%			LIFE	* *	5	\$1,500	
	Exposed Struc: Steel	10%			LIFE	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

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%			2058	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes And 2500 Amperes.							
Transformers									
	Dry Type	100%			2049	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 150 Kilovolt Amperes, 480 Volts Primary, 208 / 120 Volts Secondary							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2058	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Six Vertical Sections							
Raceway									
	Conduit	70%			2032	\$27,600	1		
	Conduit	30%			2058	* *	1		
Panelboards									
	Molded Case Bkrs	70%			2031	\$22,500	5	\$600	
	Molded Case Bkrs	30%			2054	* *	5	\$300	
Wiring									
	Braided Cloth	20%	2-4	\$7,100	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	80%			2058	* *	1		
Motor Controllers									
	Variable Frequency Drive	100%			2037	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$9,200	1	\$10,000	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2032	\$113,600	10	\$6,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Storage Area							
		Explanation : T-8 Lamps							
	Incandescent	30%			2027	\$152,700	2	\$200	
	LED	50%			2040	* *			

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

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

Lighting

Egress Lighting

Emergency, Service	25%		2027	\$5,400	1				
Emergency, Service	25%		2032	\$5,400	1				
Exit, Service	25%		2040	* *	1				
Exit, Service	25%		2027	\$3,800	1				

Exterior Lighting

Incandescent	5%		2027	\$9,300	2				
No Component	95%								

Alarm

Security System

No Component	10%								
Generic	90%		2040	* *	1			\$10,900	

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Galleries, Storage, Office Roof**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog	100%		2040	* *	1-3			\$20,600	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

Heating

Energy Source

Utility Steam	100%		2042	* *	1				
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement D Tunnel**Explanation : Steam Provided By Con Edison*

Distribution

Hot Wtr Piping/Pump	65%	Now	\$2,500	2031	\$49,500	4		\$1,000	
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*Corroded, Extent : Moderate, Area Affected : 40%**Location : Various Locations*

Steam Piping/Pump	35%	Now	\$4,900	2042	* *				
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*Corroded, Extent : Moderate, Area Affected : 30%**Location : Various Locations*

Terminal Devices

Air Handler	90%	Now	\$58,900	2027	\$589,300	1		\$16,300	
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*Not Energy Efficient, Extent : Moderate, Area Affected : 100%**Location : Mechanical Equipment Rooms**On Extended Life, Extent : Moderate, Area Affected : 50%**Location : 3rd Floor Equipment Room*

Convactor/Radiator	10%			2030	\$28,500	1		\$1,100	
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Air Conditioning

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	District Chilled Water	100%			2042	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : W Wing Mechanical Room</i>									
<i>Explanation : Chilled Water Comes From W Wing</i>									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$5,600	2042	**	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$675,100	1	\$20,100	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$30,600	LIFE	**	2-5	\$18,100	
<i>Unbalanced System, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Areas</i>									
Exhaust Fans									
	Interior	90%			2027	\$138,900	2	\$900	
	Roof	10%	0-2	\$6,800	2042	**	2	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2032	\$446,900	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Aged</i>									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Aged</i>									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Ground, 1st Floor, Mezzanine</i>									
<i>Explanation : One Old Unit</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$16,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	30%							
	Generic	70%			2052	* *	1-2	\$6,400	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : MOMA PS1 KIOSK
Address : 46-01 21ST STREET LONG ISLAND CITY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0050.000 / 15211 **Yr Built/Renovated** : 2011 / 2012
Area Sq Ft : 1,140 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-Feb-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 75 **Lot** : 1 **BIN** : 4000548

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$4,900			
Interior Architecture	\$6,000			
Electrical	\$100	\$100	\$100	\$200
Mechanical	\$100			
Site Enclosure	\$4,100			
Site Pavements	\$8,600			
Total	\$23,800	\$200	\$100	\$200
Importance Code A	\$4,900			
Importance Code B	\$14,800	\$200	\$100	\$200
Importance Code C	\$4,100			
Total	\$23,800	\$200	\$100	\$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 OF CULTURAL AFFAIRS - 126
MOMA PS1 KIOSK
Asset # : 15211

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	90%	Now	\$4,900	LIFE	**	5	\$20,800	
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Throughout									
Explanation : Embedded Transparent Dowels Missing									
	Metal/Glass Curt Wall	10%			LIFE	**	5	\$900	
Parapets									
	Cast in Place Concrete	100%			LIFE	**	5	\$4,800	
Roof									
	Not Accessible	100%							
Soffits									
	Cast in Place Concrete	40%			LIFE	**	5	\$1,800	
	Exposed Struc: Steel	60%			LIFE	**	5	\$1,700	
Interior									
Interior Walls									
	Cast in Place Concrete	85%			LIFE	**			
	Metal Panel	15%			LIFE	**			
Ceilings									
	Exposed Struc: Concrete	100%	2-4	\$6,000	LIFE	**	5	\$300	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Corner Of Lobby									
Site Enclosure									
Fence/Gates									
	Exposed Struc: Steel	100%	0-2	\$4,100	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Loading Dock Gate									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Loading Dock Deck									
Free Standing Walls									
	Cast in Place Concrete	100%			2068	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$8,600	2046	**			
Tripping Hazard, Extent : Moderate, Area Affected : 5%									
Location : Front Entry									
On-Site Walkways									
	Cast in Place Concrete	100%			2046	**			
Parking/Driveway									
	Cast in Place Concrete	100%			2046	**			
Activity Yard									
	Pavers/Stone	100%			2042	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Courtyard									
Explanation : Crushed Stone									

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DEPARTMENT OF CULTURAL AFFAIRS - 126

MOMA PS1 KIOSK

Asset # : 15211

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

Raceway

Conduit

100%

2053

* *

1

Panelboards

Molded Case Bkrs

100%

2049

* *

5

Wiring

Thermoplastic

100%

2053

* *

1

Lighting

Interior Lighting

LED

100%

2038

* *

Egress Lighting

Exit, Battery

100%

2038

* *

10

\$100

Exterior Lighting

LED

30%

2038

* *

No Component

70%

Alarm

Security System

Generic

100%

2038

* *

1

\$400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2038

* *

1-3

\$700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights. Manual Pull Station, Horns*

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

Distribution

Hot Wtr Piping/Pump

100%

2049

* *

4

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Underground**Explanation : Floor Heating Tubes*

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

Distribution

CW & CHW Wtr

100%

2053

* *

4

\$100

Pipe/Pump

Terminal Devices

Fan Coil - 2 Pipe

100%

2038

* *

1

\$400

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : MUSEUM OF JEWISH HERITAGE
Address : 36 BATTERY PLACE @BATTERY PARK CITY
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0038.000 / 4436 **Yr Built/Renovated** : 1997 / 2004
Area Sq Ft : 115,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-Oct-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 16 **Lot** : 10 **BIN** : 1084594

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$221,800	\$2,470,000
Interior Architecture		\$752,100
Electrical	\$142,300	\$791,700
Mechanical	\$2,385,900	\$567,500
Total	\$2,750,000	\$4,581,200
Importance Code A	\$514,100	\$2,470,000
Importance Code B	\$2,235,900	\$1,434,500
Importance Code C		\$676,800
Total	\$2,750,000	\$4,581,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$47,300	\$11,900		\$53,400
Interior Architecture		\$102,100	\$8,600	\$2,600
Electrical	\$24,200	\$21,900	\$23,500	\$20,200
Mechanical	\$32,700	\$14,800	\$76,700	\$27,700
Site Pavements			\$2,700	
Elevators/Escalators	\$26,500	\$26,500	\$26,500	\$26,500
Total	\$130,700	\$177,100	\$137,900	\$130,200
Importance Code A	\$52,600	\$12,900		\$54,700
Importance Code B	\$78,000	\$164,200	\$135,200	\$75,600
Importance Code C			\$2,700	
Total	\$130,700	\$177,100	\$137,900	\$130,200



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

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									
	Metal/Glass Curt Wall	10%			LIFE	**	5	\$35,200	
	Metal Panel	5%			2053	**	5-10	\$64,500	
	Granite Panels	72%			LIFE	**	5	\$101,300	
	Window Wall	10%			2053	**	5	\$70,300	
	Wood Overhead Doors	3%	Now	\$47,300	2038	**	5	\$14,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : North Side Of Building								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : North Side Of Building								
	Explanation : This Is Actually A Metal And Glass Overhead Door								
Windows									
	Aluminum	100%			2049	**	5	\$1,100	
Parapets									
	Cast in Place Concrete	40%			LIFE	**	5	\$27,100	
	Concrete Masonry Unit	10%			LIFE	**	5	\$700	
	Metal Panel	5%			2053	**	5	\$1,300	
	Granite Panels	45%			LIFE	**	5	\$3,200	
Roof									
	IRMA/Protected Membrane	85%	Now	\$221,800	2033	\$2,218,100			
	Broken Paver Blocks, Extent : Severe, Area Affected : 10%								
	Location : Outer Main Roof								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Plaza Roof Over 1st Floor Classrooms								
	Metal Panel	5%			2046	**	10	\$10,400	
	Sloped Glazing	10%			LIFE	**	5	\$150,600	
	Recent Repair Evident, Extent : N/A, Area Affected : 10%								
	Location : Cupola At 1997 Wing								
Soffits									
	Exposed Struc: Steel	30%			LIFE	**	5	\$3,300	
	Granite Panels	35%			LIFE	**	5	\$900	
	Stucco Cement	35%			2046	**	5	\$3,100	
Interior									
Floors									
	Carpet	48%			2032	\$1,427,200	3	\$123,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$18,800	
	Ceramic Tile	10%			2042	**	5	\$17,200	
	Panel/Paver: Cer/Brk	10%			2049	**	5	\$38,700	
	Granite Panels	5%			LIFE	**	5	\$6,500	
	Marble Panels	3%			LIFE	**	5	\$3,900	
	Sheet Vinyl/Rubber	2%			2038	**	5	\$5,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Room 118								
	Explanation : Recent Replacement								
	Vinyl Tile	10%			2038	**	3	\$6,500	
	Wood	7%			2061	**	5	\$22,600	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$3,700	
	Fabric on Framing	5%			2034	\$676,800	5	\$2,300	
	Glass Block	5%			LIFE	* *			
	Glass: Single Pane	10%			LIFE	* *	5	\$6,900	
	Gypsum Board	60%			LIFE	* *	5	\$32,900	
Recent Repair Evident, Extent : N/A, Area Affected : 5%									
Location : Room 118									
	Granite Panels	5%			LIFE	* *			
	Wood	5%			LIFE	* *	5	\$18,300	
Ceilings									
	AcousTileSusp.Lay-In	55%			2046	* *	5	\$94,700	
	Exposed Struc: Concrete	20%			LIFE	* *	5	\$5,400	
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$21,500	
	Wood	5%			LIFE	* *	5	\$75,300	
Site Enclosure									
Retaining Walls									
	Masonry: Fieldstone	100%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout Site									
Explanation : This Is Actually A Granite Clad Wall									
Site Pavements									
Public Sidewalk									
	Pavers/Stone	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout Perimeter									
Explanation : This Is Actually An Asphalt Paver									
On-Site Walkways									
	Pavers/Stone	75%			2042	* *			
	Paver: Asphalt	25%			2042	* *	5	\$5,500	
Activity Yard									
	Pavers/Stone	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : East Side Of Building									
Explanation : This Is Actually A Rock Garden									

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

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	60%			2053	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : New Wing Electrical Room							
		Explanation : Main Service Switch Rated At 5,000 Amperes							
	Fused Disc Sw	30%			2043	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Old Wing Electrical Room							
		Explanation : Main Service Switch Rated At 3,000 Amperes							
	Photovoltaic Panel(s)	10%	Now	\$5,300	2042	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : East Wing Roof							
		Explanation : Inverters Failed Photovoltaic Panels Are Not Operational							
Transformers									
	Dry Type	35%			2046	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : New Wing Electrical Room							
		Explanation : One 34 Kilovolt-ampere, 230/2018/120 Volts							
	Dry Type	65%			2046	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Two 34 Kilovolt-ampere For Photovoltaic System							
Switchgear / Switchboard									
	Fused Disc Sw	70%			2053	* *	5	\$300	
	Molded Case Bkrs	30%			2053	* *	5	\$900	
Raceway									
	Conduit	100%			2053	* *	1		
Panelboards									
	Molded Case Bkrs	30%			2041	* *	5	\$900	
	Molded Case Bkrs	70%			2049	* *	5	\$2,100	
Wiring									
	Thermoplastic	30%			2043	* *	1		
	Thermoplastic	70%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2046	* *	5	\$800	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Ground Connection Located On Combined Domestic/fire Pump Water Supply Line							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	* *	1	\$35,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

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
Stand-by Power									
Generators									
	Diesel	100%			2042	* *	1	\$44,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 610 Kilowatts Nameplate Rating Capacity									
Batteries									
	Lead/Acid	100%			2027	\$2,400	5	\$4,300	
Fuel Storage									
	Day Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 50 Gallons									
Lighting									
Interior Lighting									
	Fluorescent	10%			2038	* *	10	\$10,500	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	40%			2038	* *	10	\$42,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 20%									
Location : 4th Floor Offices									
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%									
Location : Throughout The Building									
	HID	10%			2033		10	\$400	
	Incandescent	40%			2033	\$657,300	2	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Exhibit Spaces									
Egress Lighting									
	Emergency, Service	50%			2038	* *	1		
	Exit, LED	50%			2061	* *	1		
Exterior Lighting									
	Fluorescent	20%	Now	\$89,600	2043	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building Exterior									
Explanation : Exterior Lighting Fixtures Are Not Operational									
	Fluorescent	30%			2033	\$134,400	10	\$3,200	
	No Component	50%							
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2048	* *	5	\$1,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Old Wing									
Explanation : Lightning Rods In The Old Wing Only									
Alarm									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

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

Alarm

Security System
Generic

100% 2038 * * 1 \$43,000
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways And Galleries
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Digital

100% 2038 * * 1-3 \$70,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways And Galleries
Explanation : Manual Pull Stations, Horns, Smoke Detectors, Strobe Lights And Alarm Bells

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

Heating

Energy Source
Electricity

100% 2043 * * 1

Conversion Equipment
Radiant Heater

10% 2028 \$292,300 2 \$5,300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Duct Mounted Heaters
Explanation : Electric Duct Heaters For Heat And Dehumidification

No Component

90%
Other Observation, Extent : N/A, Area Affected : 0%
Location :
Explanation : Noted Under Air Conditioning

Terminal Devices
Fan Coil Unit/Heat

100% 2028 \$278,500 1 \$37,100

Air Conditioning

Energy Source
Electricity

100% 2041 * * 1

Conversion Equipment
Heat Pump Air Sourced

95% 2027 \$1,597,100 2 \$6,700
On Extended Life, Extent : Light, Area Affected : 100%
Location : Rooftop Units
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Roof
Other Observation, Extent : N/A, Area Affected : 100%
Location : Roof
Explanation : 19 Rooftop Units

Split Unit

5% 2033 \$133,400

Distribution

Ductwork/Diffusers

100% LIFE * * 2 \$149,600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2033	\$325,200	2	\$80,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,100	
	Exhaust Fans								
	Roof	100%			2028	\$217,900	2	\$3,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : House Duplex Pump Package								
	Water Heater With Tanks								
	Electric	100%			2031	\$46,200	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : 30 Gallon Unit For Office Area And 50 Gallon Unit For Basement Lockers.								
	Quantity 2								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2033	\$58,800	4	\$6,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Duplex Package								
	Backflow Preventer								
	Generic	100%			2033	\$50,200	1	\$7,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Two Units 1st To 4th Floor And One Unit Basement To 5th Floor Freight								
	Explanation : 2 Passenger, 1 Freight								
	Hydraulic	40%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st To 3rd Floor								
	Explanation : 2 Passenger Elevators, Needs Repair								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

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
Vertical Transport									
Escalators									
Under 20' Rise		100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Floors 1-2, 2-3 At Original Wing									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
Generic		100%			2053		* *	1-5	\$58,000
Sprinkler									
Generic		100%			2053		* *	1-2	\$32,200
Fire Pump									
Generic		100%			2036		* *	1	\$21,500

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : MUSEUM OF THE CITY OF NEW YORK
Address : 1220 FIFTH AVE. @ E. 104 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0013.000 / 2376 **Yr Built/Renovated** : 1929 / 2012
Area Sq Ft : 153,637 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 06-Apr-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,Att
Block : 1609 **Lot** : 1 **BIN** : 1074157

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$505,800	\$152,000
Interior Architecture	\$389,100	\$5,268,300
Electrical		\$70,500
Mechanical	\$150,300	\$831,800
Site Pavements	\$109,200	
Total	\$1,154,400	\$6,322,600
Importance Code A	\$505,800	\$152,000
Importance Code B	\$539,400	\$1,509,400
Importance Code C	\$109,200	\$4,661,100
Total	\$1,154,400	\$6,322,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$51,100		\$21,300	\$3,700
Interior Architecture	\$17,100	\$7,200	\$48,800	\$10,200
Electrical	\$27,900	\$25,000	\$30,500	\$28,900
Mechanical	\$52,200	\$63,600	\$100,700	\$93,000
Site Enclosure	\$11,500			
Site Pavements	\$31,600			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$206,100	\$110,600	\$216,200	\$150,600
Importance Code A	\$66,300	\$15,200	\$36,500	\$19,200
Importance Code B	\$138,000	\$95,400	\$165,300	\$121,200
Importance Code C	\$1,800		\$14,300	\$10,200
Total	\$206,100	\$110,600	\$216,200	\$150,600



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 OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Exterior								
Exterior Walls								
	Masonry: Brick	55%	Now	\$117,400	LIFE	**	5	\$66,500
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : South And North Porticos								
	Masonry: Limestone	10%	Now	\$76,500	LIFE	**	5	\$9,100
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Entry Portico								
	Masonry: Marble	18%	0-2	\$163,400	LIFE	**	5	\$16,300
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : West Wall								
	Metal Panel	2%			2042	**	5-10	\$16,600
	Metal Sect. OHD	2%			2037	**	5	\$7,600
	Marble Panels	5%			LIFE	**	5	\$4,500
	Window Wall	8%	0-2	\$63,000	2042	**	5	\$18,100
Caulking Deteriorated, Extent : Light, Area Affected : 15%								
Location : Courtyard								
Windows								
	Aluminum	30%			2048	**	5	\$7,300
	Wood	70%			2048	**	5	\$171,100
Parapets								
	Glazed Ceramic Panel	5%			2042	**	5-10	\$4,800
	Masonry: Brick	68%			LIFE	**	5	\$6,100
	Masonry: Marble	25%			LIFE	**	5	\$2,800
	Metal Rail	2%			2045	**	5-10	\$3,200

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

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									
Roof									
	IRMA/Protected Membrane	10%	2-4	\$4,200	2037	**			
		Insul Miss/Displaced, Extent : Moderate, Area Affected : 5% Location : South Wing At Mechanical Penthouse							
	Metal Panel	5%			2045	**	10	\$7,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Component Actually Standing Seam							
	Plaza Roof: Stone Panels	12%			2052	**			
	Single Ply Membrane	15%			2037	**	10	\$12,400	
		Water Penetration, Extent : Moderate, Area Affected : 10% Location : Northeast Corner							
	Skylight, Metal/Glass Slate	5%			2042	**	10	\$13,800	
		50%	Now	\$30,900	LIFE	**			
		Drains Clogged, Extent : Moderate, Area Affected : 5% Location : Between 4th And 5th Floor Landings - Main Stair Water Penetration, Extent : Moderate, Area Affected : 5% Location : 4th Floor Corridor - North Wing At Staff Bath, Main Stair Between 4th And 5th Floor Landings							
	Sloped Glazing	3%			LIFE	**	5	\$33,200	
Soffits									
	Stucco Cement	100%	2-4	\$6,400	2037	**	5	\$3,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : North And South Porticos							
Interior									
Floors									
	Carpet	15%			2033	\$653,900	3	\$51,700	
	Cast in Place Concrete	13%			LIFE	**	5	\$65,400	
	Ceramic Tile	5%			2041	**	5	\$11,500	
	Marble Panels	20%	Now	\$324,400	LIFE	**	5	\$34,500	
		Horizontal Cracks, Extent : Light, Area Affected : 15% Location : North Wing							
	Quarry Tile	2%			2049	**	5	\$6,900	
	Sheet Vinyl/Rubber	10%			2037	**	5	\$34,500	
	Vinyl Tile	5%			2032	\$340,500	3	\$4,300	
	Wood	30%			2060	**	5	\$129,300	
Interior Walls									
	Fabric on Framing	10%			2033	\$4,443,900	5	\$20,500	
	Glass: Single Pane	3%			LIFE	**	5	\$9,200	
	Gypsum Board	30%			LIFE	**	5	\$73,800	
	Operable Wall	2%			2052	**	5	\$28,700	
	Plaster	50%			LIFE	**	5	\$61,500	
	Wood	5%			LIFE	**	5	\$82,000	

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

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								
	AcousTileSusp.Lay-In	15%			2045	* *	5	\$34,200	
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$1,800	
	Gypsum Board	48%			LIFE	* *	5	\$136,600	
	Metal Panel	2%			LIFE	* *	5	\$5,700	
	Plaster	30%			LIFE	* *	5	\$42,700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2052	* *			
	Retaining Walls								
	Masonry: Fieldstone	100%	2-4	\$11,500	2042	* *			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location : 5th Avenue Courtyard - Main Entrance - At Balustrade								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 5th Avenue Entry Courtyard								
	Explanation : Component Actually Marble Panels And Balusters								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	93%	0-2	\$29,700	2045	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 5th Avenue And East 104th St Sidewalks								
	Pavers/Stone	7%			2035	* *			
	On-Site Walkways								
	Masonry: Brick	10%	Now	\$1,800	2042	* *			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Masonry: Granite	30%	2-4	\$109,200	LIFE	* *			
	Horizontal Cracks, Extent : Severe, Area Affected : 10%								
	Location : North And South Loggias Flanking Courtyard								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Main Entry Stairs At 5th Avenue								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 5th Avenue Entry Stairs And Loggia								
	Explanation : Component Actually Marble Slabs								
	Pavers/Stone	60%			2041	* *			

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%			2058	* *	5	\$700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes And 2,000 Amperes.								

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	80%			2058	* *	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 4- Vertical Sections							
	Molded Case Bkrs	20%			2058	* *	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- Vertical Section							
	Raceway								
	Conduit	100%			2058	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2054	* *	5	\$4,000	
	Wiring								
	Thermoplastic	100%			2058	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2049	* *	5	\$100	
	Variable Frequency Drive	90%			2049	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Condensation At Water Main Connection							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	* *	1	\$47,300	
	Generators								
	Diesel	100%			2045	* *	1	\$59,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Gallery Roof							
		Explanation : Emergency Generator Rated At 300 Kilowatts							
	Batteries								
	Lead/Acid	100%			2027	\$2,600	5	\$5,700	
	Fuel Storage								
	Day Tank	50%			2054	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Gallery Roof							
		Explanation : 150 Gallon Sub Base Tank							
	Main Tank	50%			2067	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 8,000 Gallons Rated Capacity							

Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	20%			2040	* *	10	\$28,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Basement							
	Fluorescent	10%			2040	* *	10	\$14,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
Fluorescent		20%			2040	* *	10	\$28,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
LED		50%			2040	* *			
Egress Lighting									
Emergency, Service Exit, LED		50%			2040	* *	1		
		50%			2067	* *	1		
Exterior Lighting									
LED		10%			2040	* *			
No Component		90%							
Lightning Protection									
Arresters/Cabling									
No Component		90%							
Generic		10%			2067	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Air Terminals On The Two Chimneys							
Alarm									
Security System									
Generic		100%			2040	* *	1	\$57,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Gallery, Hallways, Offices And Outside							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm							
Fire/Smoke Detection									
Generic, Digital		100%			2040	* *	1-3	\$97,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Addressable Fire Alarm System; Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2052	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement Vault							
		Explanation : 1- 8,000 Gallon Tank							
Conversion Equipment									
	Steam Boiler	100%			2037	* *	1	\$152,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement Boiler Room							
		Explanation : 2 Units.							
Distribution									
	Hot Wtr Piping/Pump	100%			2048	* *	4	\$7,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Steam-to-hot Water Heat Exchanger.							
Terminal Devices									
	Convactor/Radiator	20%			2049	* *	1	\$9,900	
	No Component	80%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Sub-basement, 4th Floor, Attic							
		Explanation : Air Handlers Include Steam And Hot Water Coils To Heat Outside Air. Refer To Air-conditioning Section.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%	Now	\$67,200	2041	* *	1	\$149,600	
		Malfunctioning, Extent : Severe, Area Affected : 10%							
		Location : Sub-basement Mechanical Room Ll-26. Defective Compressor At Chiller.							
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Sub-basement Mechanical Room Ll-26. 2- 250 Ton Screw Type Chillers.							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement Mechanical Room Ll-26							
		Explanation : 2- Heat Exchangers Each Utilized For Either Free Cooling Or Mechanical Cooling.							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2058	* *	4	\$11,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement Mechanical Room Ll-26							
		Explanation : 3- Chilled Water Pumps And 3 Condenser Water Pumps.							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	90%			2037	**	1	\$85,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Sub-basement, 4th Floor, Attic									
Explanation : Air Handlers Include Steam, Hot Water And Chilled Water Coils.									
	Fan Coil - 4 Pipe	10%			2037	**	1	\$5,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Rooms, Stairwells, Storage Rooms And Other Locations.									
Explanation : Fan Coil Units.									
Heat Rejection									
	Water Cooling Tower	100%	Now	\$83,200	2033	\$831,800	2	\$123,700	
Malfunctioning, Extent : Severe, Area Affected : 10%									
Location : 2nd Floor Roof. Defective Fan At Cooling Tower.									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 2 Units									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$85,700	
Exhaust Fans									
	Interior	75%			2037	**	2	\$3,500	
	Roof	25%			2037	**	2	\$1,200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	**	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%									
Location : Boiler Room. 2 Pumps.									
Water Heater With Tanks									
	Gas Fired	100%			2030	\$18,300	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Room									
Explanation : 2-100 Gallon Units.									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2037	**	4	\$4,900	
Backflow Preventer									
	Generic	100%			2040	**	1	\$9,400	
Fixtures									
	Generic	100%							
Vertical Transport									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1 Unit From Ground To 5th Floor; 2 Units From Sub-basement To 5th Floor									
Explanation : 3 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2058		* *	1-5	\$80,300
Sprinkler									
	Generic	100%			2058		* *	1-2	\$43,000
Fire Pump									
	Generic	100%			2041		* *	1	\$28,700
Chemical System									
	Generic	100%			2031	\$17,500		1-3	\$80,900
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2nd Floor Kitchen									
Explanation : 1 Set									

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.240 / 13921 **Yr Built/Renovated** : 2003 / 2013
Area Sq Ft : 6,112 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-May-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$53,200	\$53,200
Interior Architecture		\$81,700
Mechanical	\$100,300	
Site Pavements	\$506,900	
Total	\$660,400	\$134,800
Importance Code A	\$53,200	\$53,200
Importance Code B	\$100,300	\$81,700
Importance Code C	\$506,900	
Total	\$660,400	\$134,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$8,900		\$15,000	\$4,400
Interior Architecture	\$30,300		\$700	\$800
Electrical	\$700	\$600	\$700	\$600
Mechanical	\$51,900		\$43,600	
Total	\$91,900	\$600	\$60,000	\$5,800
Importance Code A	\$47,700		\$15,200	\$4,400
Importance Code B	\$31,700	\$600	\$44,800	\$1,100
Importance Code C	\$12,500			\$300
Total	\$91,900	\$600	\$60,000	\$5,800



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Asset # : 13921

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: Fieldstone	35%			LIFE	* *	5	\$11,000	
Metal Panel	25%			2054	* *	5-10	\$36,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$6,800	
Stucco Cement	10%			2047	* *	5	\$5,200	
Window Wall	25%			2054	* *	5	\$19,600	
Roof								
Metal Panel	80%			2047	* *	10	\$12,400	
	Recent Repair Evident, Extent : N/A, Area Affected : 15%							
	Location : At Skylights							
Single Ply Membrane	10%			2039	* *	10	\$800	
	Recent Repair Evident, Extent : N/A, Area Affected : 5%							
	Location : Previous Roof Leaks							
Skylight, Plastic	10%			2047	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Main Covered Entrance							
	Explanation : Canopy Skylights							
Soffits								
Fiberglass Panel	10%			2043	* *	5	\$8,900	
Wood	90%			2047	* *	5	\$106,400	
Interior								
Floors								
Carpet	2%			2030	\$3,200	3	\$400	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
Panel/Paver: Bluestone	55%			LIFE	* *	5	\$7,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Main Outdoor Entrance Canopy, Cafeteria Floor							
	Explanation : Plaza Floor							
Poured Epoxy/Resin	5%			2029	\$25,100			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen Area							
	Explanation : Location Noted							
Vinyl Tile	33%	2-4	\$1,600	2034	\$81,700	3	\$1,100	
	Worn/Eroded, Extent : Light, Area Affected : 5%							
	Location : Offices							
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	\$3,000	
Ceramic Tile	5%			2043	* *	5	\$600	
Gypsum Board	65%			LIFE	* *	5-10	\$13,100	
Masonry: Fieldstone	10%			LIFE	* *	10	\$500	
Metal Panel	10%			LIFE	* *	10	\$500	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Asset # : 13921

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								
	AcousTileSusp.Lay-In	15%			2047	* *	5	\$1,400	
	Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$1,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Outdoor Entrance							
		Explanation : Stucco Ceiling							
	Exposed Struc: Wood	75%			LIFE	* *	10	\$10,300	
		Other Observation, Extent : N/A, Area Affected : 45%							
		Location : Main Entrance							
		Explanation : Includes Covered Outdoor Area							
Site Enclosure									
	Retaining Walls								
	Masonry: Fieldstone	100%			2054	* *			
Site Pavements									
	On-Site Walkways								
	Pavers/Stone	100%			2043	* *			
	Parking/Driveway								
	Asphalt	100%	Now	\$506,900	2043	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Main Parking Lot							
Activity Yard									
	Asphalt	10%			2043	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Plaza Area							
		Explanation : Asphalt Paver Blocks							
	Pavers/Stone	90%			2043	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Plaza							
		Explanation : Slate Pavers							

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
Over 600 Volts									
	Transformers								
	Dry Type	100%			2047	* *	3		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : One 500 Kilovolt-ampere, 4,160 High Voltage 240/120 Low Voltage							
Feeders									
	Cable	100%			2050	* *	1		
Raceway									
	Conduit	100%			2054	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Asset # : 13921

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									
	Air Circuit Breaker	70%			2054	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Service Switch Rated At 2,500 Amperes.							
	Fused Disc Sw	30%			2054	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Service Switch Rated At 400 Amperes.							
Transformers									
	Dry Type	100%			2047	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 150 Kilovolt-ampere, 480/277 High Voltage 208 Low Voltage							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2054	**	5	\$200	
Raceway									
	Conduit	100%			2054	**	1		
Panelboards									
	Molded Case Bkrs	100%			2050	**	5	\$200	
Wiring									
	Thermoplastic	100%			2054	**	1		
Motor Controllers									
	Locally Mounted	100%			2047	**	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	60%			2039	**	10	\$3,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2039	**	10	\$1,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Cafe Area							
	LED	20%			2042	**			
Egress Lighting									
	Emergency, Battery	50%			2039	**	10	\$700	
	Exit, LED	50%			2062	**	1		
Exterior Lighting									
	LED	10%			2039	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Controlled Via Timer							
	No Component	90%							

Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Asset # : 13921

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

Alarm

Security System
Generic

100% 2039 * * 1 \$2,300

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : CCTV Surveillance Cameras, Intrusion Alarm System

Fire/Smoke Detection
Generic, Digital

100% 2039 * * 1-3 \$3,800

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.

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

Heating

Energy Source
Electricity
Natural Gas

25% 2054 * * 1
75% 2054 * * 1

Conversion Equipment
Radiant Heater

25% 0-2 \$38,800 2044 * * 2 \$600

Broken, Extent : Severe, Area Affected : 80%

Location : Units Are Obsolete And Breakdown Often

Other Observation, Extent : N/A, Area Affected : 100%

Location : Various Areas

Explanation : Electric Heaters In Ducts Used To Supplement Gas Furnace

No Component

75%

Controls

Digital

100% 2027 \$42,900

Air Conditioning

Energy Source
Electricity

100% 2050 * * 1

Conversion Equipment
Ext Pkg Unit -
Heating/Cooling

100% 2-4 \$100,300 2044 * * 2 \$300

Obsolete Equipment, Extent : Severe, Area Affected : 100%

Location : Outside Units Are 20 Years Old And At The End Their Useful Life

R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : 2 Units, Outside

Ventilation

Distribution

Ductwork/Diffusers

100% 0-2 \$13,100 LIFE * * 2-5 \$3,400

Corroded, Extent : Moderate, Area Affected : 10%

Location : Outside

Insul. Deteriorating, Extent : Moderate, Area Affected : 10%

Location : Outside

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Asset # : 13921

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2034	\$11,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$46,200	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Closet								
	Explanation : 100 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN CONSERVATORY
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.050 / 1577 **Yr Built/Renovated** : 1901 / 1997
Area Sq Ft : 57,350 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 30-May-2023 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 3272 **Lot** : 1 **BIN** : 2109455

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$8,020,900	\$1,946,900
Interior Architecture	\$84,500	\$343,900
Electrical		\$1,059,800
Mechanical	\$2,218,300	\$695,600
Total	\$10,323,700	\$4,046,100
Importance Code A	\$8,342,400	\$1,946,900
Importance Code B	\$1,981,400	\$2,099,300
Total	\$10,323,700	\$4,046,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$97,000		\$30,500	
Interior Architecture	\$75,900		\$14,500	
Electrical	\$12,900	\$9,400	\$13,400	\$9,700
Mechanical	\$68,200	\$9,500	\$9,800	\$9,500
Site Pavements	\$68,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$326,700	\$22,900	\$72,100	\$23,100
Importance Code A	\$97,800	\$5,700	\$36,200	\$5,700
Importance Code B	\$157,300	\$17,200	\$35,900	\$17,500
Importance Code C	\$71,700			
Total	\$326,700	\$22,900	\$72,100	\$23,100



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	5%	Now	\$32,800	LIFE	* *			
		Corrosion/Rusting, Extent : Severe, Area Affected : 20% Location : Primary Entrance Vestibules							
	Cast Iron	5%			LIFE	* *	10	\$24,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Main Domed Section Of The Building Explanation : Recent Installation							
	Masonry: Brick	5%	Now	\$20,100	LIFE	* *	5	\$2,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Cement Covering Cracks At Boiler Room Entrance Diagonal Cracks, Extent : Severe, Area Affected : 10% Location : Restroom Wing And Mechanical Wing Horizontal Cracks, Extent : Severe, Area Affected : 10% Location : Restroom Wing							
	Masonry: Limestone	25%	2-4	\$19,200	LIFE	* *	5	\$8,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Various Locations Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Window Wall	55%	Now	\$142,600	2044	* *	5	\$47,000	
		Corrosion/Rusting, Extent : Severe, Area Affected : 15% Location : Interior Face Of Window Walls Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Vertical Window Wall Explanation : Framing Made Of Cast Iron							
	Wood	5%	Now	\$66,000	2054	* *	5	\$5,700	1
		Deteriorated Finish, Extent : Severe, Area Affected : 35% Location : Secondary Entry Vestibules Dry Rot/Decay, Extent : Severe, Area Affected : 30% Location : Secondary Entry Vestibules							
Windows									
	Steel	10%			2042	* *	5	\$61,000	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Upper Explanation : Cast Iron - Operable Portion Of Windows							
	No Component	90%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY

Asset # : 1577

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									
Roof									
	Skylight, Metal/Glass	5%			2044	**	10	\$27,000	
	Sloped Glazing	90%	Now	\$7,812,200	LIFE	**	5	\$1,946,900	1
Condensation Present, Extent : Moderate, Area Affected : 25%									
Location : Green Mildew Visible At Glazing Joints - Throughout									
Corrosion/Rusting, Extent : Severe, Area Affected : 25%									
Location : Interior Cast Iron Face Of Framing									
Glazing Clouded, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%									
Location : Corroded Gutters In Various Locations									
Caulking Deteriorated, Extent : Severe, Area Affected : 25%									
Location : Lower Portion Of Slope									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Conservatory Roof									
Explanation : Framing Is Cast Iron On Interior Face And Aluminum On Exterior Face									
	Not Accessible	5%							
Interior									
Floors									
	Cast in Place Concrete	45%			LIFE	**	5	\$169,000	
	Ceramic Tile	5%	2-4	\$25,900	2030	\$259,400	5	\$2,100	
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Bathrooms									
	Panel/Paver: Cer/Brk	15%			2042	**	5	\$29,000	
	Panel/Paver: Bluestone	30%			LIFE	**	5	\$38,600	
	Terrazzo	5%			LIFE	**	5	\$6,700	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$200	
	Ceramic Tile	5%	2-4	\$2,300	2043	**	5		
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Bathrooms Throughout									
	Concrete Masonry Unit	30%			LIFE	**	5	\$300	
	Gypsum Board	10%			LIFE	**	5-10	\$200	
	Masonry: Brick	30%			LIFE	**	10	\$100	
	Masonry: Fieldstone	5%			LIFE	**	10		
	Metal Panel	5%			LIFE	**	10		
	Plaster	10%			LIFE	**	5-10	\$100	
Ceilings									
	Exposed Struc: Concrete	15%			LIFE	**	5-10	\$16,200	
	Metal Panel	5%			LIFE	**	5	\$10,800	
	Plaster	5%			LIFE	**	5-10	\$7,400	
	No Component	75%							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2069	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2069		* *		
Site Pavements								
On-Site Walkways								
Asphalt	90%	Now	\$43,900	2043		* *		
			Cracking/Crumbling, Extent : Severe, Area Affected : 50%					
			Location : Throughout					
			Other Observation, Extent : Light, Area Affected : 30%					
			Location : Court Area					
			Explanation : Asphalt Pavers					
Cast in Place Concrete	5%	Now	\$3,800	2047		* *		
			Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
			Location : Adjacent To Maintenance Building					
Masonry: Granite	2%			LIFE		* *		
Pavers/Stone	3%			2043		* *		
Parking/Driveway								
Asphalt	100%	Now	\$21,000	2037		* *		
			Cracking/Crumbling, Extent : Light, Area Affected : 10%					
			Location : Maintenance Drives					
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
Over 600 Volts								
Transformers								
Dry Type	100%			2032	\$181,700	3	\$300	
			Other Observation, Extent : N/A, Area Affected : 100%					
			Location : Outside					
			Explanation : One 750 Kilovolt-ampere, 4,160 High Voltage 208/120 Low Voltage					
Feeders								
Cable	100%			2033	\$21,800	1		
Raceway								
Conduit	100%			2034	\$59,100	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2060		* *	\$1,500	
			Other Observation, Extent : N/A, Area Affected : 100%					
			Location : Electrical Room					
			Explanation : One Main Service Switch Rated At 1,200 Amperes.					
Switchgear / Switchboard								
Molded Case Bkrs	100%			2060		* *	\$1,500	
Raceway								
Conduit	70%			2034	\$47,200	1		
Conduit	30%			2044		* *		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2033	\$4,300	5	\$100	
	Molded Case Bkrs	40%			2033	\$17,100	5	\$600	
	Molded Case Bkrs	30%			2042	* *	5	\$500	
	Molded Case Bkrs	20%			2050	* *	5	\$300	
Wiring									
	Thermoplastic	30%			2044	* *	1		
	Thermoplastic	70%			2034	\$45,200	1		
Motor Controllers									
	Locally Mounted	30%			2039	* *	5	\$100	
	Locally Mounted	60%			2032	\$59,400	5	\$200	
	Variable Frequency Drive	10%			2047	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Room									
Explanation : Water Main									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2047	* *	1	\$17,600	
Generators									
	Diesel	100%			2037	* *	1	\$22,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : Rated At 156 Kilovolt Amperes									
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$2,100	
Fuel Storage									
	Main Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room Outside									
Explanation : 250 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	50%			2034	\$501,700	10	\$26,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2034	\$50,200	10	\$2,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	45%			2039	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$18,900	1		
	Exit, Service	50%			2034	\$13,300	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

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

Lighting

Exterior Lighting

HID

10%

2034

\$28,700

10

No Component

90%

Alarm

Security System

Generic

100%

2034

\$115,400

1

\$21,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$35,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.*

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2044

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : No. 4 Oil And Gas*

Conversion Equipment

Steam Boiler

100%

0-2

\$321,500

2051

* *

1

\$51,100

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Boiler Shells**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Oil Leaking From Burners**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units. 1 Heat Exchanger Which Is On Extended Life Time And Rusted.*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$80,700

2056

* *

4

\$2,800

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Throughout**Leak Evident, Extent : Moderate, Area Affected : 20%**Location : Connections, Throughout**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

*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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

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									
	Terminal Devices								
	Air Handler	10%			2029	\$115,700	1	\$3,600	
	Convactor/Radiator	90%	0-2	\$45,200	2032	\$452,400	1	\$15,000	
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : The Covers, Various Locations							
		Leak Evident, Extent : Moderate, Area Affected : 80%							
		Location : The Connections, Throughout							
	Controls								
	Digital	100%			2027	\$1,765,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	5%			2029	\$33,700	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof Of Office							
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	0-2	\$5,400	LIFE	* *	2-5	\$3,200	
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : The Louver Of Boiler Room							
	No Component	90%							
	Exhaust Fans								
	Interior	10%			2034	\$27,300	2	\$200	
	Roof	5%			2029	\$6,000	2	\$100	
	No Component	85%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Electric	100%			2027	\$50,700	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 120 Gallons							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$15,500	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
	Storm Drain Piping								
	Cast Iron	10%			LIFE	* *	1		
	No Component	90%							
	Backflow Preventer								
	Generic	100%			2034	\$27,500	1	\$3,500	
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.

**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY**

Asset # : 1577

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
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Service Elevator From Basement To 1st Floor									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	No Component	85%							
	Generic	15%			2034	\$127,500	1-2	\$2,400	
Fire Pump									
	Generic	100%	0-2	\$1,200	2037		* *	1	\$9,600
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Boost Pump									

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY BUILDING
Address : 2900 SOUTHERN BLVD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.290 / 15215 **Yr Built/Renovated** : 2018 /
Area Sq Ft : 3,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 07-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4336 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$300	\$300		
Electrical	\$400	\$400	\$300	\$300
Total	\$700	\$700	\$300	\$300
Importance Code A				
Importance Code B	\$700	\$600	\$300	\$300
Importance Code C		\$100		
Total	\$700	\$700	\$300	\$300



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY BUILDING
Asset # : 15215

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								
	Cement - Fiber Panel	100%			2041	* *	10	\$21,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Facade							
		Explanation : Hardie Board Panels							
Roof									
	Green, Roof Inaccessible	70%			LIFE	* *			
	Metal Panel	30%			2050	* *	10	\$3,100	
Soffits									
	Cement - Fiber Panel	100%			2041	* *	10		
Interior									
	Floors								
	Cast in Place Concrete	90%			LIFE	* *	5	\$8,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Hallways							
	Ceramic Tile	10%			2046	* *	5	\$500	
Interior Walls									
	Ceramic Tile	5%			2046	* *	5	\$200	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$200	
	Gypsum Board	85%			LIFE	* *	5	\$2,100	
Ceilings									
	AcousTileSusp.Lay-In	15%			2050	* *	5	\$700	
	Exposed Struc: Wood	15%			LIFE	* *			
	Fiber Board	50%			2041	* *			
	Gypsum Board	15%			LIFE	* *	5	\$800	
	Metal Panel	5%			LIFE	* *	5	\$300	
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	100%			2050	* *	5-10		
Retaining Walls									
	Cast in Place Concrete	100%			2077	* *			
Site Pavements									
	On-Site Walkways								
	Asphalt	30%			2046	* *			
	Cast in Place Concrete	60%			2050	* *			
	Wood	10%			2032		1-3		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Deck							
		Explanation : Composite Wood Decking							

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

Over 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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY BUILDING
Asset # : 15215

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
Over 600 Volts									
	Transformers								
	Dry Type	100%			2050	**	3		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 4,160 Volts Primary 208 Volts Secondary							
	Feeders								
	Cable	100%			2055	**	1		
	Raceway								
	Conduit	100%			2059	**	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	80%			2059	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch							
	Photovoltaic Panel(s)	20%			2046	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 60 Ampere Main Disconnect Switches							
	Transformers								
	Dry Type	100%			2050	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 45 Kilovolt Amperes 208 Primary Volts, 208 Secondary Volts							
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			2059	**	5		
	Raceway								
	Conduit	100%			2059	**	1		
	Panelboards								
	Fused Disc Sw	2%			2055	**	5		
	Molded Case Bkrs	98%			2055	**	5	\$100	
	Wiring								
	Thermoplastic	100%			2059	**	1		
	Motor Controllers								
	Locally Mounted	50%			2050	**	5		
	Variable Frequency	50%			2050	**			
	Drive								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	LED	100%			2041	**			
	Egress Lighting								
	Emergency, Battery	50%			2041	**	10	\$400	
	Exit, LED	50%			2068	**	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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY BUILDING
Asset # : 15215

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

Lighting

Exterior Lighting

LED

20%

2041

* *

No Component

80%

Alarm

Security System

Generic

100%

2041

* *

1

\$1,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

Generic, Digital

100%

2041

* *

1-3

\$2,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Horns, Alarm Bell, Pull Boxes, Smoke Detectors And Fire**Alarm Panel*

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

Plumbing

Instantaneous Hot Water

Electric

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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY COMPOSTING BTHRM
Address : 2900 SOUTHERN BLVD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.320 / 15540 **Yr Built/Renovated** : 2018 /
Area Sq Ft : 787 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 07-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture		\$400		
Electrical				
Mechanical				
Total	\$100	\$400		
Importance Code A				
Importance Code B		\$400		
Importance Code C				
Total	\$100	\$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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY COMPOSTING BTHRM
Asset # : 15540

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								
	Cement - Fiber Panel	100%			2041	* *	10	\$11,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Facade								
	Explanation : Hardie Board Siding								
	Windows								
	Aluminum	100%			2055	* *	5	\$100	
	Roof								
	Metal Panel	100%			2050	* *	10	\$3,300	
	Soffits								
	Cement - Fiber Panel	100%			2041	* *	10		
Interior									
	Floors								
	Cast in Place Concrete	30%			LIFE	* *	5	\$500	
	Sheet Vinyl/Rubber	70%			2041	* *	5	\$800	
	Interior Walls								
	Gypsum Board	100%			LIFE	* *	5	\$4,300	
	Ceilings								
	Gypsum Board	100%			LIFE	* *	5	\$900	
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2050	* *			
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								
	Molded Case Bkrs	100%			2059	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One 100 Ampere Main Disconnect Switch								
	Raceway								
	Conduit	100%			2059	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2055	* *	5		
	Wiring								
	Thermoplastic	100%			2059	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2050	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5		
Lighting									
	Interior Lighting								
	LED	100%			2041	* *			

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY COMPOSTING BTHRM
Asset # : 15540

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

Lighting

Egress Lighting

Emergency, Battery	50%		2041	**	10	\$100
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Exit, Service	50%		2041	**	1	
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Exterior Lighting

LED	20%		2041	**		
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No Component	80%					
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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

Terminal Devices

Fan Coil Unit/Heat	100%		2033	\$19,100	1	\$300
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Plumbing

H/C Water Piping

Brass/Copper	100%		2053	**	1	
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Water Heater With Tanks

Electric	100%		2031	\$23,100	4	
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Sanitary Piping

Cast Iron	100%		LIFE	**	1	
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Storm Drain Piping

Cast Iron	100%		LIFE	**	1	
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Backflow Preventer

Generic	100%		2038	**	1	\$100
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Fixtures

Generic	100%					
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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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY GREENHOUSE
Address : 2900 SOUTHERN BLVD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.300 / 15538 **Yr Built/Renovated** : 2018 /
Area Sq Ft : 1,770 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 07-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$174,900
Total		\$174,900
Importance Code A		\$174,900
Total		\$174,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$1,200			
Interior Architecture				
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$100	\$100	\$100	\$100
Total	\$1,300	\$100	\$100	\$100
Importance Code A	\$1,200			
Importance Code B	\$200	\$100	\$100	\$100
Total	\$1,300	\$100	\$100	\$100



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY GREENHOUSE
Asset # : 15538

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

Metal/Glass Curt Wall	100%		LIFE	**	5	\$22,300
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Windows

Aluminum	100%		2055	**	5	\$2,300
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Roof

Sloped Glazing	100%		LIFE	**	5	\$174,900
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Interior

Floors

Cast in Place Concrete	100%		LIFE	**	5	\$20,000
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Site Enclosure

Retaining Walls

Cast in Place Concrete	100%		2077	**		
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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

Molded Case Bkrs	100%		2059	**	5	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Area**Explanation : One 100 Ampere Main Disconnect Switch*

Raceway

Conduit	100%		2059	**	1	
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Panelboards

Molded Case Bkrs	100%		2055	**	5	
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Wiring

Thermoplastic	100%		2059	**	1	
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Motor Controllers

Locally Mounted	100%		2050	**	5	
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Lighting

Interior Lighting

LED	100%		2041	**		
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Egress Lighting

Emergency, Battery	50%		2041	**	10	\$200
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Exit, LED	50%		2068	**	1	
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Exterior Lighting

LED	20%		2041	**		
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No Component	80%					
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Alarm

Security System

Generic	100%		2041	**	1	\$700
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Exterior**Explanation : CCTV Surveillance Camera*

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY GREENHOUSE
Asset # : 15538

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Terminal Devices							
	Fan Coil Unit/Heat	100%		2038	* *	1	\$600	
Ventilation								
	Exhaust Fans							
	Interior	100%		2038	* *	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2053	* *	1		
	Water Heater With Tanks							
	Electric	100%		2031	\$23,100	4		
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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY SOLAR PAVILION
Address : 2900 SOUTHERN BLVD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.310 / 15539 **Yr Built/Renovated** : 2018 /
Area Sq Ft : 1,045 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 07-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Electrical	\$100			
Mechanical				
Total	\$100			
Importance Code A				
Importance Code B	\$100			
Total	\$100			



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY SOLAR PAVILION
Asset # : 15539

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

Roof

Metal Panel	100%		2050	**	10	\$18,900
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Soffits

Wood	100%		2050	**	5	
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Site Enclosure

Free Standing Walls

Masonry: Brick	100%		2059	**		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Columns Of Pavilion**Explanation : Wood Post*

Site Pavements

On-Site Walkways

Pavers/Stone	100%		2046	**		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Walkways**Explanation : Composite Gravel With Epoxy Binder*

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

Molded Case Bkrs	90%		2059	**	5	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside The Pavilion**Explanation : One 150 Ampere Main Disconnect Switch*

Photovoltaic Panel(s)	10%		2046	**	1	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside The Pavilion**Explanation : One 60 Ampere Main Disconnect Switch*

Raceway

Conduit	100%		2059	**	1	
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Panelboards

Molded Case Bkrs	100%		2055	**	5	
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Wiring

Thermoplastic	100%		2059	**	1	
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Lighting

Interior Lighting

LED	100%		2041	**		
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Alarm

Security System

Generic	100%		2041	**	1	\$400
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : CCTV Surveillance Camera*

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY SOLAR PAVILION
Asset # : 15539

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$23,100	4		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Tankless Water Heater							

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.080 / 2372 **Yr Built/Renovated** : 1955 / 1997
Area Sq Ft : 21,568 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 30-May-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,689,200	
Interior Architecture	\$779,000	\$583,300
Electrical	\$52,800	\$819,400
Mechanical	\$751,700	\$867,000
Site Pavements	\$80,000	
Total	\$3,352,800	\$2,269,600
Importance Code A	\$1,689,200	\$734,200
Importance Code B	\$1,583,500	\$1,535,400
Importance Code C	\$80,000	
Total	\$3,352,800	\$2,269,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$6,000		\$7,100	
Interior Architecture	\$57,500		\$700	\$3,200
Electrical	\$37,300	\$2,000	\$2,100	\$2,700
Mechanical	\$192,900	\$3,800	\$4,000	\$3,800
Site Enclosure	\$400			
Site Pavements	\$8,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$306,500	\$9,800	\$17,800	\$13,700
Importance Code A	\$6,000	\$2,700	\$7,100	\$2,700
Importance Code B	\$276,300	\$7,100	\$10,000	\$11,000
Importance Code C	\$24,200		\$700	
Total	\$306,500	\$9,800	\$17,800	\$13,700



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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

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	60%	Now	\$313,200	LIFE	* *	5	\$19,500	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Penthouse							
		Horizontal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Loose Units, Extent : Severe, Area Affected : 10%							
		Location : Penthouse, Above Window Lintels							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Throughout, Penthouse							
		Rusting Masonry Supt, Extent : Severe, Area Affected : 25%							
		Location : Lintels And Spandrels Throughout							
		Spalling, Extent : Severe, Area Affected : 5%							
		Location : Penthouse							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Penthouse							
	Masonry: Granite	10%			LIFE	* *	5	\$4,900	
	Stucco Cement	10%	Now	\$3,600	2039	* *	5	\$4,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Overhang							
	Window Wall	20%	Now	\$77,000	2054	* *	5	\$12,200	
		Air Infiltration, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Various Laboratories And Offices							
Windows									
	Aluminum	95%	Now	\$1,000,700	2059	* *	5	\$10,700	
		Unit Inoperable, Extent : Severe, Area Affected : 40%							
		Location : First Floor Laboratories, Various Others							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : All Windows							
		Explanation : Single Pane Non-energy Efficiency Windows							
	Metal Louvers	5%			2037	* *	10	\$7,100	
Parapets									
	Metal Rail	15%			2039	* *	5-10	\$17,500	
	No Component	85%							

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

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									
Roof	Single Ply Membrane	100%	Now	\$298,400	2044	**			1
	Adhesion Failure, Extent : Severe, Area Affected : 10%								
	Location : Main Roof								
	Blisters, Extent : Severe, Area Affected : 25%								
	Location : Roof								
	Ponding, Extent : Severe, Area Affected : 40%								
	Location : Roof								
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors	Cast in Place Concrete	20%			LIFE	**	5	\$37,800	
	Mosaic Tile	15%	4+	\$594,300	2054	**	5	\$8,100	
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Terrazzo	5%			LIFE	**	5	\$3,400	
	Vinyl Tile	50%	4+	\$58,300	2034	\$583,300	3	\$8,100	
	Worn/Eroded, Extent : Light, Area Affected : 10%								
	Location : Lower Level								
	Vinyl Tile 9" X 9"	10%	Now	\$16,900	2044	**	3	\$1,600	
	Adhesion Failure, Extent : Severe, Area Affected : 50%								
	Location : Basement, 1st Floor								
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Basement, Toilet Room								
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$1,500	
	Concrete Masonry Unit	35%			LIFE	**	5	\$8,300	
	Gypsum Board	15%			LIFE	**	5-10	\$7,500	
	Plaster	45%	Now	\$6,300	LIFE	**	5	\$4,000	
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : At Bulkheads, Various Laboratories And Classrooms, At Window Openings								
Ceilings									
	AcousTileSusp.Lay-In	90%	Now	\$126,400	2039	**	5	\$19,500	
	Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
	Location : Laboratories And Hallways								
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$5,400	
Site Enclosure									
Fence/Gates	Metal Panel	95%			LIFE	**	10	\$400	
	Wood	5%			2035	**			
Site Pavements									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

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

Site Pavements

On-Site Walkways

Asphalt

100% Now \$8,500 2037 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 10%

Location : Throughout

Parking/Driveway

Asphalt

100% Now \$80,000 2043 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 50%

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2034 \$14,700 5 \$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One Main Service Switch Rated At 800 Amperes.

Switchgear / Switchboard

Molded Case Bkrs

100% 2034 \$127,000 5 \$600

Raceway

Conduit

100% 2034 \$59,800 1

Panelboards

Fused Disc Sw

5% 2033 \$4,900 5

Fused Knife Sw

5% 2-4 \$4,900 2059 * * 5

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Molded Case Bkrs

90% 2033 \$87,700 5 \$500

Wiring

Braided Cloth

70% 2-4 \$52,800 2059 * * 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic

30% 2034 \$22,600 1

Motor Controllers

Locally Mounted

100% 2032 \$70,000 5 \$100

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

100% 2029 \$420,600 10 \$26,500

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery

50% 2029 \$23,700 10 \$3,500

Exit, Service

50% 2029 \$6,100 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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

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

Lighting

Exterior Lighting

HID	5%		2029	\$4,900	10				
Incandescent	5%		2029	\$5,600	2				
No Component	90%								

Alarm

Security System

Generic	100%		2029	\$39,500	1			\$8,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : CCTV Surveillance Cameras</i>									

Fire/Smoke Detection

Generic, Analog	100%		2029	\$54,300	1-3			\$13,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Manual Pull Stations, Bells</i>									

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

Heating

Energy Source

Electricity	100%		2044		**	1			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Temporary Electric Heat, Building Is Mostly Abandoned</i>									

Conversion Equipment

Radiant Heater	100%		2034	\$734,200	2			\$13,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : 25 Radiant Units Being Used To Substitute The Abandoned Radiators.</i>									

Distribution

Steam Piping/Pump	100%	0-2	\$45,200	2044	**				
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									

Terminal Devices

Air Handler	25%	0-2	\$53,100	2034	\$132,700	1		\$4,000	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 1 Unit Remains In Basement</i>									

Convactor/Radiator	75%	0-2	\$103,800	2039	**	1		\$6,300	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									

Air Conditioning

Energy Source

Electricity	100%		2042		**	1			
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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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	50%	0-2	\$223,100	2039	**	2	\$700	
		Abandoned in Place, Extent : Moderate, Area Affected : 100% Location : 1 Condemned Unit Remains In 3rd Floor.							
	Window/Wall Unit	20%	0-2	\$12,800	2029	\$21,400	1		
		Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Various Locations							
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$371,700	LIFE	**	2-5	\$16,100	
		Abandoned in Place, Extent : Moderate, Area Affected : 100% Location : Throughout, This Equipment Has Not Been Used For Many Years Needs Cleaning, Extent : Moderate, Area Affected : 100% Location : Throughout, This Equipment Has Not Been Used For Many Years							
	Exhaust Fans								
	Interior	25%	0-2	\$31,300	2044	**	2	\$200	
		Abandoned in Place, Extent : Moderate, Area Affected : 100% Location : Penthouse							
	Interior	75%			2039	**	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$36,200	2044	**	1		
		Abandoned in Place, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Water Heater With Tanks								
	Electric	100%	0-2	\$46,200	2034	\$46,200	4		
		Abandoned in Place, Extent : Moderate, Area Affected : 100% Location : Basement Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 100 Gallon Tank							
	HW Heat Exchanger								
	High Temp	100%	0-2	\$13,900	2044	**	4	\$2,900	
		Abandoned in Place, Extent : Moderate, Area Affected : 100% Location : Basement							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$7,100	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 40% Location : Water Backs Up In Basement And Outside The Building.							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2039	**	4	\$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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures								
	Generic	100%							
		Abandoned in Place, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Condemned Unit							

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.220 / 2374 **Yr Built/Renovated** : 1940 / 2010
Area Sq Ft : 5,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-May-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical	\$151,500	\$50,200
Total	\$151,500	\$50,200
Importance Code B	\$151,500	\$50,200
Total	\$151,500	\$50,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$13,000			
Interior Architecture	\$52,300		\$600	\$200
Electrical	\$48,100	\$900	\$1,100	\$3,300
Mechanical	\$11,200	\$500	\$700	\$500
Total	\$124,600	\$1,400	\$2,300	\$3,900
Importance Code A	\$13,200	\$300	\$300	\$300
Importance Code B	\$75,100	\$1,100	\$2,100	\$3,500
Importance Code C	\$36,300			\$200
Total	\$124,600	\$1,400	\$2,300	\$3,900



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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

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	100%			LIFE	* *	5	\$25,800	
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
				Location : Throughout Exterior					
				Spalling, Extent : Light, Area Affected : 15%					
				Location : Throughout					
				Water Penetration, Extent : Severe, Area Affected : 30%					
				Location : Basement Foundation Walls					
	Windows								
	Aluminum	100%			2050	* *	5	\$100	
	Roof								
	Asphalt Shingle	50%			2043	* *	10	\$1,300	
	Not Accessible	50%							
Interior									
	Floors								
	Cast in Place Concrete	90%			LIFE	* *	5	\$30,600	
				Horizontal Cracks, Extent : Light, Area Affected : 15%					
				Location : Throughout, Locker Room					
	Quarry Tile	10%			2047	* *	5	\$1,200	
	Interior Walls								
	Cast in Place Concrete	10%			LIFE	* *	10	\$2,000	
	Ceramic Tile	5%			2043	* *	5	\$400	
	Concrete Masonry Unit	2%			LIFE	* *	5	\$100	
	Gypsum Board	50%			LIFE	* *	5-10	\$6,800	
	Masonry: Brick	8%	Now	\$11,900	LIFE	* *			
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%					
				Location : Basement					
				Water Penetration, Extent : Severe, Area Affected : 15%					
				Location : Basement					
	Masonry: Fieldstone	25%	Now	\$17,900	LIFE	* *			
				Other Observation, Extent : Severe, Area Affected : 20%					
				Location : Basement Wall, Electrical Room					
				Explanation : Ground Water Penetration					
	Ceilings								
	AcousTileSusp.Lay-In	5%			2039	* *	5		
	Exposed Struc: Steel	50%			LIFE	* *	10	\$400	
	Gypsum Board	45%			LIFE	* *	5-10	\$600	
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2047	* *			
	Parking/Driveway								
	Asphalt	100%			2037	* *			

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	

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

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
Over 600 Volts									
	Transformers								
	Liquid Filled	100%			2047	* *	3		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Outside						
			Explanation : One 500 Kilovolt-ampere, 4,160 High Voltage 480/277 Low Voltage						
	Feeders								
	Cable	100%			2050	* *	1		
	Raceway								
	Conduit	100%			2054	* *	1		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2054	* *	5	\$100	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Two Main Service Switches One Rated At 1,200 Amperes For Horticulture And Facilities And One Rated At 800 Amperes For Snuff Mill.						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2054	* *	5	\$100	
	Raceway								
	Conduit	100%			2054	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2050	* *	5		
	Molded Case Bkrs	95%			2050	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	90%			2047	* *	5		
	Variable Frequency Drive	10%			2051	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : Water Main						
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	* *	1	\$1,700	
	Generators								
	Diesel	100%	Now	\$47,200	2043	* *	1	\$1,900	
			Enclosure Damaged, Extent : Light, Area Affected : 100%						
			Location : Generator Room Outside						
			Engine Inoperable, Extent : Moderate, Area Affected : 100%						
			Location : Generator Room Outside						
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Generator Room Outside						
			Explanation : Rated At 331 Kilovolt Amperes						

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

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
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2028	\$2,400	5	\$200	
	Fuel Storage								
	Main Tank	100%			2062	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 275 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2039	* *	10	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2039	* *	10	\$1,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	30%			2042	* *			
	Egress Lighting								
	Emergency, Service	50%			2039	* *	1		
	Exit, LED	50%			2062	* *	1		
	Exterior Lighting								
	HID	10%			2039	* *	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Controlled Via Timer							
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2062	* *	5	\$200	
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$2,000	
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2039	* *	1	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	95%	0-2	\$10,500	2042	* *	4	\$200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Distribution Line Underground Between This Building And P10 Building.							
		Leak Evident, Extent : Moderate, Area Affected : 20%							
		Location : Distribution Line Underground Between This Building And P10 Building.							
	Hot Wtr Piping/Pump	5%			2042	* *	4		
Terminal Devices									
	Convactor/Radiator	60%			2039	* *	1	\$1,000	
	Fan Coil Unit/Heat	40%			2034	\$50,200	1	\$700	
Controls									
	Digital	100%			2027	\$151,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2029	\$15,300	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$500	
	No Component	90%							
	Exhaust Fans								
	Roof	10%			2034	\$1,000	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 100 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$200	4	\$200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG

Asset # : 2374

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2034	\$2,400	1	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Of Building							
		Explanation : Outside Hot Box							
Fixtures									
	Generic	100%							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN LIBRARY BUILDING
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.040 / 2369 **Yr Built/Renovated** : 1900 / 2007
Area Sq Ft : 93,700 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 30-May-2023 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$201,200	\$3,588,700
Interior Architecture	\$750,300	
Electrical	\$119,100	\$2,056,400
Mechanical	\$3,176,900	\$1,850,600
Site Enclosure	\$633,600	
Site Pavements	\$83,700	
Total	\$4,964,800	\$7,495,700
Importance Code A	\$201,200	\$4,237,600
Importance Code B	\$4,522,300	\$3,258,100
Importance Code C	\$241,300	
Total	\$4,964,800	\$7,495,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$92,500			\$26,300
Interior Architecture	\$221,500		\$2,600	\$5,300
Electrical	\$9,000	\$8,900	\$11,800	\$9,700
Mechanical	\$30,000	\$12,400	\$40,400	\$15,900
Site Enclosure	\$2,700			
Site Pavements	\$17,700			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$379,400	\$27,200	\$60,700	\$63,100
Importance Code A	\$98,800	\$6,300	\$6,300	\$32,600
Importance Code B	\$199,300	\$20,900	\$54,400	\$30,500
Importance Code C	\$81,200			
Total	\$379,400	\$27,200	\$60,700	\$63,100



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$28,600	LIFE	**	5	\$104,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout Building Exterior							
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : Throughout Exterior Wall							
Copper/Terne	5%			2054	**	10	\$15,700	
Masonry: Brick	85%	4+	\$201,200	LIFE	**	5	\$114,000	
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Basement Electrical Switch Gear							
Windows								
Aluminum	100%			2033	\$2,683,800	5	\$52,500	
Parapets								
Copper/Terne	70%			2054	**	5	\$51,700	
Masonry: Brick	30%	4+	\$31,100	LIFE	**	5	\$4,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Exterior Face In Various Areas							
Roof								
Copper/Terne	25%			2049	**	10	\$28,400	
Copper/Terne	10%	0-2	\$2,600	2049	**			
	Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%							
	Location : Debris In Lower Gutter							
IRMA/Protected Membrane	55%			2029	\$633,000	10	\$25,000	
Modified Bitumen	10%	0-2	\$5,300	2029	\$53,200			
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : South Side Roof							
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

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%	Now	\$100,200	2036	**	3	\$7,900	
		Worn/Eroded, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
	Cast in Place Concrete	15%	0-2	\$28,900	LIFE	**	5	\$34,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Elevator Saddle Areas							
	Ceramic Tile	5%			2037	**	5	\$5,300	
	Glass Block	1%			2049	**	1		
	Terrazzo	54%	4+	\$286,000	LIFE	**	5	\$44,600	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Fourth Floor							
	Vinyl Tile	20%	Now	\$313,000	2039	**	3	\$7,900	
		Adhesion Failure, Extent : Severe, Area Affected : 10%							
		Location : First Floor							
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : First Floor Vestibule, Shipping M159							
		Worn/Eroded, Extent : Severe, Area Affected : 20%							
		Location : Basement, First Floor, Various Other Areas, Office Space							
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	**	5	\$5,700	
	Gypsum Board	20%			LIFE	**	5-10	\$16,200	
	Gypsum Board	20%			LIFE	**	5-10	\$16,200	
	Masonry: Brick	3%	Now	\$14,500	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Room							
	Metal Panel	2%			LIFE	**	10	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : North Side							
		Explanation : Annex Area							
	Plaster	40%	Now	\$24,800	LIFE	**	5	\$5,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Basement And Various Areas Throughout, 4th Floor							
		Staining/Discoloring, Extent : Severe, Area Affected : 10%							
		Location : Basement And Various Areas Throughout							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING
Asset # : 2369

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	30%	0-2	\$56,500	2039	* *	5	\$15,900	
				Misaligned/Bulging, Extent : Moderate, Area Affected : 10%					
				Location : 1970s Wing					
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : 4th Floor					
				Worn/Eroded, Extent : Moderate, Area Affected : 10%					
				Location : 1970s Wing					
	Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$6,600	
	Gypsum Board	10%			LIFE	* *	5-10	\$36,300	
	Plaster	55%	Now	\$94,800	LIFE	* *	5	\$36,300	
				Cracking/Crumbling, Extent : Severe, Area Affected : 10%					
				Location : Basement					
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$157,600	2044	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout Front Of The Building					
				Joint Mortar Miss/Erod, Extent : Light, Area Affected : 30%					
				Location : Throughout Front Of The Building					
Retaining Walls									
	Cast in Place Concrete	15%	Now	\$2,700	2054	* *			
				Cracking/Crumbling, Extent : Severe, Area Affected : 30%					
				Location : Base Of Wall					
	Masonry: Brick	85%	Now	\$476,000	2044	* *			
				Cracking/Crumbling, Extent : Severe, Area Affected : 50%					
				Location : Exterior Retaining Wall And Stair Cheek Walls In Front Of Building					
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%					
				Location : Front Of Building					
				Misaligned/Bulging, Extent : Severe, Area Affected : 10%					
				Location : Front Of Building					
Site Pavements									
	On-Site Walkways								
	Asphalt	5%	0-2	\$200	2043	* *			
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Walkway At The Rear Of The Building					
	Cast in Place Concrete	80%	Now	\$83,700	2047	* *			
				Cracking/Crumbling, Extent : Severe, Area Affected : 50%					
				Location : Throughout Front Of Building					
	Masonry: Granite	5%			LIFE	* *			
	Pavers/Stone	10%	0-2	\$2,800	2043	* *			
				Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%					
				Location : Front Steps					

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

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

Site Pavements

Parking/Driveway

Asphalt

100% 0-2 \$14,700 2043 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Front Of Building

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

Over 600 Volts

Transformers

Dry Type

100% 2032 \$181,700 3 \$500

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 750 Kilovolt-ampere, 4,160/480 High Voltage 208/120 Low Voltage

Feeders

Cable

100% 2033 \$21,800 1

Raceway

Conduit

100% 2034 \$59,100 1

Under 600 Volts

Service Equipment

Fused Disc Sw

25% 2034 \$13,800 5 \$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One Main Service Switch Rated At 2,500 Amperes For Library Building

Fused Disc Sw

25% 2034 \$13,800 5 \$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One Main Service Switch Rated At 2,000 Amperes For Library Building

Fused Disc Sw

50% 2034 \$27,500 5 \$200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room Basement

Explanation : Three Main Service Switches Rated At 1,200 Amperes Each, Two For Watson And One New For Pratt Building.

Transformers

Dry Type

100% 2032 \$356,200 5 \$300

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Two 500 Kilovolt-ampere And One 225 Kilovolt-ampere, 480 High Voltage 208/120 Low Voltage

Switchgear / Switchboard

Fused Disc Sw

80% 2034 \$92,900 5 \$300

Molded Case Bkrs

20% 2054 * * 5 \$500

Raceway

Conduit

80% 2034 \$83,700 1

Conduit

20% 2054 * * 1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2033	\$5,300	5	\$200	
	Molded Case Bkrs	20%			2050	* *	5	\$500	
	Molded Case Bkrs	70%			2033	\$37,400	5	\$1,700	
Wiring									
	Braided Cloth	55%	2-4	\$57,300	2059	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Thermoplastic	25%			2054	* *	1		
	Thermoplastic	20%			2034	\$20,800	1		
Motor Controllers									
	Locally Mounted	10%			2047	* *	5	\$100	
	Locally Mounted	20%			2032	\$59,400	5	\$100	
	Motor Control Center	60%			2032	\$178,100	5	\$1,500	
	Variable Frequency Drive	10%			2047	* *			
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	75%			2034	\$926,800	10	\$48,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%	2-4	\$61,800	2044	* *			
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	20%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2034	\$63,500	10	\$8,500	
	Exit, LED	20%			2062	* *	1		
	Exit, Service	30%			2034	\$9,800	1		
Exterior Lighting									
	HID	10%			2029	\$46,900	10		
	No Component	90%							
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2037	* *	5	\$500	
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$35,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : CCTV Surveillance Cameras								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING**

Asset # : 2369

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$57,700

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2044

* *

1

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : Using No. 4 Oil And Natural Gas

Conversion Equipment

Heat Exchanger, Shell &
Tube

10%

2037

* *

Steam Boiler

90%

2032

\$593,800

1

\$63,000

Other Observation, Extent : N/A, Area Affected : 100%

Location : Sub-basement Boiler Room

Explanation : 3 Units, One Of Them Used As Summer Boiler

Distribution

Hot Wtr Piping/Pump

100%

2056

* *

4

\$3,500

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout

Explanation : The Old Pipings Are Rusted And Remain In Place.

Terminal Devices

Air Handler

5%

2039

* *

1

\$2,200

Fan Coil Unit/Heat

95%

2039

* *

1

\$21,700

Controls

Digital

100%

2027

\$2,884,500

Air Conditioning

Energy Source

Electricity

100%

2042

* *

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2039	**			
Window/Wall Unit	75%	0-2	\$215,100	2034	\$215,100	1		
	Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
No Component	20%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Partial 4th And 2nd Floors							
	Explanation : Served By Units Located In Herbarium							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$49,900	
No Component	20%							
Exhaust Fans								
Interior	80%			2034	\$268,600	2	\$1,700	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2044	**	1		
Galvanized Steel	80%	0-2	\$77,300	2032	\$773,100	1		
	Corroded, Extent : Moderate, Area Affected : 80%							
	Location : Throughout							
Water Heater With Tanks								
Electric	100%			2027	\$25,300	4		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : 40 Gallons							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2028	\$3,100	4	\$3,000	
Backflow Preventer								
Generic	100%			2034	\$44,900	1	\$5,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : Water Main Also Serves Pratt Building							
Fixtures								
Generic	100%							
	Obsolete Fixtures, Extent : Moderate, Area Affected : 50%							
	Location : Various Locations							
Vertical Transport								

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

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
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st To 6th Floor									
Explanation : 1 Unit.									
Fire Suppression									
Standpipe									
Generic		100%			2044		* *	1-5	\$35,600
Sprinkler									
No Component		95%							
Generic		5%			2044		* *	1-2	\$1,000

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.020 / 2227 **Yr Built/Renovated** : 1869 / 1970
Area Sq Ft : 9,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-May-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$475,900	
Interior Architecture		\$182,900
Electrical		\$215,100
Mechanical	\$106,600	\$270,900
Site Pavements	\$109,000	
Total	\$691,500	\$668,900
Importance Code A	\$475,900	\$56,800
Importance Code B	\$106,600	\$612,000
Importance Code C	\$109,000	
Total	\$691,500	\$668,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$118,700			
Interior Architecture	\$115,100		\$1,000	\$500
Electrical	\$19,900	\$900	\$1,100	\$1,000
Mechanical	\$48,100	\$20,700	\$20,600	\$44,300
Total	\$301,800	\$21,600	\$22,700	\$45,800
Importance Code A	\$122,700	\$200	\$200	\$200
Importance Code B	\$145,200	\$21,400	\$22,500	\$45,600
Importance Code C	\$33,900			
Total	\$301,800	\$21,600	\$22,700	\$45,800



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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING
Asset # : 2227

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	15%	Now	\$73,500	LIFE	* *	5	\$2,300	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Around Windows							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%							
		Location : Around Windows							
		Worn/Eroded, Extent : Severe, Area Affected : 80%							
		Location : Around Windows And Door Openings							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Rear Wall							
		Explanation : Structurally Unsound							
	Masonry: Fieldstone	55%	Now	\$334,800	LIFE	* *	5	\$6,300	1
		Open Joints, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 25%							
		Location : Northwest And Southeast Corners, All Facades							
		Vertical Cracks, Extent : Severe, Area Affected : 30%							
		Location : Various Areas - Especially At Northwest Corner							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	Stucco Cement	15%	0-2	\$12,600	2039	* *	5	\$2,900	
		Paint Peeling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Spalling, Extent : Severe, Area Affected : 30%							
		Location : West Facade							
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : West Facade							
		Explanation : Vegetation Growth							
	Wood	10%	Now	\$32,200	2054	* *	5	\$3,800	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
		Location : East Fascia, West Dormer							
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : East Fascia, West Dormer							
		Dry Rot/Decay, Extent : Severe, Area Affected : 100%							
		Location : East Fascia, West Dormer							
	Wood Overhead Doors	5%	Now	\$21,400	2054	* *	5	\$1,900	
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : Wood Doors On North Side							
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : North Side							

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows	Steel	70%	Now	\$67,500	2059	**	5	\$5,700	1
		Bent/Warped Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 80%							
	Location : Throughout								
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Wood	30%	Now	\$15,500	2059	**	5	\$2,000	1
Condensation Present, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Deteriorated Finish, Extent : Severe, Area Affected : 80%									
Location : Throughout									
Dry Rot/Decay, Extent : Severe, Area Affected : 80%									
Location : Various Areas									
Roof									
Slate	90%	Now	\$37,000	LIFE	**				1
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%								
	Location : South, North Facades								
	Loose Units, Extent : Severe, Area Affected : 10%								
Location : Throughout									
Not Accessible	10%								
Interior									
Floors									
Cast in Place Concrete	10%	0-2	\$26,800	LIFE	**	5	\$3,500		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Storage Area And Workshop								
	5%			2032	\$74,000	5	\$2,000		
	10%	0-2	\$9,700	LIFE	**	5	\$1,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	25%	0-2	\$21,800	2029	\$108,900	3	\$1,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Uneven Substrate, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Wood	50%			2049	**	5	\$15,100	
Other Observation, Extent : N/A, Area Affected : 35%									
Location : Attic Space									
Explanation : Unfinished Planks									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING
Asset # : 2227

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	5%			2030	\$29,700	5	\$600	
	Gypsum Board	25%			LIFE	**	5-10	\$4,700	
	Masonry: Brick	10%			LIFE	**	10	\$300	
	Masonry: Fieldstone	20%	Now	\$28,800	LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Northwest Corner							
		Explanation : Major Crack Through Wall In North Side Of Second Floor							
	Plaster	20%			LIFE	**	5-10	\$1,900	
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Various							
		Staining/Discoloring, Extent : Severe, Area Affected : 25%							
		Location : Shop							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Shop And Various Other Locations							
	Plywood/Hardboard	20%			LIFE	**	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : Wood Paneling							
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$1,000	2039	**	5	\$1,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
	Exposed Struc: Wood	50%			LIFE	**	10	\$12,100	
	Gypsum Board	25%			LIFE	**	5-10	\$13,900	
	Plaster	5%			LIFE	**	5-10	\$1,400	
Site Enclosure									
	Fence/Gates								
	Wood	100%			2032				
Site Pavements									
	Parking/Driveway								
	Asphalt	100%	Now	\$109,000	2043	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 90%							
		Location : Throughout							
		Ponding, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Potholes, Extent : Severe, Area Affected : 5%							
		Location : Throughout							

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	

Over 600 Volts

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

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
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$56,800	3		
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
				<i>Location : Outside</i>					
				<i>Explanation : One Main Service Switch Rated At 600 Amperes.</i>					
	Transformers								
	Dry Type	100%			2051	* *	3	\$100	
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
				<i>Location : Outside</i>					
				<i>Explanation : One 150 Kilovolt-ampere, 4,160 High Voltage 208/120 Low Voltage</i>					
	Feeders								
	Cable	100%			2033	\$19,900	1		
	Raceway								
	Conduit	100%			2034	\$47,900	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$7,400	5		
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
				<i>Location : Electrical Closet First Floor</i>					
				<i>Explanation : One Main Service Switch Rated At 200 Amperes.</i>					
	Raceway								
	Conduit	100%			2034	\$15,800	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	\$19,500	5	\$300	
	Wiring								
	Braided Cloth	50%	2-4	\$10,300	2059	* *	1		
				<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
				<i>Location : Throughout The Building</i>					
	Thermoplastic	50%			2034	\$10,300	1		
	Motor Controllers								
	Locally Mounted	100%			2032	\$45,800	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2029	\$142,500	10	\$7,800	
				<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Throughout The Building</i>					
	Fluorescent	10%			2029	\$15,800	10	\$900	
				<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Throughout The Building</i>					

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING
Asset # : 2227

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

Lighting

Exterior Lighting

HID

10%

2029

\$4,300

10

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Closet**Explanation : Controlled Via Timer*

No Component

90%

Alarm

Security System

Generic

100%

2039

* *

1

\$3,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras, Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$5,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor**Explanation : Central Control Panel, Manual Pull Stations.*

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

Heating

Energy Source

Electricity

60%

2044

* *

1

Natural Gas

40%

2044

* *

1

Conversion Equipment

Hot Water Boiler

40%

0-2

\$3,900

2039

* *

1

\$1,700

*Corroded, Extent : Severe, Area Affected : 30%**Location : Back Of The Unit Corrosion Has Caused A Hole In The Enclosure**Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor Boiler Room**Explanation : 1 Unit*

No Component

60%

Distribution

Hot Wtr Piping/Pump

40%

2042

* *

4

\$300

No Component

60%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout**Explanation : The Old Heating Distribution Piping Has Been Cut Off And Remains In Place.*

Terminal Devices

Fan Coil Unit/Heat

100%

2034

\$92,000

1

\$3,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Hot Water Units As Well As Electrical Fan Coil Units*

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

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									
	Controls								
	Digital	100%			2027	\$106,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2029	\$17,600	1		
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$119,200	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$23,100	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 30 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Chemical System								
	Dry	100%			2029	\$59,700	1-3	\$295,900	
	Dry System, Extent : Light, Area Affected : 100%								
	Location : Fuel Station Outside Of The Building								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : 75 Square Feet Area								

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN PRATT BUILDING
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.000 / 2345 **Yr Built/Renovated** : 1963 / 2006
Area Sq Ft : 41,168 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 30-May-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4,6,Ph
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,977,800	\$50,800
Interior Architecture	\$100,200	\$508,600
Electrical		\$539,500
Mechanical	\$692,900	\$479,800
Total	\$2,770,800	\$1,578,700
Importance Code A	\$1,977,800	\$50,800
Importance Code B	\$793,000	\$1,527,900
Total	\$2,770,800	\$1,578,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$50,100		\$1,100	
Interior Architecture	\$223,600			\$6,600
Electrical	\$1,700	\$1,500	\$2,000	\$1,900
Mechanical	\$46,300	\$3,200	\$8,000	\$3,200
Site Pavements	\$33,700			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$361,300	\$10,700	\$17,000	\$17,700
Importance Code A	\$50,800	\$700	\$1,800	\$700
Importance Code B	\$273,700	\$10,000	\$15,200	\$17,000
Importance Code C	\$36,800			
Total	\$361,300	\$10,700	\$17,000	\$17,700



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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING

Asset # : 2345

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	100%	Now	\$1,635,100	LIFE	**	5	\$50,800	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout Facade, Penthouse							
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Bulkhead / Mechanical Penthouse							
		Expansion Joint Failure, Extent : Light, Area Affected : 10%							
		Location : Throughout North Facade							
		Horizontal Cracks, Extent : Severe, Area Affected : 5%							
		Location : Bulkhead / Mechanical Penthouse							
		Rusting Masonry Supt, Extent : Severe, Area Affected : 25%							
		Location : Throughout Window Openings							
		Caulking Deteriorated, Extent : Severe, Area Affected : 15%							
		Location : At Expansion Joints At South And North Facades							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
	Windows								
	Aluminum	95%	Now	\$156,100	2059	**	5	\$1,700	
		Air Infiltration, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 90%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 35%							
		Location : Window Headers							
	Metal Louvers	5%			2037	**	10	\$1,100	
	Parapets								
	Masonry: Brick	95%	Now	\$49,000	LIFE	**	5	\$1,300	1
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Inside Face Of Parapet							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : Interior Face							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%							
		Location : Penthouse							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Book Room							
	Pre-Cast Concrete	5%	4+	\$1,100	LIFE	**	5	\$400	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
		Location : Coping							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING

Asset # : 2345

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Exterior	Roof							
	IRMA/Protected Membrane	100%	Now	\$186,600	2044	**		
				<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Areas</i> <i>Ponding, Extent : Severe, Area Affected : 100%</i> <i>Location : Roof Floats Under Heavy Rain</i> <i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i> <i>Location : Around Penthouse</i>				
Interior	Floors							
	Carpet	20%	Now	\$118,400	2036	**	3	\$10,300
				<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>				
	Terrazzo	5%	Now	\$7,800	LIFE	**	5	\$1,300
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i> <i>Location : 2nd Floor</i>				
	Vinyl Tile	55%			2034	\$508,600	3	\$9,400
	Vinyl Tile 9" X 9"	20%	Now	\$26,800	2044	**	3	\$2,600
				<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>				
	Interior Walls							
	Concrete Masonry Unit	80%			LIFE	**	5	\$13,000
	Gypsum Board	20%			LIFE	**	5-10	\$6,900
	Ceilings							
	AcousTileConcealSpLn	25%	Now	\$40,400	2047	**	5	\$5,400
				<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i> <i>Location : Throughout</i>				
	AcousTileSusp.Lay-In	30%	Now	\$100,200	2054	**	5	\$5,100
				<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i> <i>Location : Throughout</i>				
	Exposed Struc: Concrete	45%			LIFE	**	5-10	\$19,300
Site Pavements	Public Sidewalk							
	Pavers/Stone	20%	Now	\$7,800	2043	**		
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i> <i>Location : Throughout</i>				
	No Component	80%						
	On-Site Walkways							
	Asphalt	100%	Now	\$6,000	2043	**		
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i> <i>Location : Throughout Front Of Building</i>				

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING
Asset # : 2345

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$19,900 2043 * *

*Cracking/Crumbling, Extent : Severe, Area Affected : 25%**Location : Throughout Parking Lot*

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

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw

100% 2034 \$190,500 5 \$200

Raceway

Conduit

90% 2034 \$89,300 1

Conduit

10% 2054 * * 1

Panelboards

Molded Case Bkrs

75% 2033 \$87,700 5 \$800

Molded Case Bkrs

25% 2050 * * 5 \$300

Wiring

Thermoplastic

30% 2054 * * 1

Thermoplastic

70% 2034 \$92,800 1

Motor Controllers

Locally Mounted

25% 2032 \$11,400 5 \$100

Motor Control Center

70% 2032 \$79,200 5 \$800

Variable Frequency

5% 2047 * *

Drive

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

LED

100% 2042 * *

Egress Lighting

Emergency, Battery

50% 2034 \$18,800 10 \$2,800

Exit, LED

15% 2062 * * 1

Exit, Service

35% 2029 \$3,400 1

Exterior Lighting

HID

10% 2029 \$18,800 10

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Perimeter**Explanation : Controlled Via Photocell*

No Component

90%

Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING
Asset # : 2345

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

Alarm

Security System
Generic

100%

2039

* *

1

\$15,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Under Construction

100%

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

Heating

Conversion Equipment
Heat Exchanger, Plate &
Frame

60%

2030

\$33,900

1

\$6,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

No Component

40%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Gets Steam Direct From Library Building***Distribution**

Hot Wtr Piping/Pump
Steam Piping/Pump

60%

2033

\$17,600

4

\$1,000

40% 0-2

\$2,100

2044

* *

*Damaged, Extent : Moderate, Area Affected : 25%**Location : Throughout***Terminal Devices**

Convactor/Radiator
No Component

40%

2032

\$43,900

1

\$3,000

60%

Controls

Digital

100%

2027

\$692,900

Air Conditioning

Energy Source
Electricity

100%

2042

* *

1

Conversion Equipment

Reciprocating
Compr/Chiller

90%

2039

* *

1

\$9,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Penthouse**Explanation : 1 Unit Refrigerant R-410a*

Split Unit

10%

2039

* *

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING

Asset # : 2345

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$3,600	2034	\$36,200	4	\$1,100	
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Penthouse									
Terminal Devices									
	Air Handler/Cool/Ht No Component	90%			2029	\$390,500	1	\$12,700	
		10%							
Heat Rejection									
	Air Cooled Condenser Unit	90%			2039	* *	2	\$14,400	
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$19,600	LIFE	* *	2-5	\$12,800	
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%									
Location : Various Locations									
Unbalanced System, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Exhaust Fans									
	Interior	90%			2029	\$89,300	2	\$600	
	Roof	10%			2034	\$4,300	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	0-2	\$14,400	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st To 6th Floor									
Explanation : Watson And Pratt Share One Elevator. It Is Down Often, No Parts Available In The Market.									

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.230 / 13390 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 70,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 30-May-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,5,6
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$525,100	\$887,900
Interior Architecture	\$186,500	\$121,400
Mechanical	\$3,436,100	\$6,637,600
Total	\$4,147,700	\$7,646,900
Importance Code A	\$525,100	\$887,900
Importance Code B	\$3,622,600	\$6,759,000
Total	\$4,147,700	\$7,646,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$62,700		\$10,200	
Interior Architecture	\$85,900		\$4,000	\$2,000
Electrical	\$13,700	\$11,400	\$16,000	\$11,400
Mechanical	\$31,400	\$21,800	\$34,200	\$17,100
Site Pavements	\$54,200			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$253,800	\$39,100	\$70,300	\$36,400
Importance Code A	\$62,700		\$10,200	
Importance Code B	\$102,300	\$39,100	\$60,200	\$36,400
Importance Code C	\$88,800			
Total	\$253,800	\$39,100	\$70,300	\$36,400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

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									
	Copper/Terne	5%			2054	**	10	\$8,900	
	Metal Panel	5%			2044	**	5-10	\$26,100	
	Pre-Cast Concrete	85%	Now	\$457,300	LIFE	**	5	\$209,800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : South Facade									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : 2nd And 3rd Floors Over Main Entrance									
	Window Wall	5%	Now	\$45,000	2054	**	5	\$7,100	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Caulking Deteriorated, Extent : Severe, Area Affected : 10%									
Location : South Facade									
Windows									
	Aluminum	95%	Now	\$1,600	2050	**	5	\$100	
Condensation Present, Extent : Severe, Area Affected : 10%									
Location : Study Carrels On North Side									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Study Carrels On North Side									
	Metal Louvers	5%			2043	**	10	\$100	
Parapets									
	Copper/Terne	10%			2069	**	5	\$2,200	
	Metal Panel	15%			2054	**	5	\$2,700	
	Metal Rail	20%			2047	**	5-10	\$16,800	
	Pre-Cast Concrete	55%			LIFE	**	5	\$32,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parapet Wall									
Explanation : Low Parapet									
Roof									
	IRMA/Protected Membrane	100%	Now	\$67,800	2029			\$678,100	
Debris Present, Extent : Moderate, Area Affected : 15%									
Location : Rooftop									
Insul Miss/Displaced, Extent : Light, Area Affected : 10%									
Location : Throughout Roof									
Vegetation Growth, Extent : Light, Area Affected : 5%									
Location : Sporadic Spots On Roof									
Interior									
Floors									
	Cast in Place Concrete	70%			LIFE	**	5	\$242,800	
	Ceramic Tile	5%			2043	**	5	\$4,000	
	Terrazzo	5%	4+	\$18,100	LIFE	**	5	\$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Elevator Lobby On Ground Floor									
	Vinyl Tile	20%			2039	**	3	\$5,900	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$3,600	
	Concrete Masonry Unit	15%			LIFE	**	5	\$3,400	
	Gypsum Board	75%			LIFE	**	5-10	\$36,400	
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : 6th Floor Stairwells									
	Wood	5%			LIFE	**	5	\$11,400	
Ceilings									
	AcousTileSusp.Lay-In	5%			2047	**	5	\$4,000	
	Exposed Struc: Concrete	75%			LIFE	**	5-10	\$74,300	
	Exposed Struc: Steel	10%			LIFE	**	10	\$15,900	
	Gypsum Board	10%			LIFE	**	5-10	\$27,300	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : 5th Floor Lobby									
Site Pavements									
On-Site Walkways									
	Asphalt	80%			2047	**			
	Cast in Place Concrete	5%			2051	**			
	Panel/Paver: Bluestone	15%	Now	\$11,000	LIFE	**	5	\$1,400	
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Main Entrance									
Explanation : Deteriorated Masonry Joints									
Parking/Driveway									
	Asphalt	100%	Now	\$43,300	2043	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2044	* *	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One Main Service Switch Rated At 4,000 Amperes.									
Switchgear / Switchboard									
	Fused Disc Sw	30%			2044	* *	5	\$100	
	Molded Case Bkrs	70%			2044	* *	5	\$1,300	
Raceway									
	Conduit	100%			2044	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2042	* *	5	\$1,800	
Wiring									
	Thermoplastic	100%			2044	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM

Asset # : 13390

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									
Motor Controllers									
	Locally Mounted	10%			2039	**	5		
	Motor Control Center	85%			2039	**	5	\$1,600	
	Variable Frequency Drive	5%			2047	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$2,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2039	**	1	\$21,500	
Generators									
	Diesel	100%			2037	**	1	\$27,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Rated At 288 Kilovolt Amperes								
Batteries									
	Lead/Acid	100%			2027	\$2,400	5	\$2,600	
Fuel Storage									
	Day Tank	50%			2042	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : 75 Gallons Rated Capacity								
	Main Tank	50%			2049	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : First Floor Mechanical Room								
	Explanation : 275 Gallons Rated Capacity								
Lighting									
Interior Lighting									
	LED	100%			2042	**			
Egress Lighting									
	Emergency, Service	50%			2034	\$21,100	1		
	Exit, LED	50%			2049	**	1		
Exterior Lighting									
	HID	10%			2034	\$31,900	10		
	No Component	90%							
Alarm									
Security System									
	Generic	100%			2042	**	1	\$26,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM

Asset # : 13390

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2042

* *

1-3

\$43,100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.

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

Plant Campus Steam /
PRV

100%

2034

\$9,500

1

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout

Explanation : Steam From Adjacent Library Building

Conversion Equipment

Heat Exchanger, Shell &
Tube

100%

2037

* *

Other Observation, Extent : N/A, Area Affected : 100%

Location : 1st Floor Mechanical Room

Explanation : 2 Steam To Hot Water Heat Exchangers

Distribution

Hot Wtr Piping/Pump

90%

2042

* *

4

\$4,700

Steam Piping/Pump

10%

2044

* *

Terminal Devices

Convactor/Radiator

5%

2039

* *

1

\$1,100

Unit Heater - Steam

5%

2034

\$19,400

4

\$500

No Component

90%

Other Observation, Extent : N/A, Area Affected : 0%

Location : Throughout

Explanation : Listed Under Air Conditioning Section

Controls

Digital

100%

2027

\$1,963,500

Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	90%	2-4	\$1,254,500	2049	* *	1	\$61,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : 2 Units, Over 25 Years Old And Nearing The End Of Its Useful Life							
	Interior Pkg Unit - Cooling	5%			2028	\$54,100	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit, 5th Floor Ac Room							
	Split Unit	5%			2039	* *			
Distribution									
	CW & CHW Wtr Pipe/Pump	95%			2034	\$105,000	4	\$4,900	
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	95%			2034	\$1,260,200	1	\$41,100	
	No Component	5%							
Heat Rejection									
	Water Cooling Tower	95%	2-4	\$164,000	2032	\$328,100	2	\$53,500	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Valves, Piping And Heat Rejection Fins, 5th Floor Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 5th Floor Roof							
		Explanation : 2 Units, Nearing The End Of Its Useful Life							
	No Component	5%							
Dehumidifier									
	No Component	65%							
	Generic	35%			2032	\$4,656,200			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 5th And 6th Floor							
		Explanation : Two Units							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$61,800	
Exhaust Fans									
	Interior	95%			2034	\$288,100	2	\$2,000	
	Roof	5%			2034	\$6,600	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger									
	HTHW/HW	100%			2044	* *			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2034	\$30,500	1	\$4,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor To 6th Floor							
		Explanation : 1 Unit.							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$35,300	
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$19,600	
	Fire Pump								
	Generic	100%			2037	* *	1	\$13,100	

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN STONE MILL
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.010 / 2346 **Yr Built/Renovated** : 1840 / 2010
Area Sq Ft : 12,840 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-May-2023 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2,Att
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$398,500
Interior Architecture	\$127,300	
Mechanical	\$395,300	\$525,000
Total	\$522,600	\$923,500
Importance Code A		\$398,500
Importance Code B	\$395,300	\$525,000
Importance Code C	\$127,300	
Total	\$522,600	\$923,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$54,000			
Interior Architecture	\$46,600		\$79,200	\$2,400
Electrical	\$1,600	\$1,200	\$1,500	\$1,200
Mechanical	\$36,400	\$16,900	\$17,000	\$32,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$142,500	\$22,100	\$101,600	\$40,100
Importance Code A	\$54,600	\$600	\$600	\$600
Importance Code B	\$71,400	\$21,400	\$98,000	\$39,500
Importance Code C	\$16,400		\$3,000	
Total	\$142,500	\$22,100	\$101,600	\$40,100



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

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	10%	Now	\$5,900	LIFE	**	5	\$2,300	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Rear Of Building									
	Masonry: Fieldstone	80%			LIFE	**	5	\$27,700	
	Window Wall	10%			2044	**	5	\$8,700	
Other Observation, Extent : N/A, Area Affected : 10%									
Location : Basement Level To Rear Recreational Space									
Explanation : Row Of French Doors With Side Lights									
Windows									
	Wood	100%			2050	**	5	\$44,900	
Parapets									
	Masonry: Fieldstone	100%	0-2	\$6,900	LIFE	**	5	\$3,300	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Adjacent To Mechanical Equipment At Rear Of Building									
Explanation : Water Penetration									
Roof									
	Wood Shingles	100%			2030	\$398,500	10	\$4,900	
Interior									
Floors									
	Carpet	20%			2027	\$72,900	3	\$7,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$4,200	
	Ceramic Tile	5%			2043	**	5	\$1,000	
	Quarry Tile	15%			2039	**	5	\$4,300	
	Traffic Topping	15%			2039	**	5	\$3,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Cellar Level									
Explanation : Liquid Applied Resin Coating With Hardwood Border									
	Wood	40%			2049	**	5	\$14,400	
Interior Walls									
	Ceramic Tile	15%			2037	**	5	\$5,900	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,600	
	Fiberglass Panel	1%			LIFE	**	10	\$100	
	Gypsum Board	27%			LIFE	**	5-10	\$18,100	
	Masonry: Brick	5%			LIFE	**	10	\$600	
	Masonry: Fieldstone	45%	0-2	\$127,300	LIFE	**			
Other Observation, Extent : Light, Area Affected : 5%									
Location : Basement Mechanical Room									
Explanation : Water Penetration									
	Wood	2%			LIFE	**	5	\$6,300	
Ceilings									
	AcousTileSusp.Lay-In	30%			2047	**	5	\$6,700	
	Exposed Struc: Steel	5%			LIFE	**	10	\$2,200	
	Exposed Struc: Wood	50%			LIFE	**	10	\$16,700	
	Gypsum Board	15%			LIFE	**	5-10	\$11,400	

Site Enclosure

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

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

Site Enclosure

Fence/Gates

Aluminum Rail

80%

2039

**

5-10

Wood

20%

2032

Retaining Walls

Masonry: Fieldstone

100%

2044

**

Site Pavements

On-Site Walkways

Pavers/Stone

100%

2043

**

Other Observation, Extent : N/A, Area Affected : 80%

Location : Front Of Building

Explanation : Asphalt Pavers

Parking/Driveway

Asphalt

100%

2043

**

Activity Yard

Pavers/Stone

100%

2043

**

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

Molded Case Bkrs

100%

2054

**

5

\$300

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs

100%

2054

**

5

\$300

Raceway

Conduit

100%

2054

**

1

Panelboards

Molded Case Bkrs

100%

2050

**

5

\$300

Wiring

Thermoplastic

100%

2054

**

1

Motor Controllers

Locally Mounted

90%

2047

**

5

\$100

Variable Frequency

10%

2051

**

Drive

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$400

Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	20%			2039	* *	10	\$2,400	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : 2nd Floor							
	Fluorescent	40%			2039	* *	10	\$4,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
Fluorescent		10%			2039	* *	10	\$1,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : 1st Floor							
	LED	30%			2039	* *			
Egress Lighting									
Emergency, Service	Emergency, Service	20%			2039	* *	1		
	Emergency, Battery	40%			2039	* *	10	\$1,200	
	Exit, LED	40%			2062	* *	1		
Exterior Lighting									
HID	HID	10%			2039	* *	10		
	No Component	90%							
Alarm									
Security System	Generic	100%			2039	* *	1	\$4,800	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras, Intrusion Alarm System							
Fire/Smoke Detection	Generic, Digital	100%			2039	* *	1-3	\$7,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2044	* *	1		
Conversion Equipment	Hot Water Boiler	100%			2039	* *	1	\$6,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units								
Distribution									
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$900	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

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									
	Terminal Devices								
	Convactor/Radiator	5%			2039	* *	1	\$200	
	No Component	95%							
	Controls								
	Digital	100%			2027	\$395,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2034	\$203,000	1	\$6,000	
		Other Observation, Extent : N/A, Area Affected : 100% Location : On Side Of The Building Explanation : 1 Unit, R-410a							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	\$267,100	1	\$7,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Attic Explanation : 4 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,300	
	Exhaust Fans								
	Interior	90%			2034	\$54,900	2	\$400	
	Roof	10%			2034	\$2,700	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2044	* *			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 1 Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2034	\$7,200	4	\$800	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Courtyard Explanation : 1 Unit							
	Fixtures								
	Generic	100%							
Vertical Transport									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

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
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression	Sprinkler								
	Generic	100%			2044		* *	1-2	\$3,600
Chemical System	Generic	100%			2029	\$43,700	1-3	\$202,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 50 Square Feet							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.070 / 2371 **Yr Built/Renovated** : 1934 /
Area Sq Ft : 7,100 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-May-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$130,300	
Mechanical		\$179,900
Total	\$130,300	\$179,900
Importance Code A	\$130,300	\$179,900
Total	\$130,300	\$179,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$43,400			
Interior Architecture	\$54,100			\$300
Electrical	\$10,300	\$300	\$300	\$400
Mechanical		\$700	\$10,500	\$700
Site Enclosure	\$13,100			
Site Pavements	\$12,300			
Total	\$133,300	\$900	\$10,800	\$1,300
Importance Code A	\$43,400	\$700		\$700
Importance Code B	\$74,800	\$300	\$10,800	\$700
Importance Code C	\$15,100			
Total	\$133,300	\$900	\$10,800	\$1,300



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE
Asset # : 2371

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								
	Alum/Vinyl Siding	65%	Now	\$9,200	2044	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : All Facades							
	Masonry: Brick	20%	Now	\$23,500	LIFE	* *	5	\$1,500	
		Diagonal Cracks, Extent : Light, Area Affected : 5%							
		Location : North Wall							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : East Facade							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : North And East Walls							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Facades							
	Metal Coiling Doors	15%			2039	* *	5	\$3,400	
Windows									
	Aluminum	30%			2050	* *	5	\$100	
	Wood	70%	Now	\$10,700	2059	* *	5	\$1,400	1
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Upper Floor							
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : Upper Floor							
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Upper Floor							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Upper Floor							
Roof									
	Slate	100%	Now	\$130,300	LIFE	* *			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%							
		Location : East Facade							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : South End							
Interior									
	Floors								
	Cast in Place Concrete	50%			LIFE	* *	5	\$23,200	
		Paint Peeling, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Vinyl Tile	25%	Now	\$21,400	2044	* *	3	\$1,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 35%							
		Location : Various Areas							
		Worn/Eroded, Extent : Severe, Area Affected : 30%							
		Location : North End Of Upper Floor							
	Wood	25%			2049	* *	5	\$5,000	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floor							

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE
Asset # : 2371

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Fiberglass Panel	5%			LIFE	* *	10		
	Gypsum Board	50%			LIFE	* *	5-10	\$1,300	
	Masonry: Brick	15%			LIFE	* *	10	\$100	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : South End Of Shop								
	Masonry: Fieldstone	10%	Now	\$700	LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Explanation : Water Infiltration								
	Wood	20%			LIFE	* *	5	\$2,400	
Ceilings									
	AcousTileSusp.Lay-In	2%			2039	* *	5	\$200	
	Exposed Struc: Wood	20%			LIFE	* *	10	\$3,200	
	Gypsum Board	58%	Now	\$10,500	LIFE	* *	5	\$7,700	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Various Areas								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : Lower Floor								
	Gypsum Board	20%			LIFE	* *	5-10	\$7,300	
Site Enclosure									
Free Standing Walls									
	Cast in Place Concrete	100%			2069	* *			
Retaining Walls									
	Masonry: Fieldstone	100%	0-2	\$13,100	2044	* *			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : Top Of North Wall								
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$2,100	2054	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 90%								
	Location : Throughout								
Parking/Driveway									
	Asphalt	100%	Now	\$10,200	2037	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Under 600 Volts									
Raceway									
	Conduit	100%			2034	\$4,300	1		
Panelboards									
	Molded Case Bkrs	100%			2033	\$9,700	5	\$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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE
Asset # : 2371

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Braided Cloth	40%	2-4	\$3,500	2059	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	60%			2034	\$5,300	1		
Motor Controllers									
	Locally Mounted	100%			2032	\$11,200	5		
Lighting									
	Interior Lighting								
	Fluorescent	90%			2029	\$44,100	10	\$5,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2029	\$4,900	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Exterior Lighting									
	LED	20%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2042	* *	1	\$2,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Radiant Heater	100%			2034	\$179,900	2	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : 10 Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Window/Wall Unit	40%			2027	\$10,500	1		
	No Component	60%							

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE
Asset # : 2371

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2034	\$44,400	1		
	Galvanized Steel	50%			2032	\$44,100	1		
	Water Heater With Tanks								
	Electric	100%			2032	\$46,200	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 2nd Floor						
			Explanation : 30 Gallons						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
			Obsolete Fixtures, Extent : Moderate, Area Affected : 50%						
			Location : Locker Room						

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.120 / 2257 **Yr Built/Renovated** : 1982 /
Area Sq Ft : 4,210 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-May-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$163,000
Total		\$163,000
Importance Code B		\$163,000
Total		\$163,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$81,100		\$1,300	
Interior Architecture	\$26,100			
Electrical	\$2,800	\$300	\$300	\$300
Mechanical		\$100	\$1,600	\$100
Site Pavements	\$5,600			
Total	\$115,600	\$400	\$3,300	\$500
Importance Code A	\$81,100	\$100	\$1,300	\$100
Importance Code B	\$26,900	\$300	\$1,900	\$400
Importance Code C	\$7,600			
Total	\$115,600	\$400	\$3,300	\$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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP
Asset # : 2257

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: Fieldstone	35%	4+	\$15,600	LIFE	**	5	\$2,300	
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Front And Side Facades							
	Metal Sect. OHD	15%			2039	**	5	\$4,200	
	Stucco Cement	50%	Now	\$12,300	2039	**	5	\$5,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Sides And Rear Of Building							
Parapets									
	Masonry: Fieldstone	90%			LIFE	**	5-10	\$41,100	
	Stucco Cement	10%	Now	\$1,300	2039	**	5	\$600	
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : West Wall							
Roof									
	Asphalt Shingle	90%			2037	**	10	\$1,300	
	Skylight, Metal/Glass	10%	Now	\$12,100	2044	**			
		Glazing Broken/Cracked, Extent : Light, Area Affected : 5%							
		Location : Garage Skylight							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%							
		Location : Intersection Of Ridge And Wall							
Soffits									
	Cast in Place Concrete	100%	Now	\$3,600	LIFE	**	5	\$3,100	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : Above Garage Doors							
Interior									
Floors									
	Cast in Place Concrete	100%	0-2	\$11,000	LIFE	**	5	\$14,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	90%	Now	\$1,800	LIFE	**	5	\$400	
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Near Roof							
	Gypsum Board	10%	Now	\$200	LIFE	**	5	\$100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Upper Wall							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Upper Wall							
Ceilings									
	Exposed Struc: Steel	97%			LIFE	**	10	\$12,800	
	Gypsum Board	3%	Now	\$300	LIFE	**	5	\$200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Office Ceiling							
Site Pavements									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP
Asset # : 2257

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

Site Pavements

Parking/Driveway

Asphalt

100% 0-2 \$5,600 2043 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2034 \$14,700 5

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One Main Service Switch Rated At 600 Amperes.

Switchgear / Switchboard

Molded Case Bkrs

100% 2034 \$63,500 5 \$100

Raceway

Conduit

100% 2034 \$36,000 1

Panelboards

Molded Case Bkrs

100% 2033 \$48,500 5 \$100

Wiring

Thermoplastic

100% 2034 \$32,500 1

Motor Controllers

Locally Mounted

100% 2032 \$17,800 5

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$100

Stand-by Power

Transfer Switches

Automatic

100% 2032 \$12,900 1 \$1,300

Generators

Diesel

100% 2030 \$99,500 1 \$1,600

Other Observation, Extent : N/A, Area Affected : 100%

Location : Outside

Explanation : Rated At 188 Kilovolt Amperes

Batteries

Lead/Acid

100% 2025 \$2,400 5 \$200

Fuel Storage

Main Tank

100% 2037 * * 5

Other Observation, Extent : N/A, Area Affected : 100%

Location : Outside

Explanation : 250 Gallons Rated Capacity

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP
Asset # : 2257

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	\$37,400	10	\$4,000	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	Egress Lighting								
	Emergency, Service	100%			2034	\$2,600	1		
	Exterior Lighting								
	LED	20%			2039	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Building Perimeter					
				Explanation : Controlled Via Photocell					
	No Component	80%							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Radiant Heater	30%			2034	\$33,600	2	\$600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mechanic Area					
				Explanation : 3 Units					
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2027	\$1,600	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Wall Unit	70%			2034	\$1,300	2	\$100	
	No Component	30%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$23,100	4		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 1st Floor Sink					
				Explanation : 30 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	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.

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN VISITOR SHOP
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.250 / 13970 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 5,232 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-May-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical	\$232,600	
Total	\$232,600	
Importance Code B	\$232,600	
Total	\$232,600	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,500		\$9,000	
Interior Architecture	\$41,700			
Electrical	\$500	\$500	\$700	\$500
Mechanical	\$4,500		\$500	
Total	\$58,200	\$500	\$10,100	\$500
Importance Code A	\$11,500		\$9,000	
Importance Code B	\$43,300	\$500	\$1,100	\$500
Importance Code C	\$3,400			
Total	\$58,200	\$500	\$10,100	\$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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITOR SHOP
Asset # : 13970

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: Fieldstone	30%			LIFE	**	5	\$10,500	
	Metal Panel	20%			2054	**	5-10	\$32,100	
	Window Wall	50%			2054	**	5	\$43,800	
Roof									
	Metal Panel	85%			2047	**	10	\$9,000	
	Skylight, Plastic	15%	Now	\$6,300	2047	**	1		
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Edge At The Rear Of Building									
Soffits									
	Wood	100%			2047	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front And Rear Facade									
Explanation : Roof Overhang									
Interior									
Floors									
	Cast in Place Concrete	100%	4+	\$24,200	LIFE	**	5	\$26,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 2%									
Location : Entry To Staff Area									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Gypsum Board	5%			LIFE	**	5-10	\$1,100	
	Masonry: Fieldstone	50%			LIFE	**	10	\$2,700	
	No Component	45%							
Ceilings									
	Exposed Struc: Wood	95%			LIFE	**	10	\$13,100	
	Gypsum Board	5%			LIFE	**	5-10	\$1,600	
Site Pavements									
On-Site Walkways									
	Pavers/Stone	20%			2043	**			
	No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Exterior Sales Area									
Explanation : Gravel									
Parking/Driveway									
	Asphalt	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2044	* *	5	\$100	
	Raceway								
	Conduit	100%			2044	* *	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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITOR SHOP
Asset # : 13970

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2042	* *	5	\$100	
Wiring									
	Thermoplastic	100%			2044	* *	1		
Motor Controllers									
	Locally Mounted	100%			2039	* *	5		
Lighting									
Interior Lighting									
	Fluorescent	30%			2034	\$10,900	10	\$1,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2034	\$3,600	10	\$500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	60%			2039	* *			
Egress Lighting									
	Exit, LED	100%			2062	* *	1		
Exterior Lighting									
	HID	10%			2039	* *	10		
	No Component	90%							
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$2,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$3,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Central Control Panel, Strobe Lights, Alarm Bells, Smoke Detection.									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Controls								
	Digital	100%			2027	\$146,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITOR SHOP
Asset # : 13970

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%	2-4	\$85,900	2044	* *	2	\$300	
	Obsolete Equipment, Extent : Severe, Area Affected : 100% Location : 2 Units Outside R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Units, Outside Rear Of The Building								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$4,500	LIFE	* *	2-5	\$2,900	
	Corroded, Extent : Moderate, Area Affected : 10% Location : Outside Of The Building Insul. Deteriorating, Extent : Moderate, Area Affected : 10% Location : Outside Of The Building								
	Exhaust Fans								
	Roof	100%			2034	\$9,900	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$23,100	4		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Office Area Explanation : 30 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.270 / 13972 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 2,780 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-May-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$70,700
Total		\$70,700
Importance Code A		\$70,700
Total		\$70,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$10,700	\$12,400	\$22,400	
Interior Architecture	\$20,800			\$2,100
Electrical	\$300	\$300	\$300	\$300
Mechanical	\$900	\$300	\$200	\$300
Total	\$32,700	\$12,900	\$23,000	\$2,600
Importance Code A	\$10,700	\$12,600	\$22,400	\$300
Importance Code B	\$17,500	\$300	\$600	\$300
Importance Code C	\$4,500			\$2,100
Total	\$32,700	\$12,900	\$23,000	\$2,600



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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS
Asset # : 13972

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: Fieldstone	50%			LIFE	**	5	\$6,300	
	Metal Panel	48%			2060	**	5-10	\$27,600	
	Stucco Cement	2%			2047	**	5	\$400	
	Windows								
	Aluminum	100%			2056	**	5	\$1,100	
	Roof								
	Metal Panel	100%			2047	**	10	\$22,200	
	Soffits								
	Wood	100%			2051	**	5	\$23,700	
Interior									
	Floors								
	Cast in Place Concrete	100%			LIFE	**	5	\$17,900	
	Horizontal Cracks, Extent : Light, Area Affected : 10%								
	Location : Womens Restroom								
	Interior Walls								
	Ceramic Tile	50%			2043	**	5	\$4,100	
	Gypsum Board	50%			LIFE	**	5-10	\$7,000	
	Ceilings								
	Exposed Struc: Wood	100%			LIFE	**	10	\$7,300	
Site Pavements									
	On-Site Walkways								
	Asphalt	50%			2043	**			
	Pavers/Stone	50%			2043	**			
	Parking/Driveway								
	Asphalt	100%			2043	**			

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%			2054	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2050	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2047	* *	5		
	Variable Frequency Drive	20%			2051	* *			
Lighting									
	Interior Lighting								
	Fluorescent	100%			2039	* *	10	\$2,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS
Asset # : 13972

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting Exit, Service	100%			2039	* *	1		
	Exterior Lighting LED	10%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Controlled Via Timer							
	No Component	90%							
Alarm									
	Security System Generic	100%			2039	* *	1	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection Generic, Digital	100%			2039	* *	1-3	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Smoke Detection.							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source Electricity	100%			2054	* *	1		
	Conversion Equipment Radiant Heater	100%			2034	\$70,700	2	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : 8 Units							
Ventilation									
	Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,500	
	Exhaust Fans Interior	100%			2039	* *	2	\$100	
Plumbing									
	H/C Water Piping Brass/Copper	100%			2054	* *	1		
	Water Heater With Tanks Electric	100%			2032	\$23,100	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mens Room Closet							
		Explanation : 50 Gallons							
	Sanitary Piping Cast Iron	100%			LIFE	* *	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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS

Asset # : 13972

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK BOTANICAL GARDEN WATSON BUILDING
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.100 / 2373 **Yr Built/Renovated** : 1972 / 2006
Area Sq Ft : 29,781 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 30-May-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$6,927,500	\$555,800
Interior Architecture	\$266,400	
Mechanical	\$1,329,900	\$1,473,100
Total	\$8,523,800	\$2,028,900
Importance Code A	\$6,927,500	\$656,500
Importance Code B	\$1,478,800	\$1,372,400
Importance Code C	\$117,500	
Total	\$8,523,800	\$2,028,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$140,800			
Interior Architecture	\$106,800		\$1,200	\$17,000
Electrical	\$7,800	\$2,800	\$3,700	\$3,000
Mechanical	\$48,400	\$8,200	\$10,900	\$5,400
Site Pavements	\$36,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$344,300	\$14,900	\$19,800	\$29,400
Importance Code A	\$142,800	\$2,000	\$2,000	\$2,000
Importance Code B	\$161,100	\$12,900	\$17,100	\$27,400
Importance Code C	\$40,400		\$600	
Total	\$344,300	\$14,900	\$19,800	\$29,400



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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING**

Asset # : 2373

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	30%	2-4	\$35,800	LIFE	* *	5	\$21,000	
				Efflorescence, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Caulking Deteriorated, Extent : Moderate, Area Affected : 15%					
				Location : At Expansion Joints					
				Water Penetration, Extent : Severe, Area Affected : 10%					
				Location : Stairwell					
	Metal/Glass Curt Wall	60%	Now	\$6,927,500	LIFE	* *	5	\$78,900	1
				Air Infiltration, Extent : Severe, Area Affected : 10%					
				Location : Throughout					
				Broken/Missing Elements, Extent : Severe, Area Affected : 5%					
				Location : Various Areas					
				Corrosion/Rusting, Extent : Severe, Area Affected : 20%					
				Location : Various Mullions					
				Caulking Deteriorated, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
				Water Penetration, Extent : Severe, Area Affected : 10%					
				Location : Various Offices					
	Stucco Cement	10%			2039	* *	5	\$17,500	
Windows									
	Aluminum	15%	Now	\$31,300	2059	* *	5	\$300	
				Bent/Warped Elements, Extent : Severe, Area Affected : 25%					
				Location : Various Locations					
				Caulking Deteriorated, Extent : Severe, Area Affected : 35%					
				Location : Throughout					
				Unit Inoperable, Extent : Severe, Area Affected : 20%					
				Location : Various Locations					
				Water Penetration, Extent : Severe, Area Affected : 25%					
				Location : Various Locations					
	No Component	85%							

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

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									
Parapets									
	Masonry: Brick Cavity	20%	4+	\$27,500	LIFE	* *	5	\$900	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
	Metal/Glass Curt Wall	40%	Now	\$30,600	2044	* *	5	\$3,600	
		Corrosion/Rusting, Extent : Severe, Area Affected : 25%							
		Location : Various Areas							
		Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Various Areas							
	Metal Panel	10%	Now	\$1,900	2044	* *	5	\$900	1
		Caulking Deteriorated, Extent : Severe, Area Affected : 50%							
		Location : Coping Throughout							
	Stucco Cement	30%	0-2	\$4,200	2039	* *	5	\$1,800	
		Worn/Eroded, Extent : Moderate, Area Affected : 15%							
		Location : Various Areas							
Roof									
	IRMA/Protected Membrane	100%	0-2	\$9,500	2034		\$476,900		
		Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%							
		Location : Watson Connector							
Interior									
Floors									
	Carpet	45%			2030	\$475,200	3	\$55,000	
	Cast in Place Concrete	5%			LIFE	* *	5	\$13,400	
	Ceramic Tile	3%	Now	\$40,400	2049	* *	5	\$900	
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Bathrooms							
	Ceramic Tile	2%			2047	* *	5	\$1,200	
	Terrazzo	3%			LIFE	* *	5	\$2,900	
	Vinyl Tile	42%	Now	\$34,600	2039	* *	3	\$9,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Worn/Eroded, Extent : Severe, Area Affected : 20%							
		Location : Various Areas							
Interior Walls									
	Ceramic Tile	3%	Now	\$61,500	2049	* *	5	\$1,000	
		Worn/Eroded, Extent : Severe, Area Affected : 30%							
		Location : Bathrooms							
	Ceramic Tile	2%			2047	* *	5	\$1,300	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Handicap Toilet							
	Concrete Masonry Unit	15%			LIFE	* *	5	\$7,600	
	Gypsum Board	80%			LIFE	* *	5-10	\$86,500	

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING
Asset # : 2373

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	20%			2039	* *	5	\$15,300	
	AcousTileSusp.Lay-In	75%	Now	\$148,900	2047	* *	5	\$22,900	
Misaligned/Bulging, Extent : Severe, Area Affected : 25%									
Location : First And Fourth Floors									
Staining/Discoloring, Extent : Severe, Area Affected : 30%									
Location : First And Fourth Floors									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : South Side At Windows									
Worn/Eroded, Extent : Severe, Area Affected : 30%									
Location : First And Fourth Floors									
	Exposed Struc: Steel	5%			LIFE	* *	10	\$6,100	
Site Pavements									
On-Site Walkways									
	Asphalt	95%	Now	\$7,400	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Throughout									
	Panel/Paver: Concrete	5%			2054	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$29,200	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Potholes, Extent : Severe, Area Affected : 5%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2034	\$42,300	5	\$100	
Raceway									
	Conduit	95%			2034	\$34,200	1		
	Conduit	5%			2044	* *	1		
Panelboards									
	Molded Case Bkrs	25%			2042	* *	5	\$200	
	Molded Case Bkrs	65%			2033	\$19,000	5	\$500	
	Molded Case Bkrs	10%			2050	* *	5	\$100	
Wiring									
	Thermoplastic	20%			2054	* *	1		
	Thermoplastic	50%			2034	\$16,300	1		
	Thermoplastic	30%			2044	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

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								
Motor Controllers								
Locally Mounted	15%			2032	\$10,400	5		
Locally Mounted	5%			2047	* *	5		
Motor Control Center	70%			2032	\$48,600	5	\$600	
Variable Frequency Drive	10%			2051	* *			
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2029	\$33,500	10	\$4,900	
Exit, Service	50%			2029	\$8,600	1		
Exterior Lighting								
HID	10%			2029	\$13,600	10		
	Outdr Lights On During Daytime, Extent : Light, Area Affected : 100%							
	Location : Building Perimeter							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Building Perimeter							
	Explanation : Controlled Via Photocell							
No Component	90%							
Alarm								
Security System								
Generic	100%			2039	* *	1	\$11,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Outside The Building							
	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	\$18,300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.							

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								
	Plant Campus Steam / PRV	100%			2054	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Steam Provided From Adjacent Library Building									

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2030	\$100,700	1	\$20,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 1 Unit							
Distribution								
Hot Wtr Piping/Pump	70%	0-2	\$12,200	2042	* *	4	\$1,400	
	Corroded, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations							
	Loose, Extent : Moderate, Area Affected : 50%							
	Location : Control Valves, Various Locations.							
Steam Piping/Pump	30%			2034	\$95,800			
Terminal Devices								
Fan Coil Unit/Heat	50%	2-4	\$494,500	2044	* *	1	\$5,900	
	Damaged, Extent : Moderate, Area Affected : 80%							
	Location : Throughout							
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Inefficient Units							
No Component	50%							
Controls								
Digital	100%			2027	\$835,400			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2039	* *	1	\$7,600	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Using Refrigerant R410 In The Penthouse							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 1 Unit. Using Refrigerant R-410a							
Ext Pkg Unit - Heating/Cooling	50%			2029	\$335,100	2	\$1,300	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : 1 Unit, 4th Floor Roof							
No Component	10%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	40%	0-2	\$2,300	2034	\$23,200	4	\$800	
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Penthouse And Various Other Areas									
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2029	\$69,700	1	\$2,500	
	Fan Coil - 4 Pipe	40%			2029	\$546,200	1	\$5,300	
	No Component	50%							
Heat Rejection									
	Dry Cooler	40%			2039	* *	2	\$11,400	
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	60%	0-2	\$21,000	LIFE	* *	2-5	\$13,700	
Unbalanced System, Extent : Moderate, Area Affected : 80%									
Location : Throughout									
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$14,400	
Exhaust Fans									
	Interior	75%			2034	\$132,700	2	\$900	
	Roof	25%			2034	\$19,400	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks									
	Electric	100%	0-2	\$500	2034	\$23,100	4		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Penthouse									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse									
Explanation : 85 Gallons									
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$192,900	4	\$6,100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2039	* *	1	\$1,800	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2044	* *	1-5	\$20,600	

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 OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		99%						
Generic		1%		2044	* *	1-2	\$100	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK CITY CENTER
Address : 130 W 56TH ST. BETWEEN 6TH - 7TH AVENUES
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0018.000 / 2354 **Yr Built/Renovated** : 1924 / 2011
Area Sq Ft : 174,689 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Mar-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,5,9
Block : 1008 **Lot** : 15 **BIN** : 1023391

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$576,700	\$295,200
Interior Architecture	\$82,300	\$1,407,100
Electrical	\$1,176,600	\$489,100
Mechanical	\$615,600	\$6,748,300
Total	\$2,451,200	\$8,939,700
Importance Code A	\$576,700	\$295,200
Importance Code B	\$1,874,500	\$8,644,500
Total	\$2,451,200	\$8,939,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$63,500		\$17,100	\$34,500
Interior Architecture	\$52,900	\$11,400	\$19,600	\$1,271,900
Electrical	\$9,900	\$6,100	\$34,100	\$7,500
Mechanical	\$125,300	\$72,800	\$85,000	\$79,500
Elevators/Escalators	\$64,200	\$64,200	\$64,200	\$64,200
Total	\$315,700	\$154,500	\$219,900	\$1,457,500
Importance Code A	\$69,100		\$17,500	\$34,500
Importance Code B	\$246,600	\$154,500	\$202,400	\$1,423,000
Importance Code C				
Total	\$315,700	\$154,500	\$219,900	\$1,457,500



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 OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	7%			LIFE	**	5	\$124,500	
	Masonry: Brick	75%	0-2	\$301,400	LIFE	**	5	\$170,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Walls At Cooling Tower Roof									
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : Walls At Cooling Tower Roof									
	Masonry: Granite	8%			LIFE	**	5	\$13,700	
	Masonry: Limestone	10%			LIFE	**	5	\$17,100	
Windows									
	Metal Clad	70%			2040	**	5	\$21,400	
	Steel	10%	Now	\$23,700	2057	**	5	\$3,100	
Air Infiltration, Extent : Moderate, Area Affected : 30%									
Location : Penthouse									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Penthouse									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Penthouse And Tower									
	Wood	20%	Now	\$25,300	2057	**	5	\$4,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : North Facade									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : North Facade									
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$6,900	
	Masonry: Granite	5%			LIFE	**	5	\$500	
	Masonry: Limestone	5%	Now	\$2,600	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Roof									
	Built-Up (BUR)	5%			2027	\$55,400	10	\$4,400	
	Clay Tile	30%			2052	**	10	\$26,600	
	Copper/Terne	5%			2047	**	10	\$11,100	
	Modified Bitumen	53%	2-4	\$219,900	2037	**			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%									
Location : Roof Atop Office Tower									
Ponding, Extent : Moderate, Area Affected : 40%									
Location : Roof Atop Office Tower									
	Roll Roofing	5%			2028	\$30,800	5	\$7,400	
	Skylight, Metal/Glass	2%			2042	**	10	\$5,900	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

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								
Soffits								
Exposed Struc: Steel	30%			LIFE	**	5	\$4,000	
Glass: Special Gauge	20%			LIFE	**	1		
Masonry: Travertine	10%			LIFE	**			
Metal Panel	10%	Now	\$1,200	2042	**	5	\$800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Service Entry On 56th Street								
Stucco Cement	30%			2037	**	5	\$3,200	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Service Entry On 56th Street								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Service Entry On 56th Street								
Interior								
Floors								
Carpet	25%			2028	\$1,239,200	3	\$130,700	
Cast in Place Concrete	15%			LIFE	**	5	\$85,800	
Ceramic Tile	5%			2041	**	5	\$13,100	
Marble Panels	10%			LIFE	**	5	\$19,600	
Marble Panels	5%			LIFE	**	5	\$9,800	
Quarry Tile	5%			2037	**	5	\$19,600	
Sheet Vinyl/Rubber	5%			2037	**	5	\$19,600	
Terrazzo	15%			LIFE	**	5	\$30,600	
Vinyl Tile	15%			2032	\$1,161,300	3	\$14,700	
Interior Walls								
Glazed Ceramic Panel	5%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$31,800	
Masonry: Brick	10%			LIFE	**			
Travertine Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$12,700	
Plaster	35%			LIFE	**	5	\$22,300	
Ceilings								
AcousTileSusp.Lay-In	15%			2045	**	5	\$40,400	
Exposed Struc: Concrete	5%			LIFE	**	5	\$2,100	
Gypsum Board	15%			LIFE	**	5	\$50,500	
Plaster	15%	4+	\$82,300	LIFE	**	5	\$25,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Ceiling Adjacent To Proscenium In Main Theatre								
Plaster	50%			LIFE	**	5	\$84,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2052	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 56th Street								
Explanation : Service Entry Gate								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

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

Site Pavements

On-Site Walkways

Masonry: Granite

100%

LIFE

**

Parking/Driveway

Cast in Place Concrete

100%

2037

**

Other Observation, Extent : N/A, Area Affected : 10%

Location : 56th Street

Explanation : Service Entry

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%

2052

**

5

\$700

Other Observation, Extent : N/A, Area Affected : 100%

Location : 55 And 56 Street Electrical Rooms

Explanation : Main Service Switches Rated At 1600 And 1200 Amperes

Transformers

Dry Type

100%

2045

**

5

\$600

Other Observation, Extent : N/A, Area Affected : 100%

Location : 56 Street Electrical Room

Explanation : Various Capacities

Switchgear / Switchboard

Fused Disc Sw

100%

2052

**

5

\$700

Raceway

Conduit

90%

2032

\$127,700

1

Conduit

10%

2052

**

1

Panelboards

Fused Disc Sw

10%

2031

\$9,600

5

\$400

Fused Disc Sw

5%

2048

**

5

\$200

Molded Case Bkrs

75%

2040

**

5

\$3,500

Molded Case Bkrs

10%

2048

**

5

\$500

Wiring

Braided Cloth

25%

2031

\$35,900

1

Thermoplastic

65%

2042

**

1

Thermoplastic

10%

2052

**

1

Motor Controllers

Locally Mounted

50%

2030

\$256,000

5

\$600

Locally Mounted

20%

2037

**

5

\$200

Variable Frequency

30%

2045

**

Drive

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$2,600

Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	50%			2037	* *	10	\$80,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	45%			2027	\$1,096,500	2	\$1,700	
	LED	5%			2037	* *			
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$21,100	
	Exit, Battery	50%			2037	* *	10	\$5,900	
Exterior Lighting									
	LED	10%			2037	* *			
	No Component	90%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2032	\$105,500	1	\$19,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	No Component	60%							
	Generic, Digital	40%			2037	* *	1-3	\$44,400	
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								
	Utility Steam	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Con Edison							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%	Now	\$5,600	2041	* *	5	\$5,200	
		Damaged, Extent : Severe, Area Affected : 5%							
		Location : Basement. Defective Steam Condensate Return Pumping System							
Distribution									
	Steam Piping/Pump	100%			2032	\$1,499,400			
Terminal Devices									
	Air Handler	80%			2032	\$2,818,900	1	\$86,400	
	Convactor/Radiator	20%			2030	\$306,200	1	\$11,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	15%			2041	* *	1	\$28,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 15% Location : Basement Chiller Room. One 100 Ton Unit							
	Centrifugal,Compressor Turbine	60%			2035	* *	1	\$113,400	
		Other Observation, Extent : N/A, Area Affected : 60% Location : Basement Chiller Room Explanation : 2 Chillers, 350 Ton Each With hydrochlorofluorocarbon (HCFC) 123 Refrigerant							
	Reciprocating Compr/Chiller	10%			2027	\$276,200	1	\$8,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Roof. One 60 Ton Unit.							
	Window/Wall Unit	15%			2027	\$106,400	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	75%			2052	* *	4	\$6,500	
	No Component	25%							
Terminal Devices									
	Air Handler/Cool/Ht	85%			2037	* *	1	\$91,800	
	No Component	15%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2027	\$54,200	2	\$12,200	
	Water Cooling Tower	75%			2036	* *	2	\$131,900	
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$97,400	
Exhaust Fans									
	Interior	100%			2032	\$830,500	2	\$5,400	
Plumbing									
H/C Water Piping									
	Brass/Copper	50%			2042	* *	1		
	Galvanized Steel	50%	0-2	\$23,900	2030	\$1,195,200	1		
		Corroded, Extent : Moderate, Area Affected : 20% Location : Throughout							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Water Heater With Tanks	Electric	50%	Now	\$300	2025	\$12,700	4		
		Malfunctioning, Extent : Severe, Area Affected : 50%							
		Location : 1 Of 2 Units In Basement							
		Other Observation, Extent : N/A, Area Affected : 50%							
Electric		Location : Basement							
		Explanation : 1 Of 2 Units.							
		50%			2030	\$12,700	4		
		Other Observation, Extent : N/A, Area Affected : 50%							
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)	Non-Submersible	100%	Now	\$37,500	2042	**	4	\$3,700	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Sewage Ejector(s)	Electric	100%			2032	\$98,000	4	\$7,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Stage 1 And 2 Closets.							
		Explanation : 2 Duplex Units.							
Fixtures	Generic	100%							
Vertical Transport									
Elevators	Geared Traction	80%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 80%							
		Location : 2 Units From Basement To 9th Floor; 1 Unit From 1st To 5th Floor; 1 Unit From Basement To 6th Floor							
		Explanation : 4 Units Plus 1 Wheelchair Lift							
Hydraulic		20%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 5th Floor							
		Explanation : 1 Unit.							
Fire Suppression									
Standpipe	Generic	100%			2042	**	1-5	\$88,100	
Sprinkler	No Component	25%							
	Generic	75%			2052	**	1-2	\$36,700	
Fire Pump	Generic	100%			2028	\$178,800	1	\$32,600	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK HALL OF SCIENCE
Address : 47-01 111TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0017.000 / 2366 **Yr Built/Renovated** : 1964 / 2014
Area Sq Ft : 153,509 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 30-Mar-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2018 **Lot** : 1 **BIN** : 4441124

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$193,100	\$467,400
Interior Architecture	\$257,500	
Electrical	\$637,300	\$1,769,300
Mechanical	\$3,399,900	\$8,531,600
Site Pavements	\$1,055,300	
Total	\$5,543,200	\$10,768,200
Importance Code A	\$193,100	\$517,600
Importance Code B	\$4,294,800	\$10,250,600
Importance Code C	\$1,055,300	
Total	\$5,543,200	\$10,768,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$224,300			\$11,800
Interior Architecture	\$42,700	\$28,400	\$4,600	
Electrical	\$44,600	\$26,500	\$28,900	\$46,900
Mechanical	\$131,400	\$75,300	\$93,500	\$79,100
Site Enclosure	\$36,300			
Site Pavements	\$44,800	\$700	\$16,800	\$700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$532,000	\$138,700	\$151,800	\$146,400
Importance Code A	\$239,500	\$15,200	\$15,200	\$27,300
Importance Code B	\$255,500	\$122,800	\$118,500	\$118,400
Importance Code C	\$37,000	\$700	\$18,100	\$700
Total	\$532,000	\$138,700	\$151,800	\$146,400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	35%	Now	\$87,000	LIFE	* *	5	\$74,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Great Hall East And West Facades								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 3%								
	Location : Loading Dock								
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Loading Dock								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Loading Dock								
	Fiberglass Panel	32%	Now	\$48,400	2042	* *	5	\$25,500	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : North And West Facades								
	Masonry: Brick Cavity	13%			LIFE	* *	5	\$5,500	
	Metal Panel	5%			2053	* *	5-10	\$14,600	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$6,900	
	Stucco Cement	5%	Now	\$5,900	2046	* *	5	\$2,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Bulkhead And Throughout								
	Window Wall	5%			2053	* *	5	\$8,000	
Windows									
	Metal Louvers	5%			2042	* *	10	\$44,400	
	No Component	95%							
Parapets									
	Masonry: Brick Cavity	20%			LIFE	* *	5	\$2,000	
	Metal Panel	20%			2053	* *	5	\$7,600	
	Metal Rail	30%	0-2	\$19,400	2046	* *	5	\$21,000	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Deteriorated Finish, Extent : Light, Area Affected : 25%								
	Location : Throughout								
	Pre-Cast Concrete	30%	Now	\$23,500	LIFE	* *	5	\$18,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

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								
Roof								
Built-Up (BUR)	20%	Now	\$29,800	2033	\$99,300			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%							
	Location : Over Auditorium Lobby							
	Expansion Joint Failure, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Over Auditorium And Auditorium Lobby, Over Technology Gallery, Around Smoke Purge Fans Over Main Entrance Rotunda.							
Fiberglass Panel	25%	Now	\$5,800	2042	* *	1		
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Around Roof Drains							
Modified Bitumen	30%	Now	\$41,800	2033	\$139,500			
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Seams Open/Split, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Plaza Roof: Stone Panels	10%	Now	\$10,900	2053	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Sloped Glazing	15%	Now	\$106,100	LIFE	* *	5	\$87,100	
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : North Wing Addition							
Soffits								
Cast in Place Concrete	100%	0-2	\$38,800	LIFE	* *	5	\$67,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Interior								
Floors								
Carpet	20%			2032	\$461,400	3	\$40,100	
	Worn/Eroded, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Cast in Place Concrete	10%	0-2	\$110,900	LIFE	* *	5	\$29,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Basement Mechanical Rooms							
Ceramic Tile	5%			2042	* *	5	\$6,700	
Sheet Vinyl/Rubber	25%	Now	\$42,700	2038	* *	5	\$25,000	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
	Location : 1st Floor Corridors							
Terrazzo	20%			LIFE	* *	5	\$20,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile	10%			2038	* *	3	\$5,000	
Under Construction	10%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Cast in Place Concrete	15%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$2,600	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Fiberglass Panel	25%			LIFE	**			
Glass: Single Pane	5%			LIFE	**	5	\$1,900	
Gypsum Board	25%			LIFE	**	5	\$7,800	
Repairs in Progress, Extent : N/A, Area Affected : 20%								
Location : Basement Level								
Metal Panel	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$10,400	
Ceilings								
AcousTileSusp.Lay-In	20%			2046	**	5	\$26,700	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	15%	Now	\$146,600	LIFE	**	5	\$3,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Area								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$33,400	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Under Mezzanine								
Explanation : Repair In Progress								
Metal Panel	15%			LIFE	**	5	\$25,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Metal Grid System								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 2002 Addition								
Explanation : Sloped Glazing Over								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2053	**			
Exposed Struc: Steel	15%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Activity Yard								
Explanation : Metal Panel Wall								
Iron Picket	55%	2-4	\$31,300	2068	**			
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Free Standing Walls								
	Cast in Place Concrete	50%			2068	* *			
	Masonry: Brick	50%	Now	\$5,000	2053	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Main Entrance							
	Retaining Walls								
	Cast in Place Concrete	100%			2068	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Near Loading Dock							
		Explanation : Percast Concrete							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$44,100	2046	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	72%	Now	\$109,500	2046	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Near Activity Yard							
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Adjacent Parking Lot Entry Road							
		Explanation : Under Construction							
	Metal	3%			2063	* *	1-3	\$55,500	
	Pavers/Stone	25%	Now	\$303,300	2042	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance							
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Main Entrance							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance							
		Explanation : Clog Trench Drain							
	Parking/Driveway								
	Asphalt	100%	Now	\$642,400	2042	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Parking Lot Entry Road							
		Explanation : Under Construction							
	Activity Yard								
	Cast in Place Concrete	20%			2046	* *			
	Rubber Matting	80%			2038	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

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%			2033	\$50,200	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 4,000 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	60%			2033	\$63,500	5	\$400	
	Fused Disc Sw	30%			2053	* *	5	\$200	
	Molded Case Bkrs	10%			2053	* *	5	\$400	
Raceway									
	Conduit	70%			2033	\$66,700	1		
	Conduit	30%			2053	* *	1		
Panelboards									
	Fused Disc Sw	10%			2032	\$8,800	5	\$400	
	Molded Case Bkrs	35%			2032	\$30,700	5	\$1,400	
	Molded Case Bkrs	55%			2049	* *	5	\$2,200	
Wiring									
	Braided Cloth	15%	2-4	\$14,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Original Wing									
	Thermoplastic	30%			2053	* *	1		
	Thermoplastic	55%			2033	\$52,200	1		
Motor Controllers									
	Locally Mounted	35%			2031	\$189,400	5	\$400	
	Locally Mounted	10%			2046	* *	5	\$100	
	Motor Control Center	50%			2031	\$270,500	5	\$2,100	
	Variable Frequency Drive	5%			2046	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,300	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2031	\$10,600	1	\$47,200	
Generators									
	Diesel	100%			2029	\$79,900	1	\$59,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside The Building									
Explanation : One 200 Kilowatts									
Batteries									
	Lead/Acid	100%			2025	\$2,400	5	\$5,700	
Fuel Storage									
	Main Tank	100%			2036	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Outside									
Explanation : One 200 Gallons									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2038	* *	10	\$42,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : New Wing Offices							
	Fluorescent	10%			2028	\$244,700	10	\$14,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Ramp And Mechanical Room							
	Fluorescent	10%			2038	* *	10	\$14,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	2%			2028		10	\$100	
	Incandescent	20%			2033	\$438,700	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exhibit Areas							
		Explanation : Floodlights And Spot Lights							
	LED	28%			2038	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exhibit Areas							
		Explanation : LED Lighting For Exhibits							
Egress Lighting									
	Emergency, Service	45%			2028	\$41,600	1		
	Emergency, Service	10%			2038	* *	1		
	Emergency, Battery	5%			2028	\$12,600	10	\$1,900	
	Exit, LED	30%			2061	* *	1		
	Exit, Service	10%			2028	\$6,500	1		
Exterior Lighting									
	HID	20%			2028	\$139,900	10	\$100	
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2036	* *	5	\$500	
Alarm									
	Security System								
	Generic	50%			2033	\$140,700	1	\$28,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Camera							
	Generic	50%			2028	\$140,700	1	\$28,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Lobby And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2033

\$386,700

1-3

\$94,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bell, Manual Pull Boxes, Horns, Smoke Detectors And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2053

* *

1

Conversion Equipment

Steam Boiler

100%

2046

* *

1

\$152,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units***Distribution**

Hot Wtr Piping/Pump

20%

0-2

\$6,600

2032

\$65,600

4

\$1,500

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : 2 Condensate Pump At Discovery Room. Water Pump In The Boiler Room.**Return Piping Steam Leaking**Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Hot Water Controller, Boiler Room*

Central Plant Steam

Piping/Pmp

80%

0-2

\$337,300

2033

\$3,372,700

4

\$6,100

*Obsolete Equipment, Extent : Severe, Area Affected : 50%**Location : Vacuum Pumps. Replacement Needed**Steam Traps Faulty, Extent : Severe, Area Affected : 50%**Location : Various Areas***Terminal Devices**

Air Handler

45%

0-2

\$253,900

2033

\$1,269,600

1

\$38,400

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Various Locations**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Fan Room. 1 Unit In Boiler Room, 1 In South Entrance. Unit At Backstage*

Air Handler

40%

2033

\$1,128,600

1

\$38,000

Convactor/Radiator

15%

2038

* *

1

\$7,400

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2041	* *	1	\$42,700	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Air Conditioning Room							
	Reciprocating Compr/Chiller	35%	Now	\$38,700	2033	\$774,100	1	\$22,400	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : Air Conditioning Room							
		R-134a Refrigerant, Extent : Moderate, Area Affected : 100%							
		Location : Air Conditioning Room							
	Split Unit	5%			2038	* *			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$12,100	2043	* *	4	\$7,600	
		Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Valves, Various Areas							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2028	\$1,745,500	1	\$57,000	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Fan Rooms							
	Air Handler/Cool/Ht	40%			2033	\$1,163,600	1	\$38,000	
Heat Rejection									
	Water Cooling Tower	100%	0-2	\$75,700	2034	\$757,300	2	\$123,600	
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Defective Mechanical Valve And The Plastic Fill							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$329,200	LIFE	* *	2-5	\$85,600	
		Unit Inoperable, Extent : Severe, Area Affected : 20%							
		Location : Dampers, Various Areas							
	Exhaust Fans								
	Interior	90%	0-2	\$59,800	2028	\$598,400	2	\$3,400	
		Malfunctioning, Extent : Severe, Area Affected : 90%							
		Location : Boiler Room In The Basement. Poor Ventilation In Ultraviolet Lighting And Sanitizing Movie Theatre							
	Roof	10%			2033	\$29,100	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Water Heater With Tanks	Electric	20%			2028	\$9,200	4		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Various Areas							
		Explanation : Several Small Electric Units							
Gas Fired		80%			2026	\$26,700	2		
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Boiler Room							
		Explanation : 100 Gallons							
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%	Now	\$26,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%									
Location : Water Backup At Front Entrance. Insufficient Drain At Science Playground									
Leak Evident, Extent : Severe, Area Affected : 5%									
Location : 1st Floor North Wing Corner									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : No Drain At Rocket Plaza, Rotanda And In Various Locations									
Explanation : Insufficient, Blocked Storm Drain Throughout.									
Sump Pump(s)	Non-Submersible	100%			2038	* *	4	\$4,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Duplex Units									
Sewage Ejector(s)	Electric	100%	Now	\$1,600	2038	* *	4	\$6,100	
Not in Service, Extent : Severe, Area Affected : 50%									
Location : Auto Operation									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Duplex Units									
Backflow Preventer	Generic	100%			2038	* *	1	\$9,400	
Fixtures	Generic	100%							
Vertical Transport									
Elevators	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : Two Units, One Out Of Service Due To Control Module Not Available									
Fire Suppression									
Standpipe	Generic	100%			2043	* *	1-5	\$80,300	
Sprinkler	Generic	100%			2043	* *	1-2	\$43,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK PUBLIC THEATER
Address : 425 LAFAYETTE ST. (NEAR ASTOR PL.)
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0019.000 / 2378 **Yr Built/Renovated** : 1854 / 2012
Area Sq Ft : 87,873 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-May-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,1M,2,2M,3
Block : 544 **Lot** : 16 **BIN** : 1008774

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$513,300	\$146,400
Interior Architecture		\$1,512,800
Electrical	\$138,900	\$218,700
Mechanical	\$36,600	\$1,278,300
Total	\$688,800	\$3,156,200
Importance Code A	\$513,300	\$146,400
Importance Code B	\$175,500	\$2,860,100
Importance Code C		\$149,700
Total	\$688,800	\$3,156,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$5,200		\$20,900	
Interior Architecture	\$28,200	\$9,000		\$15,600
Electrical	\$28,800	\$8,600	\$55,100	\$7,700
Mechanical	\$58,000	\$21,400	\$67,300	\$20,800
Site Pavements	\$6,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$134,400	\$46,900	\$151,300	\$52,000
Importance Code A	\$11,300	\$6,100	\$27,200	\$6,100
Importance Code B	\$123,100	\$40,800	\$124,100	\$45,900
Importance Code C				
Total	\$134,400	\$46,900	\$151,300	\$52,000



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER
Asset # : 2378

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	68%			LIFE	**	5	\$91,100	
	Masonry: Brownstone	25%	2-4	\$270,900	LIFE	**	5	\$25,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Front Facade									
	Metal Panel	5%			2052	**	5-10	\$46,100	
	Stucco Cement	2%			2045	**	5	\$6,700	
Windows									
	Aluminum	25%			2040	**	5	\$3,700	
	Wood	75%	Now	\$69,000	2048	**	5	\$55,300	1
Dry Rot/Decay, Extent : Severe, Area Affected : 20%									
Location : Front Facade									
Parapets									
	Masonry: Brick	75%			LIFE	**	5	\$7,100	
	Masonry: Brownstone	15%			LIFE	**	5	\$3,400	
	Metal Cornice	5%			2047	**	10	\$1,500	
	Metal Rail	5%			2037	**	5-10	\$8,600	
Roof									
	Modified Bitumen	2%			2037	**	10	\$1,600	
	Single Ply Membrane	98%	2-4	\$173,400	2037	**			
Patching Evident, Extent : Severe, Area Affected : 20%									
Location : Main Roof									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Main Roof									
Explanation : Worn									
Interior									
Floors									
	Carpet	20%			2031	\$498,700	3	\$52,600	
	Ceramic Tile	5%			2041	**	5	\$6,600	
	Granite Panels	10%			LIFE	**	5	\$9,900	
	Terrazzo	10%			LIFE	**	5	\$10,300	
	Vinyl Tile	35%			2032	\$1,363,100	3	\$17,300	
	Vinyl Tile	15%			2037	**	3	\$9,900	
	Wood	5%			2060	**	5	\$12,300	
Interior Walls									
	Gypsum Board	10%			LIFE	**	5	\$21,900	
	Masonry: Brick	10%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	65%			LIFE	**	5	\$71,200	
	Plaster	5%			LIFE	**	5	\$5,500	
	Wood	5%			LIFE	**	5	\$73,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER
Asset # : 2378

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								
	AcousTileSusp.Lay-In	10%			2045	* *	5	\$12,800	
	Exposed Struc: Steel	5%			LIFE	* *			
	Glass: Susp Panels	15%			LIFE	* *			
	Masonry: Vault Struct	10%			LIFE	* *			
	Plaster	35%			LIFE	* *	5	\$28,100	
	Plaster	25%			LIFE	* *	5	\$20,000	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2067	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$6,400	2045	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Lafayette Street								
	On-Site Walkways								
	Cast in Place Concrete	100%			2045	* *			
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2032	\$12,100	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room No.1								
	Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
	Fused Disc Sw	50%			2042	* *	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room No.2								
	Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
	Transformers								
	Dry Type	100%			2037	* *	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room No.2								
	Explanation : Two 500 Kilovolt Ampere, 208/480 Volts								
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2032	\$34,800	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room No.1								
	Explanation : 4 Vertical Sections								
	Fused Disc Sw	50%			2042	* *	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room No.2								
	Explanation : 2 Vertical Sections 2000 Amperes Each								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER
Asset # : 2378

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	70%			2032	\$47,200	1		
	Conduit	30%			2042	* *	1		
Panelboards									
	Fused Disc Sw	15%			2040	* *	5	\$300	
	Molded Case Bkrs	40%			2040	* *	5	\$900	
	Molded Case Bkrs	45%			2031	\$24,100	5	\$1,000	
Wiring									
	Braided Cloth	25%	2-4	\$16,100	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Thermoplastic	30%			2042	* *	1		
	Thermoplastic	45%			2032	\$29,100	1		
Motor Controllers									
	Locally Mounted	10%			2037	* *	5	\$100	
	Variable Frequency Drive	90%			2037	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,300	
Stand-by Power									
Transfer Switches									
	Automatic	50%			2037	* *	1	\$13,500	
	Automatic	50%			2030	\$5,800	1	\$13,500	
Generators									
	Diesel	100%			2028	\$86,400	1	\$34,000	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room Explanation : Emergency Generator Rated At 60 Kilowatts							
Batteries									
	Lead/Acid	100%			2025	\$2,600	5	\$3,300	
Fuel Storage									
	Day Tank	50%			2031	\$13,700	5		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room Explanation : No Nameplate Rating Capacity							
	Main Tank	50%			2035	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : 250 Gallon Capacity							
Lighting									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER
Asset # : 2378

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	5%			2027	\$52,600	10	\$4,000	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2032	\$105,200	10	\$8,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	3%			2032	\$31,500	10	\$2,400	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Fluorescent	2%			2037	* *	10	\$1,600	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Mezzanine									
	LED	80%			2037	* *			
Egress Lighting									
	Emergency, Service	40%			2027	\$23,200	1		
	Emergency, Battery	10%			2027	\$15,800	10	\$2,100	
	Exit, LED	50%			2047	* *	1		
Exterior Lighting									
	LED	20%			2037	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	10%			2037	* *	1	\$3,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lobby And Hallways									
Explanation : CCTV Surveillance Cameras									
	Generic	10%			2040	* *	1	\$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion System									
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2032	\$48,600	1-3	\$10,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2058	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER
Asset # : 2378

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	60%			2037	* *	1	\$26,100	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Roof							
		Explanation : 3 Rooftop Package Units							
	Steam Boiler	40%			2037	* *	1	\$34,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
Distribution									
	Steam Piping/Pump	30%			2032	\$226,300			
		Steam Traps Faulty, Extent : Severe, Area Affected : 15%							
		Location : Various Locations							
	No Component	70%							
Terminal Devices									
	Air Handler	10%			2037	* *	1	\$5,400	
	Convactor/Radiator	10%			2030	\$77,000	1	\$2,800	
	Fan Coil Unit/Heat	10%			2032	\$233,500	1	\$2,800	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
Conversion Equipment									
	Reciprocating	30%			2037	* *	1	\$12,200	
	Compr/Chiller								
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Basement							
		Explanation : 1 Multistacks Unit, R-410a							
	Ext Pkg Unit -	70%			2037	* *	2	\$3,800	
	Heating/Cooling								
		R-134a Refrigerant, Extent : Light, Area Affected : 75%							
		Location : 6 Units, Roof							
Distribution									
	CW & CHW Wtr	30%			2042	* *	4	\$2,000	
	Pipe/Pump								
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2037	* *	1	\$10,900	
	Fan Coil - 4 Pipe	10%			2032	\$358,300	1	\$2,800	
	No Component	70%							
Heat Rejection									
	Air Cooled Condenser	70%			2037	* *	2	\$42,800	
	Unit								
	Water Cooling Tower	30%			2033	\$142,700	2	\$26,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER
Asset # : 2378

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	30%			2037	* *	2	\$800	
	Roof	20%			2027	\$36,600	2	\$500	
	Roof	50%			2037	* *	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2042	* *	1		
	Galvanized Steel	20%			2030	\$240,500	1		
	Water Heater With Tanks								
	Electric	70%			2030	\$17,700	4		
	Electric	30%			2032	\$7,600	4		
	Sanitary Piping								
	Cast Iron	100%	Now	\$23,700	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 5%								
	Location : North Side Of The Basement								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$18,900	4	\$1,900	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$5,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement, 1, 1 Mezzanine, 2, 2 Mezzanine, 3rd Floor								
	Explanation : 2 Units. (1 Is Under Repair)								
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$24,600	
	Fire Pump								
	Generic	100%			2035	* *	1	\$16,400	
	Chemical System								
	Generic	100%			2030	\$17,500	1-3	\$74,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Kitchen								
	Explanation : 1 Set								

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

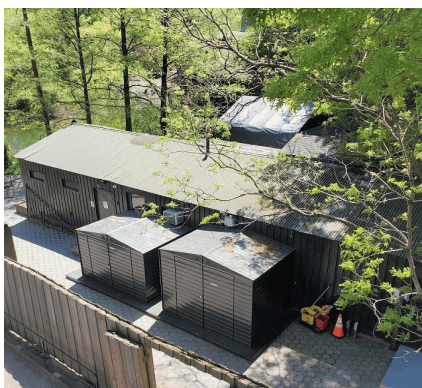
Asset Name : NEW YORK PUBLIC THEATER DELACORTE SERVICE SHED
Address : CENTRAL PARK 79TH ST. AND WEST DRIVE
Borough : MANHATTAN **Agency's Number** : M010-156
Program / Asset # : DCA0019.020 / 2971 **Yr Built/Renovated** : 1980 / 1991
Area Sq Ft : 1,250 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 06-May-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$5,800		\$9,400	
Interior Architecture		\$200		
Electrical			\$800	
Mechanical	\$200	\$100	\$1,800	\$100
Site Pavements	\$100			
Total	\$6,100	\$300	\$12,000	\$100
Importance Code A	\$5,800	\$100	\$9,400	\$100
Importance Code B	\$200	\$100	\$2,600	
Importance Code C	\$100	\$200		
Total	\$6,100	\$300	\$12,000	\$100



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER DELACORTE SERVICE SHED

Asset # : 2971

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								
	Metal Panel	100%	4+	\$5,300	2042	* *	5	\$7,000	
				Deformed/Dented, Extent : Light, Area Affected : 5%					
				Location : Throughout Facade					
				Painted Surfaces, Extent : Moderate, Area Affected : 100%					
				Location : All Facades					
	Windows								
	Aluminum	50%			2040	* *	5	\$100	
	Metal Louvers	50%			2035	* *	10	\$500	
	Roof								
	Metal Panel	100%			2037	* *	10	\$9,400	
				Patching Evident, Extent : Moderate, Area Affected : 5%					
				Location : Roof					
Interior									
	Floors								
	Cast in Place Concrete	100%			LIFE	* *	5	\$4,700	
	Interior Walls								
	Ceramic Tile	10%			2041	* *	5	\$400	
	Gypsum Board	10%			LIFE	* *	5	\$200	
	No Component	80%							
	Ceilings								
	Exposed Struc: Steel	95%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$100	
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	5%			2037	* *			
	Paver: Asphalt	95%			2035	* *	5	\$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									
	Raceway								
	Conduit	100%			2032	\$4,700	1		
	Panelboards								
	Molded Case Bkrs	100%			2031	\$10,700	5		
	Wiring								
	Thermoplastic	100%			2032	\$9,700	1		
Lighting									
	Interior Lighting								
	Fluorescent	70%			2032	\$6,600	10	\$800	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	LED	30%			2037	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER DELACORTE SERVICE SHED
Asset # : 2971

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$200	
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	HID	10%			2027	\$600	10		
	LED	10%			2037	* *			
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2032	\$500	1	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Cameras								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Heat Pump Air Sourced	100%			2030		2	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 2 Units								
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Split Unit	70%			2032	\$22,300			
	Other Observation, Extent : Light, Area Affected : 70%								
	Location : Various Locations								
	Explanation : 2 Units								
	Window/Wall Unit	30%			2027	\$1,500	1		
	Terminal Devices								
	Fan Coil - 4 Pipe	70%			2032	\$35,700	1	\$300	
	No Component	30%							
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2037	* *	2	\$900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$700	
	Exhaust Fans								
	Roof	100%			2032	\$2,600	2		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER DELACORTE SERVICE SHED
Asset # : 2971

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$25,300	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NEW YORK PUBLIC THEATER DELACORTE THEATER - 1900 SEATS
Address : CENTRAL PARK 79TH ST. AND WEST DRIVE
Borough : MANHATTAN **Agency's Number** : M010-256D
Program / Asset # : DCA0019.010 / 2590 **Yr Built/Renovated** : 1960 / 1992
Area Sq Ft : 37,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 06-May-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$194,700	\$69,900
Electrical		\$564,300
Mechanical		\$190,900
Total	\$194,700	\$825,100
Importance Code A	\$194,700	\$69,900
Importance Code B		\$755,200
Total	\$194,700	\$825,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$500		\$1,900	
Interior Architecture		\$1,000	\$28,400	
Electrical	\$600	\$500	\$600	\$300
Mechanical	\$5,500	\$600	\$20,900	\$600
Total	\$6,600	\$2,200	\$52,000	\$900
Importance Code A	\$500	\$200	\$2,000	\$200
Importance Code B	\$6,200	\$1,900	\$50,000	\$700
Importance Code C				
Total	\$6,600	\$2,200	\$52,000	\$900



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER DELACORTE THEATER - 1900 SEATS
Asset # : 2590

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Exterior Walls								
	Concrete Masonry Unit	40%			LIFE	* *	5	\$11,700	
	Wood	60%	Now	\$194,700	2045	* *	5	\$69,900	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 8%								
	Location : Exterior Walls At Various Locations								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Stadium Area								
	Parapets								
	Metal Rail	5%			2045	* *	5-10	\$800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Over Control Booth								
	Explanation : Pipe Railing								
	No Component	95%							
Roof									
	Single Ply Membrane	25%			2037	* *	10	\$1,900	
	No Component	75%							
Soffits									
	Wood	100%			2045	* *	5		
Interior									
	Floors								
	Cast in Place Concrete	20%			LIFE	* *	5	\$17,700	
	Ceramic Tile	5%			2041	* *	5	\$2,000	
	Wood	75%			2047	* *	5	\$56,900	
	Other Observation, Extent : Moderate, Area Affected : 80%								
	Location : Outdoor Seating Area								
	Explanation : This Floor Is The Outdoor Seating Area								
	Interior Walls								
	Cast in Place Concrete	10%			LIFE	* *			
	Concrete Masonry Unit	85%			LIFE	* *	5	\$2,400	
	Gypsum Board	5%			LIFE	* *	5	\$200	
Ceilings									
	Exposed Struc: Steel	25%			LIFE	* *			
	Exposed Struc: Wood	5%			LIFE	* *			
	No Component	70%							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	60%			2045	* *			
	Pavers/Stone	40%			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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER DELACORTE THEATER - 1900 SEATS
Asset # : 2590

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2032	\$8,100	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2032	\$23,200	5	\$100	
	Molded Case Bkrs	50%			2042	* *	5	\$500	
Raceway									
	Conduit	80%			2032	\$31,600	1		
	Conduit	20%			2042	* *	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$1,600	5		
	Molded Case Bkrs	45%			2040	* *	5	\$400	
	Molded Case Bkrs	50%			2031	\$16,000	5	\$500	
Wiring									
	Thermoplastic	100%			2042	* *	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$102,400	5	\$300	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	20%			2032	\$89,800	10	\$6,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices									
	Fluorescent	30%			2032	\$134,600	10	\$10,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Compact Fluorescent Lamps									
	HID	20%			2032	\$80,600	10	\$200	
	LED	30%			2032	\$156,900			
Egress Lighting									
	Emergency, Battery	50%			2032	\$24,300	10	\$3,300	
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	LED	20%			2037	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2032	\$15,100	1	\$2,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Inside And Outside									
Explanation : CCTV Surveillance Cameras									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER DELACORTE THEATER - 1900 SEATS
Asset # : 2590

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2042	* *	1		
	No Component	90%							
	Conversion Equipment								
	Heat Pump Air Sourced	10%			2030		2	\$1,200	
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : Various Areas						
			Explanation : 5 Units						
	No Component	90%							
	Terminal Devices								
	Fan Coil Unit/Heat	10%			2032	\$10,000	1	\$1,200	
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	20%			2040	* *	1		
	No Component	80%							
	Conversion Equipment								
	Split Unit	20%			2032	\$190,900			
			Other Observation, Extent : Light, Area Affected : 20%						
			Location : Various Locations						
			Explanation : 13 Units, R-134						
	Window/Wall Unit	10%			2027	\$15,200	1		
	No Component	70%							
	Terminal Devices								
	Fan Coil - 2 Pipe	10%			2032	\$36,800	1	\$1,200	
	Fan Coil - 4 Pipe	10%			2032	\$45,900	1	\$1,200	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$2,100	
	No Component	90%							
	Exhaust Fans								
	Interior	10%			2032	\$17,800	2	\$100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%	Now	\$5,200	2042	* *	1		
			Corroded, Extent : Severe, Area Affected : 10%						
			Location : And Leaking At Water Main Valve.						
	No Component	80%							
	Water Heater With Tanks								
	Electric	20%			2027	\$5,100	4		
			Other Observation, Extent : Light, Area Affected : 20%						
			Location : Various						
			Explanation : 4 Units						
	No Component	80%							

*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 OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER DELACORTE THEATER - 1900 SEATS
Asset # : 2590

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	20%			LIFE	* *	1		
	No Component	80%							
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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.260 / 14750 **Yr Built/Renovated** : 2006 / 2014
Area Sq Ft : 35,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 23-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$63,500	\$319,300
Electrical		\$615,600
Mechanical		\$929,200
Total	\$63,500	\$1,864,100
Importance Code A	\$63,500	\$503,900
Importance Code B		\$1,360,100
Total	\$63,500	\$1,864,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$126,100		\$14,100	
Interior Architecture	\$108,500		\$16,800	\$1,000
Electrical	\$7,500	\$5,700	\$8,500	\$6,400
Mechanical	\$22,300	\$2,400	\$9,200	\$2,400
Site Pavements	\$400			\$400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$268,700	\$12,100	\$52,700	\$14,100
Importance Code A	\$127,700	\$1,900	\$15,700	\$1,900
Importance Code B	\$93,400	\$10,100	\$36,900	\$11,800
Importance Code C	\$47,700			\$400
Total	\$268,700	\$12,100	\$52,700	\$14,100



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

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								
Concrete Masonry Unit	15%	Now	\$10,200	LIFE	**	5	\$6,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Rear Tank							
Masonry: Brick Cavity	40%	Now	\$44,300	LIFE	**	5	\$26,000	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Metal/Glass Curt Wall	9%			LIFE	**	5	\$22,000	
Metal Panel	1%			2054	**	5-10	\$4,500	
Metal: Cage/Fence	5%			2047	**	5	\$14,200	
Pre-Cast Concrete	30%			LIFE	**	5	\$126,900	
Windows								
Aluminum	85%	Now	\$27,600	2050	**	5	\$5,900	
	Hardware Missing, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : 2nd Floor Offices							
Metal Louvers	15%			2043	**	10	\$13,100	
Parapets								
Concrete Masonry Unit	20%			LIFE	**	5-10	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Interior Parapet Wall							
	Explanation : Covered With Epdm Roofing							
Masonry: Brick Cavity	50%			LIFE	**	5-10	\$14,600	
Metal Rail	15%			2047	**	5-10	\$11,500	
Pre-Cast Concrete	15%			LIFE	**	5	\$8,000	
Roof								
Asphalt Shingle	5%			2043	**	10	\$200	
Single Ply Membrane	70%	Now	\$12,800	2034	\$255,800			
	Blisters, Extent : Moderate, Area Affected : 15%							
	Location : Throughout Roof							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Roof Hatch And Office Closet							
Skylight, Plastic	25%			2039	**	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Shark Tank							
	Explanation : Plexiglass, Aluminum Frame							
Soffits								
Stucco Cement	100%			2047	**	5		
Interior								
Floors								
Carpet	15%			2033	\$107,100	3	\$9,300	
Cast in Place Concrete	35%			LIFE	**	5	\$63,300	
Ceramic Tile	5%			2043	**	5	\$2,100	
Vinyl Tile	45%			2039	**	3	\$7,000	

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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$8,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Shark Tank								
Explanation : Base Of Tank Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$27,000	
Fiberglass Panel	10%			LIFE	* *	10	\$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Shark Tank								
Explanation : Curved Plexiglass								
Gypsum Board	30%			LIFE	* *	5-10	\$34,400	
Metal Panel	5%			LIFE	* *	10	\$1,500	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$2,000	2047	* *	5	\$3,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Office Closet								
AcousTileSusp.Lay-In	55%			2047	* *	5	\$22,700	
Exposed Struc: Steel	2%	Now	\$3,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Roof Hatch								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Metal Decking								
Exposed Struc: Steel	3%			LIFE	* *	10	\$2,500	
Exposed Struc: Wood	5%			LIFE	* *	10	\$3,100	
Gypsum Board	20%			LIFE	* *	5-10	\$28,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
On-Site Walkways								
Asphalt	55%			2043	* *			
Cast in Place Concrete	35%			2047	* *			
Wood	10%			2029	\$29,000	1-3	\$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Adjacent To Shark Tank								
Explanation : Composite Wood Deck								

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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

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%			2044	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.							
	Transformers								
	Dry Type	100%			2039	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 112.5 Kilovolt Ampere, 480 Volts Primary, 277/208 Volts Secondary							
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2044	* *	5	\$100	
	Molded Case Bkrs	50%			2044	* *	5	\$500	
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2042	* *	5	\$100	
	Molded Case Bkrs	90%			2042	* *	5	\$800	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$10,800	
	Generators								
	Natural Gas	100%			2037	* *	1	\$13,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 150 Kilowatts							
	Batteries								
	Lead/Acid	100%			2027	\$2,400	5	\$1,300	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2034	\$408,300	10	\$22,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	30%			2042	* *			
	Egress Lighting								
	Emergency, Service	50%			2034	\$10,500	1		
	Exit, LED	50%			2049	* *	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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

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

Lighting

Exterior Lighting

LED

30%

2034

\$55,000

No Component

70%

Alarm

Security System

Generic

100%

2034

\$64,200

1

\$13,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Outside Perimeter**Explanation : Cctv Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2034

\$88,200

1-3

\$22,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

Heating

Energy Source

Electricity

10%

2054

* *

1

Natural Gas

90%

2054

* *

1

Conversion Equipment

Furnace

90%

2029

\$95,700

1

\$15,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 3 Rooftop Package Units*

Radiant Heater

10%

2034

\$89,000

2

\$1,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Pool And Pump Areas**Explanation : 4 Units*

Controls

Electrical

100%

2029

\$190,000

Air Conditioning

Energy Source

Electricity

100%

2050

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

85%

2029

\$488,200

2

\$1,800

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof**Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 3 Rooftop Package Units*

No Component

15%

Ventilation

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,900	
	Exhaust Fans								
	Roof	100%			2034	\$66,300	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2054	* *	1		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Pool And Pump Areas							
		Explanation : Polyvinyl Chloride Piping							
	Brass/Copper	60%			2044	* *	1		
		Not Insulated, Extent : Moderate, Area Affected : 20%							
		Location : Water Meter Room							
	Galvanized Steel	10%	0-2	\$8,700	2039	* *	1		
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Water Main Valve Next To The Pool And Piping In Pump Room							
		Not Insulated, Extent : Moderate, Area Affected : 100%							
		Location : Pump Room And Pool Area							
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$33,400	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
		Explanation : Two 75 Gallon Units							
	HW Heat Exchanger								
	HTHW/HW	15%			2044	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Pump Room							
		Explanation : 4 Units							
	No Component	85%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Pool Filter/Treatment								
	Sand	100%			2047	* *	4	\$8,700	
	Backflow Preventer								
	Generic	100%			2034	\$15,300	1	\$2,100	
	Fixtures								
	Generic	100%							
	Tankless Water Heater(POU)								
	Gas Fired	100%			2029	\$31,600	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Pump Room							
		Explanation : 1 Unit							
Vertical Transport									

*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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH**

Asset # : 14750

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
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 1st To 2nd Floor									
Explanation : 1 Unit. Door Operational Issue Accrues Frequently									
Fire Suppression									
Sprinkler									
	No Component	95%							
	Generic	5%			2044		* *	1-2	\$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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NY AQUARIUM ANIMAL CARE FACILITY
Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.280 / 14752 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 6,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8698 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$33,500		\$300	
Interior Architecture	\$69,800			
Electrical	\$500	\$300	\$500	\$300
Mechanical	\$7,300	\$2,000	\$5,800	\$1,600
Total	\$111,100	\$2,300	\$6,600	\$2,000
Importance Code A	\$34,100	\$600	\$900	\$600
Importance Code B	\$58,100	\$1,700	\$5,700	\$1,400
Importance Code C	\$18,900			
Total	\$111,100	\$2,300	\$6,600	\$2,000



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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL CARE FACILITY
Asset # : 14752

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	8%			LIFE	**	5	\$7,900	
	Metal Coiling Doors	2%			2047	**	5	\$600	
	Pre-Cast Concrete	90%			LIFE	**	5	\$57,800	
Windows									
	Metal Louvers	2%			2043	**	10		
	No Component	98%							
Parapets									
	Pre-Cast Concrete	100%	Now	\$600	LIFE	**	5	\$2,600	
	Caulking Deteriorated, Extent : Light, Area Affected : 5%								
	Location : Parapet								
Roof									
	Single Ply Membrane	100%			2042	**	10	\$26,200	
	Ponding, Extent : Light, Area Affected : 5%								
	Location : Roof								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : White Epdm								
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$81,500	
Interior Walls									
	Cast in Place Concrete	30%	Now	\$4,200	LIFE	**			
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : Bathroom								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior Perimeter Walls								
	Explanation : Precast Concrete Wall Panels								
	Cast in Place Concrete	60%			LIFE	**	10	\$14,300	
	Concrete Masonry Unit	10%			LIFE	**	5	\$800	
Ceilings									
	Exposed Struc: Concrete	100%			LIFE	**	5-10	\$11,600	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	95%			2047	**			
	Metal	5%			2054	**	1-3		
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Exterior								
	Explanation : Metal Stair								
Parking/Driveway									
	Asphalt	100%			2043	**			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL CARE FACILITY
Asset # : 14752

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100%

2054

* *

5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs

100%

2054

* *

5

\$200

Raceway

Conduit

100%

2054

* *

1

Panelboards

Fused Disc Sw

20%

2050

* *

5

Molded Case Bkrs

80%

2050

* *

5

\$100

Wiring

Thermoplastic

100%

2054

* *

1

Motor Controllers

Locally Mounted

100%

2047

* *

5

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$200

Lighting

Interior Lighting

Fluorescent

90%

2039

* *

10

\$10,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T- 8 Lamps*

LED

10%

2042

* *

Egress Lighting

Emergency, Battery

50%

2039

* *

10

\$1,500

Exit, Battery

50%

2039

* *

10

\$400

Exterior Lighting

LED

30%

2039

* *

No Component

70%

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2039

* *

1-3

\$3,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Manual Pull Stations, Strobe Lights, Horns, Smoke Detectors And Alarm Bells*

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

Heating

Energy Source

Natural Gas

100%

2054

* *

1

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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL CARE FACILITY
Asset # : 14752

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	50%			2039	* *	1	\$3,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Rooftop Unit							
	Hot Water Boiler	50%			2051	* *	1	\$3,100	
Distribution									
	Hot Wtr Piping/Pump	50%			2050	* *	4	\$500	
	No Component	50%							
Terminal Devices									
	Fan Coil Unit/Heat	50%			2039	* *	1	\$2,000	
	No Component	50%							
Controls									
	Electrical	100%			2032	\$32,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
Conversion Equipment									
	Reciprocating	50%			2039	* *	1	\$2,900	
	Compr/Chiller								
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit, Roof							
	Ext Pkg Unit -	50%			2039	* *	2	\$400	
	Heating/Cooling								
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit, Roof							
Distribution									
	CW & CHW Wtr	50%			2054	* *	4	\$500	
	Pipe/Pump								
	No Component	50%							
Terminal Devices									
	Air Handler/Dir	50%			2039	* *	1		
	Expansion								
	No Component	50%							
Heat Rejection									
	Air Cooled Condenser	100%			2039	* *	2	\$8,700	
	Unit								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,000	
Exhaust Fans									
	Interior	50%			2039	* *	2	\$200	
	Roof	50%			2039	* *	2	\$200	
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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL CARE FACILITY
Asset # : 14752

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2054	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : 90 Percent Polyvinyl Chloride Piping							
	HW Heat Exchanger HTHW/HW	100%			2054	* *			
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Pool Filter/Treatment Activated Carbon	100%			2035	* *	4	\$3,100	
	Backflow Preventer Generic	100%			2039	* *	1	\$800	
	Fixtures Generic	100%							
Fire Suppression									
	Sprinkler Generic	100%			2054	* *	1-2	\$3,500	

*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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NY AQUARIUM DISCOVERY COVE
Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.100 / 2365 **Yr Built/Renovated** : 1985 / 2014
Area Sq Ft : 26,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$50,500	\$492,000
Interior Architecture		\$537,500
Mechanical		\$266,400
Total	\$50,500	\$1,295,900
Importance Code A	\$50,500	\$492,000
Importance Code B		\$803,900
Total	\$50,500	\$1,295,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$117,400		\$5,600	
Interior Architecture	\$150,800	\$8,600	\$1,800	\$800
Electrical	\$3,600	\$3,200	\$4,100	\$3,200
Mechanical	\$17,900	\$2,600	\$9,900	\$2,600
Total	\$289,700	\$14,500	\$21,300	\$6,600
Importance Code A	\$119,000	\$1,600	\$7,200	\$1,600
Importance Code B	\$133,300	\$12,800	\$14,100	\$4,200
Importance Code C	\$37,300			\$800
Total	\$289,700	\$14,500	\$21,300	\$6,600



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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

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									
	Concrete Masonry Unit	35%			LIFE	**	5	\$33,000	
	Masonry: Brick Cavity	35%	Now	\$44,900	LIFE	**	5	\$26,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Staff Entrance Facade								
	Pre-Cast Concrete	20%			LIFE	**	5	\$98,100	
	Window Wall	10%			2054	**	5	\$28,300	
Windows									
	Aluminum	95%	Now	\$900	2042	**	5	\$500	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Mezzanine Offices								
	Metal Louvers	5%			2037	**	10	\$300	
Parapets									
	Masonry: Brick Cavity	90%			LIFE	**	5-10	\$59,100	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : East Roof Decks								
	Pre-Cast Concrete	10%			LIFE	**	5	\$12,100	
Roof									
	Built-Up (BUR)	75%			2034	\$492,000	10	\$43,200	
	Metal Panel	5%			2047	**	10	\$5,300	
	Modified Bitumen	10%			2039	**	10	\$5,800	
	Skylight, Metal/Glass	10%			2044	**	10	\$19,200	
Soffits									
	Wood	100%			2047	**	5		
Interior									
Floors									
	Carpet	20%			2035	**	3	\$14,700	
	Cast in Place Concrete	40%			LIFE	**	5	\$86,000	
	Panel/Paver: Concrete	5%			2054	**			
	Poured Epoxy/Resin	20%			2033	\$537,500			
	Quarry Tile	5%			2047	**	5	\$3,700	
	Sheet Vinyl/Rubber	10%			2039	**	5	\$7,400	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : 1st Floor								
	Explanation : 24 X 24 Thick Rubber Panels								

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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$1,500	
	Concrete Masonry Unit	35%	4+	\$19,600	LIFE	**	5	\$4,300	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : Basement									
	Fabric on Framing	20%			2035	**	5	\$3,100	
	Glass: Special Gauge	5%			LIFE	**	1		
Other Observation, Extent : Light, Area Affected : 5%									
Location : Small Aquarium Wall									
Explanation : Thick Acrylic Glazing									
	Gypsum Board	30%			LIFE	**	5-10	\$15,600	
	Wood	5%			LIFE	**	5	\$12,200	
Ceilings									
	AcousTileSusp.Lay-In	15%			2051	**	5	\$7,400	
	Exposed Struc: Concrete	20%			LIFE	**	5-10	\$12,300	
	Exposed Struc: Steel	35%			LIFE	**	10	\$34,400	
	Gypsum Board	15%			LIFE	**	5-10	\$25,300	
	Metal Panel	15%			LIFE	**	5	\$18,400	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	60%			2054	**			
	Wood	40%			2035	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2069	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Flood Mitigation Walls									
Site Pavements									
On-Site Walkways									
	Asphalt	70%			2043	**			
	Cast in Place Concrete	30%			2047	**			

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%			2044	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2044	* *	5	\$100	
Raceway									
	Conduit	100%			2044	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Panelboards								
	Molded Case Bkrs	100%			2042	**	5	\$700	
	Wiring								
	Thermoplastic	100%			2044	**	1		
	Motor Controllers								
	Locally Mounted	100%			2039	**	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2051	**	1	\$8,000	
Lighting									
	Interior Lighting								
	LED	100%			2042	**			
	Egress Lighting								
	Emergency, Battery	50%			2042	**	10	\$4,000	
	Exit, LED	50%			2069	**	1		
	Exterior Lighting								
	LED	30%			2042	**			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2042	**	1	\$9,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Lobby, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Analog	100%			2042	**	1-3	\$16,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	95%			2039	**	1	\$15,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 5 Rooftop Units							
	Furnace	5%			2039	**	1	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Hallway							
		Explanation : 2 Small Units							
	Controls								
	Electrical	100%			2032	\$141,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2039	**	2	\$2,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 5 Units. R-410a Refrigerant							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,000	
	Exhaust Fans								
	Roof	90%	Now	\$2,800	2034	\$56,000	2	\$700	
		Broken, Extent : Severe, Area Affected : 5%							
		Location : 1 Unit, Roof							
	Wall Unit	10%			2034	\$1,400	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	90%			2054	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : 100 Percent Polyvinyl Chloride							
	Brass/Copper	10%	0-2	\$800	2054	**	1		
		Not Insulated, Extent : Moderate, Area Affected : 80%							
		Location : Various Locations							
	Water Heater With Tanks								
	Electric	100%			2032	\$69,300	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Equipment Room							
		Explanation : One 120 Gallon Unit, One 45 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Submersible	100%		2025	\$800	4	\$800	
	Pool Filter/Treatment							
	Sand	100%		2047	* *	4	\$8,100	
	Sewage Ejector(s)							
	Electric	100%		2039	* *	4	\$1,000	
	Backflow Preventer							
	No Component	50%						
	Generic	50%		2044	* *	1	\$800	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	25%						
	Generic	75%		2060	* *	1-2	\$6,900	

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

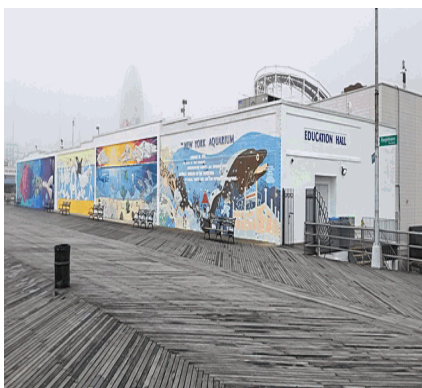
Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NY AQUARIUM EDUCATION / MAINT.
Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.000 / 2355 **Yr Built/Renovated** : 1950 / 2014
Area Sq Ft : 11,800 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$219,500	\$366,500
Interior Architecture	\$68,400	
Electrical		\$356,200
Mechanical	\$51,300	\$62,200
Total	\$339,200	\$784,900
Importance Code A	\$219,500	\$428,700
Importance Code B	\$119,700	\$356,200
Total	\$339,200	\$784,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$25,400			
Interior Architecture	\$84,300		\$6,400	\$900
Electrical	\$10,700	\$400	\$500	\$500
Mechanical	\$74,400	\$1,400	\$2,200	\$1,400
Total	\$194,800	\$1,900	\$9,100	\$2,900
Importance Code A	\$26,200	\$1,100	\$800	\$1,100
Importance Code B	\$148,200	\$800	\$8,300	\$1,300
Importance Code C	\$20,400			\$500
Total	\$194,800	\$1,900	\$9,100	\$2,900



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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION / MAINT.
Asset # : 2355

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									
	Concrete Masonry Unit	3%			LIFE	* *	5	\$1,000	
	Masonry: Brick	20%			LIFE	* *	5	\$10,600	
	Metal Sect. OHD	2%			2039	* *	5	\$1,700	
	Stucco Cement	75%	Now	\$219,500	2039	* *	5	\$24,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Above Warehouse Door And South Facade									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Above Warehouse Door									
Windows									
	Aluminum	100%	Now	\$1,300	2042	* *	5	\$300	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Office									
Parapets									
	Metal Panel	10%			2054	* *	5	\$200	
	Stucco Cement	90%			2039	* *	5	\$1,200	
Roof									
	Modified Bitumen	100%	Now	\$18,300	2034	\$366,500			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		
Interior									
Floors									
	Carpet	30%			2033	\$189,800	3	\$16,500	
	Cast in Place Concrete	45%	0-2	\$68,400	LIFE	* *	5	\$36,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Shops And Locker Rooms									
	Ceramic Tile	5%			2037	* *	5	\$1,800	
	Vinyl Tile	10%	Now	\$2,000	2039	* *	3	\$1,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Throughout Hallway									
	Wood	10%	0-2	\$21,300	2037	* *	5	\$3,400	
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Shops									

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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION / MAINT.
Asset # : 2355

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

Interior

Interior Walls

Ceramic Tile	5%			2043	**	5		\$900	
Concrete Masonry Unit	15%			LIFE	**	5		\$2,200	
Gypsum Board	70%			LIFE	**	5-10		\$22,300	
Metal Panel	5%	Now		\$4,700	LIFE	**			

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Public Relations Department Storage Room

Other Observation, Extent : N/A, Area Affected : 50%

Location : Public Relations Department Storage Room

Explanation : Embossed Metal Panel

Plywood/Hardboard	5%			LIFE	**	10		\$100	
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Ceilings

AcousTileSusp.Lay-In	30%	Now		\$4,500	2039	**	5	\$2,700	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : It Closet

Staining/Discoloring, Extent : Light, Area Affected : 5%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : Throughout

Embossed Metal	10%	Now		\$5,400	LIFE	**	5	\$800	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Public Relations Department Storage Rooms

Exposed Struc: Concrete	50%	Now		\$26,800	LIFE	**	5	\$1,400	
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Cracking/Crumbling, Extent : Severe, Area Affected : 25%

Location : Storage Area

Exposed Reinforcement, Extent : Severe, Area Affected : 25%

Location : Concrete Beams In Storage Area, Boiler Room

Loose/Delam Surface, Extent : Severe, Area Affected : 20%

Location : Storage Area

Gypsum Board	10%			LIFE	**	5-10		\$6,300	
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Site Pavements

On-Site Walkways

Asphalt	20%			2043	**				
Cast in Place Concrete	70%			2047	**				
Metal	5%			2054	**	1-3			
Wood	5%			2029		1-3			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION / MAINT.
Asset # : 2355

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	* *	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2054	* *	5	\$300	
	Raceway								
	Conduit	50%			2054	* *	1		
	Conduit	50%			2034	\$12,600	1		
	Panelboards								
	Fused Disc Sw	10%			2050	* *	5		
	Molded Case Bkrs	60%			2050	* *	5	\$200	
	Molded Case Bkrs	30%			2033	\$11,700	5	\$100	
	Wiring								
	Thermoplastic	50%			2034	\$14,000	1		
	Thermoplastic	50%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2047	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	* *	5	\$200	
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Pitt								
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	\$356,200	10	\$22,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Egress Lighting								
	Emergency, Battery	50%			2034	\$20,100	10	\$3,000	
	Exit, Service	50%			2034	\$5,200	1		
	Exterior Lighting								
	LED	30%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$4,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside Perimeter, Storage								
	Explanation : CCTV Surveillance Camera								

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

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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION / MAINT.
Asset # : 2355

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2044	**	1		
	Natural Gas	90%			2044	**	1		
	Conversion Equipment								
	Furnace	50%			2039	**	1	\$6,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Units							
	Hot Water Boiler	20%			2039	**	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Rooms							
		Explanation : 2 Units							
	Radiant Heater	10%			2034	\$62,200	2	\$1,100	
	No Component	20%							
Distribution									
	Hot Wtr Piping/Pump	20%	0-2	\$400	2042	**	4	\$200	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	No Component	80%							
Terminal Devices									
	Fan Coil Unit/Heat	20%	Now	\$47,400	2044	**	1	\$1,400	
		Corroded, Extent : Moderate, Area Affected : 60%							
		Location : 1st Floor							
		Malfunctioning, Extent : Severe, Area Affected : 70%							
		Location : Various Locations							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Various Locations							
	No Component	80%							
Controls									
	Electrical	100%			2027	\$51,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	50%			2039	**	2	\$800	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units, Roof							
	Split Unit	5%			2034	\$28,400			
	Window/Wall Unit	10%	0-2	\$9,100	2034	\$9,100	1		
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Various Locations							
	No Component	35%							
Terminal Devices									
	Fan Coil - 2 Pipe	5%			2034	\$23,700	1	\$400	
	No Component	95%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION / MAINT.
Asset # : 2355

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	5%			2034	\$2,200	2	\$900	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$10,800	
	No Component	50%							
	Exhaust Fans								
	Roof	50%			2039	* *	2	\$400	
	Wall Unit	5%			2029	\$500	2		
	No Component	45%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	2-4	\$6,100	2044	* *	1		
	Corroded, Extent : Moderate, Area Affected : 5%								
	Location : The Water Main								
	Water Heater With Tanks								
	Electric	100%			2032	\$23,100	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : One 40 Gallon Unit								
	Sanitary Piping								
	Cast Iron	100%	0-2	\$6,000	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor Storage Room								
	Sump Pump(s)								
	Submersible	100%			2029	\$700	4	\$800	
	Fixtures								
	Generic	100%							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NY AQUARIUM HOLDING POOLS
Address : BOARDWALK AND W.8TH ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.290 / 14783 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 20,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 23-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 8698 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical	\$66,100	\$108,600
Total	\$66,100	\$108,600
Importance Code B	\$66,100	\$108,600
Total	\$66,100	\$108,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$9,400			
Interior Architecture	\$66,700			
Electrical	\$300		\$100	
Mechanical	\$15,900	\$2,200	\$4,100	\$1,700
Site Pavements	\$100			\$100
Total	\$92,400	\$2,200	\$4,200	\$1,800
Importance Code A	\$16,500	\$1,000	\$900	\$1,000
Importance Code B	\$56,800	\$1,200	\$3,200	\$700
Importance Code C	\$19,100			\$100
Total	\$92,400	\$2,200	\$4,200	\$1,800



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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM HOLDING POOLS
Asset # : 14783

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$14,400	
	Exposed Struc: Steel	5%			LIFE	**	5	\$4,500	
	Metal, Corrugated	85%			2054	**	1		
Roof									
	Single Ply Membrane	90%			2039	**	10	\$12,000	
	Other Observation, Extent : Light, Area Affected : 90%								
	Location : Roof Of Holding Area								
	Explanation : Tensile Fabric Roof Membrane, Roof Not Accessible								
	Single Ply Membrane	10%			2039	**	10	\$1,300	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Roof								
	Explanation : Epdm Roof, Roof Not Accessible								
Soffits									
	Exposed Struc: Concrete	75%			LIFE	**	5-10		
	Metal Panel	25%			2054	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	70%			LIFE	**	5	\$65,500	
	No Component	30%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Interior								
	Explanation : Pool Holding Area								
Interior Walls									
	Cast in Place Concrete	15%			LIFE	**	10	\$15,500	
	Plywood/Hardboard	85%			LIFE	**	10	\$3,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior Perimeter Walls								
	Explanation : Vinyl Panels								
Ceilings									
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$2,700	
	Exposed Struc: Steel	5%	0-2	\$12,600	LIFE	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Ceiling Structural Members								
	No Component	85%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Inside Holding Area								
	Explanation : Underside Of Tensile Fabric Roof								
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2069	**			
Site Pavements									
On-Site Walkways									
	Asphalt	60%			2043	**			
	Cast in Place Concrete	35%			2047	**			
	Wood	5%			2029	\$4,700	1-3	\$300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM HOLDING POOLS
Asset # : 14783

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	Transformers								
	Dry Type	100%			2047	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 30 Kilovolt Ampere, 480 Volts Primary, 208/ 120 Volts Secondary							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2054	* *	5	\$500	
	Raceway								
	Conduit	100%			2054	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2050	* *	5	\$500	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2047	* *	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2039	* *	10	\$9,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Rooms							
		Explanation : T- 8 Lamps							
	HID	25%			2039	* *	10	\$200	
	LED	25%			2039	* *			
	Egress Lighting								
	Emergency, Battery	50%			2039	* *	10	\$2,400	
	Exit, Service	50%			2039	* *	1		
	Exterior Lighting								
	HID	30%			2039	* *	10		
	No Component	70%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2054	* *	1		
	Natural Gas	95%			2054	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM HOLDING POOLS
Asset # : 14783

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	30%			2034	\$18,200	1	\$3,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Of The Building							
		Explanation : 2 Units							
	Hot Water Boiler	65%	Now	\$6,700	2047	* *	1	\$5,800	
		Controller Not Working, Extent : Severe, Area Affected : 10%							
		Location : Outside Of The Building							
	Radiant Heater	5%			2034	\$25,400	2	\$500	
Distribution									
	Hot Wtr Piping/Pump	65%			2050	* *	4	\$1,000	
	No Component	35%							
Terminal Devices									
	Air Handler	30%			2039	* *	1	\$3,700	
	No Component	70%							
Controls									
	Electrical	100%			2032	\$108,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Reciprocating	30%			2039	* *	1	\$2,800	
	Compr/Chiller								
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Of The Building							
		Explanation : 1 Unit. R-410a							
	No Component	70%							
Distribution									
	CW & CHW Wtr	30%			2054	* *	4	\$400	
	Pipe/Pump								
	No Component	70%							
Terminal Devices									
	Air Handler/Dir	30%			2039	* *	1		
	Expansion								
	No Component	70%							
Heat Rejection									
	Air Cooled Condenser	30%			2039	* *	2	\$4,200	
	Unit								
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM HOLDING POOLS
Asset # : 14783

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	30%			2034	\$26,000	2	\$200	
	Wall Unit	70%			2039	* *	2	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside Of The Building								
	Explanation : Air Handler Unit								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : 100 Percent Polyvinyl Chloride Piping								
	HW Heat Exchanger								
	HTHW/HW	100%			2044	* *			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Polyvinyl Chloride Piping								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$600	4	\$600	
	Pool Filter/Treatment								
	Sand	100%	Now	\$66,100	2039	* *	4	\$5,000	
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Outside Of The Building								
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Outside Of The Building								
	Backflow Preventer								
	Not Accessible	100%							
Vertical Transport									
	Elevators								
	Geared Traction	10%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Ground To 1st Floor								
	Explanation : 1 Unit								
	No Component	90%							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NY AQUARIUM LABORATORY
Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.030 / 2357 **Yr Built/Renovated** : 1965 / 2014
Area Sq Ft : 12,540 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 23-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$322,200	
Mechanical		\$68,100
Total	\$322,200	\$68,100
Importance Code A	\$322,200	
Importance Code B		\$68,100
Total	\$322,200	\$68,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$73,400			
Interior Architecture	\$97,400	\$3,000	\$2,000	
Electrical	\$21,000	\$1,200	\$1,400	\$1,300
Mechanical	\$14,900	\$4,500	\$6,200	\$3,100
Site Enclosure				
Total	\$206,700	\$8,800	\$9,700	\$4,400
Importance Code A	\$73,400			
Importance Code B	\$95,400	\$8,800	\$8,800	\$4,400
Importance Code C	\$37,900		\$800	
Total	\$206,700	\$8,800	\$9,700	\$4,400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM LABORATORY
Asset # : 2357

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	65%			LIFE	* *	5	\$49,000	
	Metal Panel	3%			2044	* *	5-10	\$7,800	
	Pre-Cast Concrete	30%	Now	\$16,000	LIFE	* *	5	\$36,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Columns									
	Window Wall	2%			2054	* *	5	\$2,800	
Windows									
	Steel	100%	Now	\$57,000	2059	* *	5	\$8,100	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor									
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Caulking Deteriorated, Extent : Light, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : 2nd Floor									
Parapets									
	Pre-Cast Concrete	25%			LIFE	* *	5	\$65,700	
	No Component	75%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Roof									
Explanation : Metal Guard Rail									
Roof									
	Modified Bitumen	80%	Now	\$265,200	2044	* *			
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Roof									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Roof									
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Roof									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Roof									
	Skylight, Metal/Glass	20%			2044	* *	10	\$20,700	
Soffits									
	Cast in Place Concrete	10%			LIFE	* *	5		
	Pre-Cast Concrete	90%			LIFE	* *	5		

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM LABORATORY
Asset # : 2357

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	25%			2035	**	3	\$9,000	
	Cast in Place Concrete	30%	Now	\$30,000	LIFE	**	5	\$15,800	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Air Handler Room							
	Ceramic Tile	5%	Now	\$3,300	2037	**	5	\$600	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Bathrooms							
	Vinyl Tile	40%			2042	**	3	\$3,600	
Interior Walls									
	Cast in Place Concrete	15%	Now	\$18,800	LIFE	**			
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Ejector Pit							
	Ceramic Tile	5%			2037	**	5	\$1,700	
	Concrete Masonry Unit	45%			LIFE	**	5	\$12,100	
	Gypsum Board	35%			LIFE	**	5-10	\$20,100	
Ceilings									
	AcousTileSusp.Lay-In	60%	Now	\$11,700	2051	**	5	\$7,200	
		Broken/Missing Elements, Extent : Light, Area Affected : 1%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Around Windows							
	Exposed Struc: Concrete	25%			LIFE	**	5-10	\$7,500	
	Gypsum Board	15%			LIFE	**	5-10	\$12,400	
Site Enclosure									
Fence/Gates									
	Steel Pipe Rail	100%			2044	**	5	\$15,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Roof Guard Rail							
Free Standing Walls									
	Cast in Place Concrete	100%			2069	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Perimeter							
		Explanation : Flood Mitigation							
Retaining Walls									
	Cast in Place Concrete	100%			2054	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			
Parking/Driveway									
	Asphalt	100%			2043	**			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM LABORATORY
Asset # : 2357

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%			2060	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.							
Transformers									
	Dry Type	100%			2051	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 30 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2060	* *	5	\$100	
Raceway									
	Conduit	70%			2034	\$17,600	1		
	Conduit	30%			2060	* *	1		
Panelboards									
	Molded Case Bkrs	70%			2033	\$27,300	5	\$200	
	Molded Case Bkrs	30%			2056	* *	5	\$100	
Wiring									
	Braided Cloth	70%	2-4	\$19,600	2059	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2060	* *	1		
Motor Controllers									
	Locally Mounted	10%			2051	* *	5		
	Variable Frequency Drive	90%			2051	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	LED	100%			2042	* *			
Egress Lighting									
	Emergency, Battery	50%			2042	* *	10	\$1,900	
	Exit, LED	50%			2069	* *	1		
Exterior Lighting									
	LED	30%			2042	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2042	* *	1	\$4,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM LABORATORY
Asset # : 2357

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2042

* *

1-3

\$7,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2044

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Steam From Adjacent Building*

Conversion Equipment

Heat Exchanger, Shell &
Tube

100%

2043

* *

Distribution

Hot Wtr Piping/Pump

90%

2050

* *

4

\$1,100

Steam Piping/Pump

10%

2054

* *

Terminal Devices

Air Handler

60%

2039

* *

1

\$6,000

Convactor/Radiator

40%

2039

* *

1

\$2,100

Controls

Electrical

100%

2032

\$68,100

Air Conditioning

Energy Source

Electricity

100%

2050

* *

1

Conversion Equipment

Reciprocating
Compr/Chiller

100%

2042

* *

1

\$7,500

*R-410a Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement Equipment Room*

Distribution

CW & CHW Wtr
Pipe/Pump

100%

2054

* *

4

\$1,200

Terminal Devices

Air Handler/Cool/Ht

100%

2039

* *

1

\$10,000

Heat Rejection

Dry Cooler

100%

2039

* *

2

\$11,200

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$14,200

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM LABORATORY
Asset # : 2357

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	85%			2039	**	2	\$400	
	Roof	15%	0-2	\$4,600	2044	**	2	\$100	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Roof								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2054	**	4	\$2,400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2028	\$400	4	\$400	
	Sewage Ejector(s)								
	Electric	100%			2042	**	4	\$800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2060	**	1-2	\$1,400	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NY AQUARIUM MAIN AQUARIUM
Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.020 / 2356 **Yr Built/Renovated** : 1957 / 2014
Area Sq Ft : 22,100 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$156,800	\$320,300
Interior Architecture	\$461,100	\$212,500
Electrical		\$199,600
Mechanical	\$194,100	\$2,271,200
Total	\$812,000	\$3,003,600
Importance Code A	\$156,800	\$320,300
Importance Code B	\$655,200	\$2,683,300
Total	\$812,000	\$3,003,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,100		\$7,300	
Interior Architecture	\$119,500		\$2,400	\$8,900
Electrical	\$12,900	\$2,700	\$3,300	\$2,900
Mechanical	\$160,700	\$4,900	\$4,900	\$6,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$339,100	\$11,600	\$21,900	\$22,200
Importance Code A	\$58,800	\$2,000	\$9,300	\$2,000
Importance Code B	\$235,100	\$9,600	\$12,600	\$20,200
Importance Code C	\$45,200			
Total	\$339,100	\$11,600	\$21,900	\$22,200



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

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								
Glass Block	3%			LIFE	* *	5	\$1,300	
Masonry: Brick Cavity	70%	Now	\$106,200	LIFE	* *	5	\$25,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Expansion Joint Failure, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : All Facades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal/Glass Curt Wall	8%			LIFE	* *	5	\$10,700	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Under Canopy Structure								
Explanation : Folding Glass Panel Enclosure								
Metal Coiling Doors	2%			2047	* *	5	\$2,200	
Stucco Cement	12%			2039	* *	5	\$10,700	
Window Wall	5%			2044	* *	5	\$6,700	
Windows								
Aluminum	80%			2042	* *	5	\$1,200	
Metal Louvers	20%			2043	* *	10	\$1,800	
Parapets								
Masonry: Brick	28%			LIFE	* *	5-10	\$5,800	
Metal Rail	17%			2047	* *	5-10	\$9,300	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,900	
No Component	50%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

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								
Roof								
Built-Up (BUR)	55%	2-4	\$4,500	2034	\$226,400			
	Blisters, Extent : Light, Area Affected : 5%							
	Location : Roof Hatch							
Plaza Roof: Stone Panels	25%	Now	\$4,500	2054	* *			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Gift Shop							
Single Ply Membrane	13%			2034	\$93,900	10	\$4,700	
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Roof Over Open Area, Oceanic Gift Shop Roof Plaza							
	Explanation : Tensile Fabric Roof Membrane							
Single Ply Membrane	7%	0-2	\$50,600	2044	* *			
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location : Around Columns							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Entry Plaza							
	Explanation : Tensile Fabric Roof Membrane							
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	\$42,200	
Interior								
Floors								
Carpet	50%			2030	\$272,100	3	\$31,500	
Cast in Place Concrete	5%	Now	\$2,600	LIFE	* *	5	\$3,400	
	Spalling, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Basement							
	Other Observation, Extent : Severe, Area Affected : 10%							
	Location : Basement							
	Explanation : Ground Water							
Ceramic Tile	5%			2037	* *	5	\$1,600	
Panel/Paver: Cer/Brk	10%			2050	* *	5	\$7,100	
Terrazzo	5%			LIFE	* *	5	\$2,500	
Vinyl Tile	25%	0-2	\$42,500	2034	\$212,500	3	\$3,000	
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Exhibits							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$5,300	LIFE	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Columns In Basement							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Boiler Room Foundation Wall							
Concrete Masonry Unit	25%	Now	\$16,300	LIFE	**	5	\$3,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Fabric on Framing	25%			2035	**	5	\$4,400	
Glass: Special Gauge	5%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Interior Aquarium Glazing							
	Explanation : Structural Acrylic							
Gypsum Board	15%			LIFE	**	5-10	\$9,000	
Masonry: Brick	5%			LIFE	**	10	\$500	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$900	
Wood	10%			LIFE	**	5	\$28,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Gift Shop							
	Explanation : Laminated Decorative Panels							
Ceilings								
AcousTile,Adhered	15%			2039	**	5	\$4,700	
AcousTileConcealSpLn	35%	0-2	\$8,700	2047	**	5	\$6,900	
	Misaligned/Bulging, Extent : Light, Area Affected : 20%							
	Location : 2nd Floor Classrooms							
AcousTileSusp.Lay-In	10%			2047	**	5	\$3,200	
Exposed Struc: Concrete	20%	Now	\$461,100	LIFE	**	5	\$1,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Boiler Room							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Boiler Room And Throughout Basement							
	Exposed Reinforcement, Extent : Severe, Area Affected : 15%							
	Location : Boiler Room							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 15%							
	Location : Boiler Room							
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Boiler Room							
	Other Observation, Extent : Severe, Area Affected : 25%							
	Location : Basement Ceiling							
	Explanation : Structural Failure To Slab. Secured With Wood Shoring And Lolly Columns							
Metal Panel	20%			LIFE	**	5	\$15,800	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	70%			2069	**			
Masonry: Brick	30%			2054	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

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

Site Pavements

On-Site Walkways

Asphalt	10%			2043		* *			
Cast in Place Concrete	20%			2047		* *			
Pavers/Stone	70%			2043		* *			

Parking/Driveway

Asphalt	100%			2043		* *			
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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

Molded Case Bkrs	100%			2044		* *	5	\$600	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.

Transformers

Dry Type	100%			2039		* *	5	\$100	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : 75 Kilovolt Amperes, 480 Volts Primary, 277 / 120 Volts Secondary

Switchgear / Switchboard

Molded Case Bkrs	100%			2044		* *	5	\$600	
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Raceway

Conduit	65%			2034		\$23,400	1		
Conduit	35%			2044		* *	1		

Panelboards

Molded Case Bkrs	65%			2033		\$19,000	5	\$400	
Molded Case Bkrs	35%			2042		* *	5	\$200	

Wiring

Thermoplastic	65%			2034		\$21,100	1		
Thermoplastic	35%			2044		* *	1		

Motor Controllers

Locally Mounted	70%			2032		\$48,600	5	\$100	
Locally Mounted	30%			2039		* *	5		

Ground

Grounding Devices

Generic	100%	2-4		\$10,200	LIFE	* *	5	\$300	
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Corroded, Extent : Moderate, Area Affected : 100%

Location : Basement

Stand-by Power

Transfer Switches

Automatic	100%			2039		* *	1	\$6,800	
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Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

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

Lighting

Interior Lighting
Fluorescent

45%
2034 \$151,000 10 \$8,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement, Offices, Storage
Explanation : T-8 Lamps

Incandescent
LED

5%
2034 \$15,000 2
 50% 2039 * *

Egress Lighting

Emergency, Battery
Exit, Service

50% 2034 \$17,300 10 \$2,500
 50% 2034 \$4,400 1

Exterior Lighting

LED
No Component

30% 2039 * *
 70%

Alarm

Security System
Generic

100% 2039 * * 1 \$8,300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways, Outside
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2039 * * 1-3 \$13,600
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

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

Heating

Energy Source
Natural Gas

100% 2044 * * 1

Conversion Equipment
Furnace

10% Now \$600 2039 * * 1 \$900
Not in Service, Extent : Moderate, Area Affected : 10%
Location : Roof
Other Observation, Extent : N/A, Area Affected : 100%
Location : Roof
Explanation : 1 Rooftop Unit

Steam Boiler

90% Now \$16,100 2039 * * 1 \$16,900
Not in Service, Extent : Severe, Area Affected : 100%
Location : Basement
Other Observation, Extent : Light, Area Affected : 100%
Location : Boiler Room
Explanation : 2 Units

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	90%	Now	\$74,100	2044	* *			
		Corroded, Extent : Moderate, Area Affected : 80%							
		Location : Throughout Basement							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Vacuum Pump And The Tank							
	No Component	10%							
Terminal Devices									
	Air Handler	65%			2034	\$251,500	1	\$8,500	
	Convector/Radiator	5%			2032	\$8,400	1	\$300	
	Fan Coil Unit/Heat	30%			2029	\$152,900	1	\$2,000	
Controls									
	Electrical	100%	Now	\$24,000	2027	\$120,000			
		Malfunctioning, Extent : Moderate, Area Affected : 80%							
		Location : Basement							
Air Conditioning									
Energy Source									
	Electricity	100%			2042	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%	Now	\$32,500	2039	* *	2	\$100	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Exterior Pkg Unit - Cooling	50%			2034	\$112,700	2	\$600	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	10%			2034	\$48,800			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : R-410a Refrigerant							
	No Component	30%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2034	\$43,900	1	\$700	
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2034	\$4,200	2	\$1,500	
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,600	
Exhaust Fans									
	Roof	100%			2034	\$39,900	2	\$600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%	Now	\$2,600	2034	\$132,000	1		
		Not Insulated, Extent : Moderate, Area Affected : 80%							
		Location : Basement							
	Galvanized Steel	50%	Now	\$39,400	2032	\$131,200	1		
		Corroded, Extent : Severe, Area Affected : 80%							
		Location : Basement							
		Not Insulated, Extent : Moderate, Area Affected : 80%							
		Location : Basement							
Water Heater With Tanks									
	Gas Fired	100%			2033	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 75 Gallon Unit							
HW Heat Exchanger									
	Steam Fired	100%			2034	\$99,400	4	\$3,100	
Sanitary Piping									
	Cast Iron	100%	0-2	\$25,900	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
Storm Drain Piping									
	Cast Iron	100%	0-2	\$7,300	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
Sump Pump(s)									
	Submersible	100%	Now	\$3,700	2029	\$3,700	4	\$500	
		Corroded, Extent : Severe, Area Affected : 80%							
		Location : Basement							
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Pool Filter/Treatment									
	Sand	100%			2032	\$1,391,500	4	\$5,200	
Sewage Ejector(s)									
	Electric	100%			2029	\$11,300	4	\$1,300	
Backflow Preventer									
	Generic	100%			2029	\$9,600	1	\$1,400	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Of Building. 1st To 2nd Floor							
		Explanation : 1 Handicap Hoist Unit							

*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.*

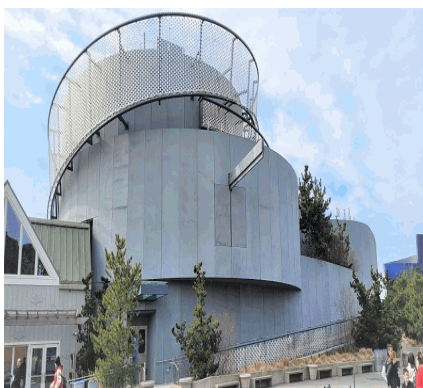
Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.
Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.270 / 14751 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 59,959 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 8698 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$358,500	\$519,400
Interior Architecture	\$287,200	\$108,000
Mechanical		\$405,200
Total	\$645,600	\$1,032,600
Importance Code A	\$358,500	\$519,400
Importance Code B	\$168,600	\$513,200
Importance Code C	\$118,600	
Total	\$645,600	\$1,032,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$57,700		\$1,900	
Interior Architecture	\$44,400		\$12,400	\$10,100
Electrical	\$12,500	\$9,900	\$12,100	\$12,200
Mechanical	\$83,600	\$46,700	\$94,600	\$48,300
Site Enclosure			\$32,300	
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$206,200	\$64,400	\$161,200	\$78,500
Importance Code A	\$60,700	\$3,000	\$5,000	\$3,000
Importance Code B	\$118,400	\$61,500	\$123,900	\$69,900
Importance Code C	\$27,100		\$32,300	\$5,600
Total	\$206,200	\$64,400	\$161,200	\$78,500



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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.

Asset # : 14751

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								
Metal Panel	10%			2054	**	5-10	\$69,200	
Pre-Cast Concrete	85%			LIFE	**	5	\$556,300	
Window Wall	5%			2054	**	5	\$18,900	
Parapets								
Pre-Cast Concrete	100%			LIFE	**	5	\$160,600	
Roof								
Cast in Place Concrete	15%			LIFE	**	10	\$39,500	
Green, Roof Inaccessible	10%			LIFE	**			
IRMA/Protected	70%			2039	**	10	\$110,600	
Membrane								
Modified Bitumen	5%			2039	**	10	\$7,900	
Soffits								
Exposed Struc: Steel	5%			LIFE	**	5	\$2,400	
Exposed Struc: Steel	70%			LIFE	**	5	\$34,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Movable Scales								
Explanation : Movable Scales On Steel Structure And Wire								
Glass: Special Gauge	5%			LIFE	**	1		
Stucco Cement	20%			2047	**	5	\$3,900	
Interior								
Floors								
Carpet	10%			2033	\$155,000	3	\$13,500	
Cast in Place Concrete	55%			LIFE	**	5	\$215,900	
Ceramic Tile	10%			2043	**	5	\$9,000	
Sheet Vinyl/Rubber	25%			2039	**	5	\$33,700	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$56,500	
Ceramic Tile	5%			2043	**	5	\$11,300	
Concrete Masonry Unit	30%			LIFE	**	5	\$54,200	
Glass: Special Gauge	30%			LIFE	**	1		
Other Observation, Extent : Light, Area Affected : 30%								
Location : Interior Aquarium Walls								
Explanation : 3 Inch To 6 Inch Thick Structural Acrylic Glazing								
Gypsum Board	25%			LIFE	**	5-10	\$96,000	
Ceilings								
AcousTileSusp.Lay-In	20%			2047	**	5	\$15,800	
Exposed Struc: Concrete	70%			LIFE	**	5-10	\$69,200	
Gypsum Board	10%			LIFE	**	5-10	\$27,200	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2047	**	5-10	\$53,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Steel Cable With Aluminum Post Guard Rail								
Retaining Walls								
Cast in Place Concrete	100%			2069	**			

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

Estimates are rounded to the nearest hundred dollars.

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.

Asset # : 14751

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

Site Pavements

On-Site Walkways

Asphalt	25%		2043		**				
Cast in Place Concrete	50%		2047		**				
Pavers/Stone	25%		2043		**				

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

Over 600 Volts

Service Equipment

Oil Fuse Cutout	100%		2054		**		3	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : No Available Nameplate Rating Capacity</i>									

Transformers

Dry Type	100%		2047		**		3	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : Transformer Rated At Four,160 Volts Primary, 480/277 Volts Secondary And 2,500 Kilovolt Ampere.</i>									

Switchgear / Switchboard

Fused Disc Sw	100%		2054		**		3	\$400	
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Feeders

Cable	100%		2050		**		1		
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Raceway

Conduit	100%		2054		**		1		
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Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2054		**		5	\$1,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>									

Transformers

Dry Type	100%		2047		**		5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 500 Kilovolt Ampere, 480 Volts Primary, 208/120 Volts Secondary</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%		2054		**		5	\$1,600	
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Raceway

Conduit	100%		2054		**		1		
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Panelboards

Fused Disc Sw	10%		2050		**		5	\$100	
Molded Case Bkrs	90%		2050		**		5	\$1,400	

Wiring

Thermoplastic	100%		2054		**		1		
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**DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.**

Asset # : 14751

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									
	Motor Controllers								
	Locally Mounted	10%			2047	**	5		
	Variable Frequency Drive	90%			2047	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	**	1	\$18,500	
	Generators								
	Natural Gas	100%			2043	**	1	\$23,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Emergency Generator Rated At 750 Kilowatts								
	Batteries								
	Lead/Acid	100%			2028	\$2,400	5	\$2,200	
Lighting									
	Interior Lighting								
	LED	100%			2039	**			
	Egress Lighting								
	Emergency, Service	50%			2039	**	1		
	Exit, LED	50%			2062	**	1		
	Exterior Lighting								
	LED	30%			2039	**			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2062	**	5	\$1,800	
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$22,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Exhibits, Hallways, Outside Perimeter								
	Explanation : Cctv Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Analog	100%			2039	**	1-3	\$37,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Addressable Fire Alarm System, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

Heating

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.

Asset # : 14751

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2051	**	1	\$29,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2nd Floor Boiler Room								
	Explanation : 4 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2056	**	4	\$3,000	
	Terminal Devices								
	Air Handler	80%			2042	**	1	\$29,700	
	Fan Coil Unit/Heat	20%			2039	**	1	\$3,900	
	Controls								
	Electrical	100%			2033	\$325,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2056	**	1		
	Conversion Equipment								
	Reciprocating	100%			2039	**	1	\$27,800	
	Compr/Chiller								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : 3 Multistacks Units. R-410a								
	Distribution								
	CW & CHW Wtr	100%			2060	**	4	\$3,000	
	Pipe/Pump								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2042	**	1	\$37,100	
	Heat Rejection								
	Water Cooling Tower	100%			2035	**	2	\$60,300	
	Dehumidifier								
	Generic	100%			2038	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2nd Floor								
	Explanation : 2 Units								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,900	
	Exhaust Fans								
	Interior	50%			2042	**	2	\$900	
	Roof	50%			2039	**	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2060	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : 90 Percent Polyvinyl Chloride Piping								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.**

Asset # : 14751

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger								
	HTHW/HW	100%			2060	**			
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Pool Filter/Treatment								
	Activated Carbon	50%			2038	**	4	\$400	
	Sand	50%			2051	**	4	\$300	
	Sewage Ejector(s)								
	Electric	100%			2042	**	4	\$3,600	
	Backflow Preventer								
	Generic	100%			2039	**	1	\$3,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 3rd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2060	**	1-5	\$30,200	
	Sprinkler								
	Generic	100%			2060	**	1-2	\$16,800	
	Fire Pump								
	Generic	100%			2043	**	1	\$11,200	
	Chemical System								
	Generic	100%			2033	\$79,700	1-3	\$372,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Kitchen							
		Explanation : 3 Sets Cover 100 Square Feet							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NY AQUARIUM SEA CLIFFS EXHIBIT
Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.240 / 4125 **Yr Built/Renovated** : 1993 / 2014
Area Sq Ft : 20,614 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$184,900	\$184,900
Interior Architecture		\$759,700
Mechanical		\$111,900
Total	\$184,900	\$1,056,500
Importance Code A	\$184,900	\$184,900
Importance Code B		\$871,600
Total	\$184,900	\$1,056,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$19,800			
Interior Architecture	\$63,000	\$11,600	\$2,700	\$9,500
Electrical	\$3,000	\$2,900	\$2,900	\$2,600
Mechanical	\$15,000	\$6,400	\$12,200	\$6,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$108,600	\$28,800	\$25,700	\$26,600
Importance Code A	\$19,800			
Importance Code B	\$62,600	\$28,800	\$24,200	\$17,000
Importance Code C	\$26,200		\$1,500	\$9,500
Total	\$108,600	\$28,800	\$25,700	\$26,600



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	70%			LIFE	* *	5	\$369,900	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Underneath Boardwalk							
	Concrete Masonry Unit	30%	Now	\$16,600	LIFE	* *	5	\$9,900	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Mechanical Room Boardwalk Side							
Windows									
	Metal Louvers	5%			2043	* *	10	\$400	
	No Component	95%							
Parapets									
	Cast in Place Concrete	10%			LIFE	* *	5	\$6,300	
	No Component	90%							
Roof									
	Green, Roof Inaccessible	100%			LIFE	* *			
		Intensive, Extent : Light, Area Affected : 100%							
		Location : Above Ground Exhibit Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Not Accessible Roof Exhibit							
Interior									
	Floors								
	Carpet	30%			2035	* *	3	\$13,900	
	Cast in Place Concrete	10%			LIFE	* *	5	\$13,500	
	Ceramic Tile	3%			2047	* *	5	\$900	
	Poured Epoxy/Resin	45%	Now	\$15,200	2032	\$759,700			
		Split/Cracked, Extent : Light, Area Affected : 5%							
		Location : Mechanical And Filter Rooms							
	Sheet Vinyl/Rubber	2%			2042	* *	5	\$900	
	Slate	5%			LIFE	* *	5	\$3,300	
	Vinyl Tile	5%			2042	* *	3	\$600	
Interior Walls									
	Ceramic Tile	3%			2047	* *	5	\$3,100	
	Concrete Masonry Unit	50%			LIFE	* *	5	\$41,200	
	Fabric on Framing	37%			2038	* *	5	\$19,000	
	Glass: Special Gauge	5%			LIFE	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Aquarium Exhibit Display							
		Explanation : Thick Acrylic Aquarium Glazing							
	Gypsum Board	5%			LIFE	* *	5-10	\$8,700	

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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

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								
	AcousTileSusp.Lay-In	45%			2051	**	5	\$13,900	
	Exposed Struc: Concrete	5%	Now	\$11,300	LIFE	**	5	\$200	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Emergency Exit							
	Fiber Board	45%			2042	**			
	Metal Panel	5%			LIFE	**	5	\$3,900	
Site Pavements									
	On-Site Walkways								
	Asphalt	100%			2043	**			
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%			2060	**	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.							
	Transformers								
	Dry Type	100%			2051	**	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 112.5 Kilovolt Amperes, 480 Volts Primary , 208/ 120 Volts Secondary							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2060	**	5	\$100	
	Raceway								
	Conduit	100%			2060	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2056	**	5	\$500	
	Wiring								
	Thermoplastic	100%			2060	**	1		
	Motor Controllers								
	Locally Mounted	80%			2051	**	5	\$100	
	Variable Frequency Drive	20%			2051	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2051	**	1	\$6,300	
Lighting									
	Interior Lighting								
	LED	100%			2042	**			

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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

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

Lighting

Egress Lighting

Emergency, Battery	50%		2042	**	10	\$2,500		
Exit, LED	50%		2069	**	1			

Alarm

Security System

Generic	100%		2042	**	1	\$7,700		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways, Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog	100%		2042	**	1-3	\$12,700		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns

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

Heating

Distribution

Hot Wtr Piping/Pump	100%		2050	**	4	\$1,500		
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Terminal Devices

Air Handler	85%		2039	**	1	\$10,800		
Fan Coil Unit/Heat	15%		2039	**	1	\$1,000		

Controls

Electrical	100%		2032	\$111,900				
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Air Conditioning

Energy Source

Electricity	100%		2050	**	1			
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Conversion Equipment

Centrifugal, Elec Chiller	100%		2043	**	1	\$22,300		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 3 New Units. R-410a

Distribution

CW & CHW Wtr Pipe/Pump	100%		2060	**	4	\$1,000		
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Terminal Devices

Air Handler/Cool/Ht	100%		2039	**	1	\$12,800		
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Heat Rejection

Air Cooled Condenser Unit	100%		2039	**	2	\$14,400		
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Ventilation

Distribution

Ductwork/Diffusers	100%		LIFE	**	2-5	\$18,200		
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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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2039	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2054	* *	1		
	Brass/Copper	90%			2054	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : 100 Percent Polyvinyl Chloride								
	Water Heater With Tanks								
	Electric	100%			2029	\$23,100	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : One 50 Gallon Unit								
	HW Heat Exchanger								
	HTHW/HW	100%			2054	* *			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2028	\$600	4	\$700	
	Pool Filter/Treatment								
	Sand	100%			2051	* *	4	\$5,100	
	Sewage Ejector(s)								
	Electric	100%			2042	* *	4	\$1,200	
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 1st Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2060	* *	1-2	\$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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NY AQUARIUM SEASIDE CAFE
Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.250 / 14346 **Yr Built/Renovated** : 2006 / 2014
Area Sq Ft : 15,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$51,400	\$548,500
Mechanical		\$308,300
Total	\$51,400	\$856,800
Importance Code A	\$51,400	\$548,500
Importance Code B		\$308,300
Total	\$51,400	\$856,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$14,400	\$2,400	\$19,500	
Interior Architecture	\$67,600	\$4,000	\$8,200	
Electrical	\$2,000	\$1,600	\$1,700	\$1,400
Mechanical	\$55,100	\$54,800	\$109,700	\$52,600
Total	\$139,200	\$62,800	\$139,100	\$54,000
Importance Code A	\$15,300	\$3,100	\$20,300	\$700
Importance Code B	\$101,100	\$57,900	\$117,400	\$53,300
Importance Code C	\$22,700	\$1,800	\$1,400	
Total	\$139,200	\$62,800	\$139,100	\$54,000



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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

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								
Concrete Masonry Unit	25%			LIFE	**	5	\$12,900	
Metal Panel	10%			2060	**	5-10	\$28,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Walk In Freezer								
Explanation : Exterior Freezer								
Window Wall	15%			2054	**	5	\$23,100	
Wood	50%			2047	**	5	\$102,800	
Windows								
Aluminum	100%			2056	**	5	\$4,700	
Parapets								
Concrete Masonry Unit	20%			LIFE	**	5-10	\$200	
Metal Panel	5%			2060	**	5		
Pre-Cast Concrete	5%			LIFE	**	5	\$100	
No Component	70%							
Roof								
Metal Panel	30%			2047	**	10	\$19,500	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Over Dining Area								
Single Ply Membrane	70%			2034	\$497,100	10	\$24,800	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$14,800	
Ceramic Tile	10%			2047	**	5	\$2,300	
Quarry Tile	25%			2047	**	5	\$8,500	
Vinyl Tile	50%			2042	**	3	\$4,200	
Interior Walls								
Ceramic Tile	10%			2047	**	5	\$2,900	
Concrete Masonry Unit	20%			LIFE	**	5	\$4,600	
Folding Partition	5%			2056	**	5	\$3,600	
Gypsum Board	65%			LIFE	**	5-10	\$31,500	
Ceilings								
AcousTileSusp.Lay-In	20%			2051	**	5	\$4,500	
Exposed Struc: Steel	10%			LIFE	**	10	\$4,500	
Exposed Struc: Wood	10%			LIFE	**	10	\$3,400	
Gypsum Board	60%			LIFE	**	5-10	\$46,600	
Site Enclosure								
Fence/Gates								
Aluminum Picket	50%			2054	**			
Wood	50%			2035	**			
Free Standing Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			

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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

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

Site Pavements

On-Site Walkways

Asphalt	90%			2043		* *			
Wood	10%			2032			1-3		

Parking/Driveway

Asphalt	90%			2047		* *			
Cast in Place Concrete	10%			2047		* *			

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

Molded Case Bkrs	100%			2060		* *	5	\$400	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : 2 Main Service Disconnect Switches Rated At 400 Amperes Each.

Switchgear / Switchboard

Molded Case Bkrs	100%			2060		* *	5	\$400	
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Raceway

Conduit	100%			2060		* *	1		
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Panelboards

Molded Case Bkrs	100%			2056		* *	5	\$400	
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Wiring

Thermoplastic	100%			2060		* *	1		
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Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$400	
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Lighting

Interior Lighting

LED	100%			2042		* *			
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Egress Lighting

Emergency, Battery	50%			2042		* *	10	\$1,800	
Exit, LED	50%			2069		* *	1		

Alarm

Security System

Generic	100%			2042		* *	1	\$5,600	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways, Outside Perimeter

Explanation : Cctv Surveillance Cameras

Fire/Smoke Detection

Generic, Analog	100%			2042		* *	1-3	\$9,200	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns

*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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2060	**	1		
	Conversion Equipment								
	Furnace	100%			2042	**	1	\$7,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : 4 Rooftop Units								
	Controls								
	Electrical	100%			2033	\$81,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2056	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2042	**	2	\$900	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2 Units, Roof								
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2042	**	2	\$10,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,200	
	Exhaust Fans								
	Roof	100%			2042	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2060	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$83,400	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Equipment Room								
	Explanation : Two 175 Gallon Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Pool Filter/Treatment								
	Activated Carbon	100%			2038	**	4	\$5,600	
	Sewage Ejector(s)								
	Electric	100%			2042	**	4	\$900	
	Fixtures								
	Generic	100%							
Fire Suppression									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	Generic	100%			2033	\$143,500	1-3	\$669,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 4 Sets Cover 180 Square Feet							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : NY AQUARIUM THEATRE
Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.070 / 2358 **Yr Built/Renovated** : 1967 / 2014
Area Sq Ft : 380 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$600			
Interior Architecture	\$6,600			
Electrical				
Mechanical			\$100	
Site Pavements	\$100	\$100	\$2,800	\$100
Total	\$7,300	\$100	\$2,900	\$100
Importance Code A	\$600			
Importance Code B	\$6,500		\$100	
Importance Code C	\$200	\$100	\$2,800	\$100
Total	\$7,300	\$100	\$2,900	\$100



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM THEATRE
Asset # : 2358

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								
Alum/Vinyl Siding	10%			2044	**	10		
Stucco Cement	15%	Now	\$100	2047	**	5		
Vertical Cracks, Extent : Severe, Area Affected : 10%								
Location : Throughout								
No Component	75%							
Windows								
Metal Louvers	5%			2037	**	10		
No Component	95%							
Roof								
Modified Bitumen	15%	0-2	\$500	2034	\$1,500			
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Rooftop Of Stadium Pump Room And Audio Visual Room								
No Component	85%							
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underside Of Bleachers								
Explanation : Structural Component Of Bleacher Seating								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$300	
Steel Plate	70%	0-2	\$5,400	LIFE	**	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Underside Of Stadium Steps								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bleachers								
Explanation : This Component Is Actually Aluminum								
Vinyl Tile	5%	Now	\$800	2044	**	3		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Audio Visual Booth								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Audio Visual Booth								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Stadium Pool Area								
Explanation : Pool Area								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$100	
Concrete Masonry Unit	5%			LIFE	**	5		
No Component	90%							
Ceilings								
Exposed Struc: Wood	10%			LIFE	**	10	\$100	
Gypsum Board	10%			LIFE	**	5-10	\$100	
No Component	80%							

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 OF CULTURAL AFFAIRS - 126
NY AQUARIUM THEATRE
Asset # : 2358

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

Site Enclosure

Fence/Gates

Chain Link

50%

2054

**

Wood

50%

2035

**

Site Pavements

On-Site Walkways

Asphalt

60%

2043

**

Metal

40%

2054

**

1-3

\$9,400

Other Observation, Extent : Light, Area Affected : 40%

Location : Exterior

Explanation : Metal Access Ramp And Steps

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

50%

2044

**

1

Conduit

50%

2054

**

1

Panelboards

Fused Disc Sw

25%

2050

**

5

Molded Case Bkrs

25%

2042

**

5

Molded Case Bkrs

50%

2050

**

5

Wiring

Thermoplastic

50%

2044

**

1

Thermoplastic

50%

2054

**

1

Motor Controllers

Locally Mounted

100%

2047

**

5

Lighting

Interior Lighting

Fluorescent

30%

2039

**

10

\$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Mechanical Room

Explanation : T- 8 Lamps

HID

70%

2039

**

10

Egress Lighting

Emergency, Battery

50%

2034

\$300

10

Exit, Service

50%

2034

\$100

1

Exterior Lighting

LED

30%

2039

**

No Component

70%

Alarm

Security System

Generic

100%

2039

**

1

\$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Pump Room

Explanation : CCTV Surveillance Cameras

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM THEATRE
Asset # : 2358

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2054	* *	1		
	No Component	90%							
Conversion Equipment									
	Radiant Heater	10%			2042	* *	2		
	No Component	90%							
Controls									
	Electrical	10%			2029				
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2047	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : 100 Percent Polyvinyl Chloride Piping							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2027		4		
Pool Filter/Treatment									
	Sand	100%			2039	* *	4	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outdoors							
		Explanation : Outdoor Salt Water Pools For Aquatic Animals							

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : P.S.1/INST. FOR CONTEMPORARY ART
Address : 46-01 21ST ST. L.I. CITY @JACKSON AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0026.000 / 1552 **Yr Built/Renovated** : 1889 / 2012
Area Sq Ft : 70,308 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Att
Block : 75 **Lot** : 1 **BIN** : 4000548

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$807,200	\$674,500
Interior Architecture	\$808,800	\$1,035,300
Electrical	\$280,200	\$767,900
Mechanical	\$156,100	\$598,500
Site Pavements	\$450,200	
Total	\$2,502,500	\$3,076,200
Importance Code A	\$807,200	\$1,273,000
Importance Code B	\$1,245,100	\$991,900
Importance Code C	\$450,200	\$811,200
Total	\$2,502,500	\$3,076,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$126,900	\$13,700		
Interior Architecture	\$98,200	\$4,700	\$42,400	\$2,500
Electrical	\$7,100	\$33,500	\$7,600	\$6,500
Mechanical	\$45,600	\$24,900	\$15,900	\$12,300
Site Enclosure	\$53,800			
Site Pavements	\$9,500	\$600	\$600	\$4,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$345,000	\$81,400	\$70,600	\$29,800
Importance Code A	\$138,400	\$20,900	\$7,000	\$7,000
Importance Code B	\$113,300	\$60,000	\$21,600	\$18,200
Importance Code C	\$93,300	\$600	\$42,000	\$4,600
Total	\$345,000	\$81,400	\$70,600	\$29,800



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DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	* *	5	\$29,000	
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$45,300	
	Masonry: Brick	53%			LIFE	* *	5	\$61,500	
	Masonry: Brick	25%			LIFE	* *	5	\$29,000	
	Masonry: Brownstone	5%			LIFE	* *	5	\$4,400	
	Stucco Cement	5%			2044	* *	5	\$14,500	
	Window Wall	2%			2061	* *	5	\$8,700	
Windows									
	Aluminum	100%	Now	\$21,400	2047	* *	5	\$11,500	
	Crwtw/Balnc Not Funct, Extent : Light, Area Affected : 2%								
	Location : 1st Floor								
Parapets									
	Cast in Place Concrete	3%			LIFE	* *	5	\$6,300	
	Cast Stone/Terra Cotta	5%	2-4	\$22,400	LIFE	* *	5	\$7,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : South Wing								
	Masonry: Brick	52%	Now	\$389,800	LIFE	* *	5	\$10,500	
	Efflorescence, Extent : Moderate, Area Affected : 20%								
	Location : All Parapet								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : North Wing								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
	Location : North Wing								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : North Wing								
	Masonry: Brick	20%			LIFE	* *	5	\$4,000	
	Masonry: Brownstone	5%			LIFE	* *	5	\$2,400	
	Metal Rail	5%	4+	\$3,300	2036	* *	5	\$7,200	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
	Location : Southwest Corner Of Building								
	Pre-Cast Concrete	5%			LIFE	* *	5	\$6,400	
	Slate	5%			LIFE	* *	5	\$1,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

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									
Roof									
	Cast in Place Concrete	5%	Now	\$24,600	LIFE	* *			1
	Expansion Joint Failure, Extent : Severe, Area Affected : 50%								
	Location : At Entrance Platform Edges Abutting Building								
	Water Penetration, Extent : Severe, Area Affected : 50%								
	Location : Into Basement From Courtyard Entrance Above								
	Copper/Terne	5%			2046	* *	10	\$9,400	
	IRMA/Protected Membrane	25%	Now	\$173,500	2031	\$433,700			
	Broken Paver Blocks, Extent : Moderate, Area Affected : 20%								
	Location : Flat Roof								
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
	Location : Flat Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Above Lormer Gallery, East Facade On 3rd Floor								
	Modified Bitumen	7%	Now	\$56,100	2041	* *			1
	Blisters, Extent : Moderate, Area Affected : 50%								
	Location : Tower North Wing								
	Ponding, Extent : Moderate, Area Affected : 25%								
	Location : Tower North Wing								
	Seams Open/Split, Extent : Moderate, Area Affected : 25%								
	Location : Tower North Wing								
	Water Penetration, Extent : Severe, Area Affected : 50%								
	Location : Tower North Wing								
	Single Ply Membrane	8%	Now	\$15,000	2031	\$150,200			
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Into Kunst Hall Below								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Above James Turrell Exhibit On 3rd Floor								
	Explanation : Removable Roof								
	Skylight, Metal/Glass	5%			2041	* *	10	\$12,500	
	Slate	45%	Now	\$137,700	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Roof Penetrations In Various Locations								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

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									
	Soffits								
	Exposed Struc: Steel	65%	4+	\$40,200	LIFE	* *	5	\$39,300	
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Loading Dock							
	Plaster	35%	Now	\$50,100	LIFE	* *	5	\$2,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Tower North Wing							
		Water Penetration, Extent : Severe, Area Affected : 100%							
		Location : Tower North Wing							
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : Tower North Wing							
		Explanation : Exposed Lath							
Interior									
	Floors								
	Carpet	2%			2030	\$35,000	3	\$3,000	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Turrell Exhibit							
	Cast in Place Concrete	10%	4+	\$16,800	LIFE	* *	5	\$22,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Basement							
	Ceramic Tile	3%			2034	\$167,100	5	\$3,000	
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Bathrooms							
	Vinyl Tile 9" X 9"	20%	Now	\$79,000	2041	* *	3	\$7,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Public Corridors							
	Wood	30%	Now	\$353,600	2046	* *	5	\$28,500	
		Poor Subfloor Evident, Extent : Severe, Area Affected : 25%							
		Location : Various Room In Exhibit Space							
		Split/Cracked, Extent : Severe, Area Affected : 25%							
		Location : Exhibit Space							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exhibit Space							
		Explanation : Plywood Board							
	Wood	5%			2046	* *	5	\$9,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Attic							
		Explanation : Plywood Subfloor							
	Wood	30%	2-4	\$221,000	2046	* *	5	\$28,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Corridors, 1st Floor Exhibit							
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Corridors							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : South Wing							
		Explanation : Hardwood Plank							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	4%	4+	\$14,200	2034	\$711,900	5	\$6,600	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Bathroom								
	Concrete Masonry Unit	1%	4+	\$6,100	LIFE	* *	5	\$1,300	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Glass: Single Pane	5%	4+	\$19,600	LIFE	* *	5	\$12,400	
	Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
	Location : 2nd Floor								
	Gypsum Board	50%			LIFE	* *	5	\$99,400	
	Masonry: Brick	15%			LIFE	* *			
	Metal Coiling Doors	5%			2047	* *	5	\$82,800	
	Plaster	20%			LIFE	* *	5	\$19,900	
Ceilings									
	Embossed Metal	25%	4+	\$37,900	LIFE	* *	5	\$11,600	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Attic And 2nd Floor Hall								
	Gypsum Board	10%	4+	\$3,500	LIFE	* *	5	\$12,900	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Basement Work Shop								
	Masonry: Vault Struct	10%	Now	\$70,900	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Kunst Hall, 2nd Floor; Basement Mechanical Room								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Kunst Hall, 2nd Floor								
	Plaster	55%	Now	\$84,300	LIFE	* *	5	\$35,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement Corridor								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Elevator At Basement								
Site Enclosure									
Fence/Gates									
	Iron Picket	80%	0-2	\$20,800	2051	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
	Location : Boys Entrance								
	Metal: Cage/Fence	20%	4+	\$500	LIFE	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Loading Dock								
Free Standing Walls									
	Cast in Place Concrete	100%	4+	\$22,500	2051	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Outdoor Exhibit								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%	2-4	\$9,900	2051	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Court Yard							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : Court Yard							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	90%			2036	* *			
	Pavers/Stone	10%			2040	* *			
	On-Site Walkways								
	Cast in Place Concrete	70%	2-4	\$9,500	2044	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Court Yard Stair, Loading Dock							
	Wood	30%	Now	\$75,000	2026	\$375,100	1-3	\$17,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Courtyard							
		Loose Connections, Extent : Moderate, Area Affected : 10%							
		Location : Courtyard							
		Split/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Court Yard							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Courtyard							
		Explanation : Uneven, Tripping Hazard							

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%			2031	\$44,200	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
	Switchgear / Switchboard								
	Fused Disc Sw	80%			2031	\$50,800	5	\$200	
	Under Construction	20%							
	Raceway								
	Conduit	80%			2031	\$49,100	1		
	Conduit	20%			2057	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$2,400	5	\$100	
	Fused Disc Sw	5%			2053	* *	5	\$100	
	Molded Case Bkrs	80%			2030	\$39,000	5	\$1,500	
	Molded Case Bkrs	10%			2053	* *	5	\$200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2031	\$41,200	1		
	Thermoplastic	30%			2057	* *	1		
Motor Controllers									
	Locally Mounted	40%			2029	\$72,100	5	\$200	
	Locally Mounted	30%			2044	* *	5	\$100	
	Locally Mounted	10%			2048	* *	5		
	Variable Frequency Drive	20%			2048	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,000	
Lighting									
Interior Lighting									
	Fluorescent	25%			2026	\$280,200	10	\$16,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Attic								
	Explanation : T-12 Lamps								
	Fluorescent	40%			2031	\$448,400	10	\$25,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Corridors, Offices								
	Explanation : Compact Fluorescent Lights								
	Fluorescent	5%			2031	\$56,000	10	\$3,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 3rd Floor Gallery								
	Explanation : T-8 Lamps								
	Incandescent	5%			2031	\$50,200	2	\$100	
	LED	25%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$8,500	
	Exit, LED	50%			2059	* *	1		
Exterior Lighting									
	Fluorescent	30%			2036	* *	10	\$1,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside Perimeter								
	Explanation : Compact Fluorescent Lights								
	No Component	70%							
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2046	* *	5	\$800	
Alarm									
Security System									
	No Component	10%							
	Generic	90%			2036	* *	1	\$23,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Public Space								
	Explanation : CCTV Surveillance Cameras								

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P.S.1/INST. FOR CONTEMPORARY ART
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Fire/Smoke Detection
Generic, Analog

100%

2036

* *

1-3

\$43,300

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

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Steam Boiler

20%

0-2

\$6,000

2029

\$119,700

1

\$12,500

Corroded, Extent : Moderate, Area Affected : 10%

Location : Boiler Shells

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

Location : Basement Boiler Room

Explanation : 2 Units, 2 Heat Exchangers Convert Hot Water For Heating Devices

Steam Boiler

80%

2029

\$478,800

1

\$55,700

Distribution

Hot Wtr Piping/Pump

95%

Now

\$7,100

2039

* *

4

\$3,300

Corroded, Extent : Moderate, Area Affected : 30%

Location : Boiler Room

Leak Evident, Extent : Severe, Area Affected : 10%

Location : Water Re-feed Tank, Boiler Room

Steam Piping/Pump

5%

2041

* *

Terminal Devices

Convactor/Radiator

100%

2036

* *

1

\$22,700

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Reciprocating

Compr/Chiller

20%

2036

* *

1

\$6,500

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

Location : Gallery Roof

Explanation : R-410a Refrigerant

Window/Wall Unit

60%

2026

\$156,100

1

No Component

20%

Distribution

CW & CHW Wtr

20%

2051

* *

4

\$700

Pipe/Pump

No Component

80%

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P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	20%			2039	**	1	\$8,700	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2039	**	2	\$9,800	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$7,800	
	No Component	80%							
Exhaust Fans									
	Roof	2%			2031	\$2,700	2		
	Roof	20%			2039	**	2	\$400	
	No Component	78%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	**	1		
Water Heater With Tanks									
	Electric	100%			2029	\$23,100	4		
Sanitary Piping									
	Cast Iron	100%	0-2	\$17,300	LIFE	**	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%									
Location : Basement And Loading Dock									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%	0-2	\$2,100	2026	\$2,100	4	\$1,500	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To Roof									
Explanation : One Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2041	**	1-5	\$35,500	
Sprinkler									
	No Component	90%							
	Generic	10%			2041	**	1-2	\$2,000	

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	No Component	99%							
	Generic	1%			2030	\$200	1-3	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Kitchen									
Explanation : 1 Set									

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : PUERTO RICAN TRAVELING THEATER
Address : 304 WEST 47TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0047.000 / 14806 **Yr Built/Renovated** :
Area Sq Ft : 6,631 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Apr-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1037 **Lot** : 37 **BIN** : 1025057

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$303,600	
Interior Architecture	\$83,900	
Electrical	\$69,400	
Mechanical		\$150,500
Total	\$456,900	\$150,500
Importance Code A	\$303,600	
Importance Code B	\$69,400	\$150,500
Importance Code C	\$83,900	
Total	\$456,900	\$150,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,400		\$700	\$2,800
Interior Architecture	\$59,500	\$900		\$2,000
Electrical	\$11,400	\$200	\$21,200	\$200
Mechanical	\$31,800	\$900	\$1,200	\$900
Site Pavements	\$1,100			
Total	\$122,100	\$2,100	\$23,200	\$5,900
Importance Code A	\$18,700	\$300	\$1,100	\$3,100
Importance Code B	\$103,400	\$1,100	\$22,100	\$2,700
Importance Code C		\$700		
Total	\$122,100	\$2,100	\$23,200	\$5,900



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 OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	15%	4+	\$55,300	LIFE	**			
Deteriorated Finish, Extent : Moderate, Area Affected : 5%									
Location : Front Facade									
	Masonry: Brick	15%			LIFE	**	5	\$3,800	
	Masonry: Brick	60%			LIFE	**	5	\$15,300	
	Masonry: Brownstone	10%			LIFE	**	5	\$1,900	
Windows									
	Steel	60%	4+	\$2,700	2048	**	5	\$4,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%									
Location : Rear Facade Windows									
	Steel	40%			2048	**	5	\$5,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Various Locations On Front And Rear Facades									
Explanation : Decorative Metal Grilles									
Parapets									
	Masonry: Brick	75%	2-4	\$3,500	LIFE	**	5	\$1,300	
Diagonal Cracks, Extent : Light, Area Affected : 10%									
Location : Chimney									
Spalling, Extent : Light, Area Affected : 15%									
Location : Chimneys And Rear Wall At Lower Roof									
	Metal Cornice	10%			2047	**	10	\$600	
	Metal Panel	5%			2052	**	5	\$300	
	Slate	10%	0-2	\$2,400	LIFE	**	5	\$200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Coping Stones And Cap Stone At Chimney									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Parging Deteriorated. Various Coping Stones									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

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								
Roof								
Modified Bitumen	10%	Now	\$5,400	2042		* *		
	Debris Present, Extent : Moderate, Area Affected : 100%							
	Location : Rear Lower Roof. Debris From Construction On Adjacent Site							
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 10%							
	Location : Lower Roof Above Back Stage Stairs							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Lower Roof Above Back Stage Stairs							
Modified Bitumen	80%	0-2	\$4,400	2032	\$43,500			
	Blisters, Extent : Light, Area Affected : 15%							
	Location : Upper Roof							
	Debris Present, Extent : Moderate, Area Affected : 30%							
	Location : Upper Roof With Mechanical Equipment							
	Drains Inad/Misposn, Extent : Severe, Area Affected : 10%							
	Location : Roof Surface Between Mechanical Units							
Sloped Glazing	10%	Now	\$248,300	LIFE		* *	5	\$6,200
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
	Location : Open Seams At Single Pane Glass							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : At Seams. During Driving Rain							
Interior								
Floors								
Carpet	40%	0-2	\$15,100	2031	\$75,300	3	\$6,000	
	Poor Subfloor Evident, Extent : Severe, Area Affected : 15%							
	Location : Various Treads On Metal Pan Stairs And At Balcony Entrances							
Cast in Place Concrete	20%			LIFE		* *	5	\$4,300
Ceramic Tile	5%			2041		* *	5	\$500
Wood	35%	Now	\$44,400	2047		* *	5	\$3,300
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
	Location : Front Room Of Third Floor Offices							
	Worn/Eroded, Extent : Severe, Area Affected : 40%							
	Location : 3rd Floor Dance Studio, Offices And 4th Floor Offices							
Interior Walls								
Ceramic Tile	5%			2041		* *	5	\$1,400
Concrete Masonry Unit	10%			LIFE		* *	5	\$1,100
Gypsum Board	10%			LIFE		* *	5	\$1,600
Masonry: Brick	75%	0-2	\$83,900	LIFE		* *		
	Diagonal Cracks, Extent : Severe, Area Affected : 10%							
	Location : West Stairwell Between 2nd And 3rd Floors							
	Efflorescence, Extent : Moderate, Area Affected : 10%							
	Location : Basement Walls. Opposite Dressing Rooms							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 60%							
	Location : Throughout Basement							

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

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

Exposed Struc: Concrete	70%			LIFE		**	5	\$1,000	
Gypsum Board	5%			LIFE		**	5	\$600	
Plaster	25%			LIFE		**	5	\$1,400	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now		\$1,100	2045		**		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Sidewalk</i>									
<i>Explanation : Water Penetration</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

Service Equipment

Fused Disc Sw	100%				2032	\$4,000	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>									

Switchgear / Switchboard

Fused Disc Sw	100%				2032	\$46,500	5		
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Raceway

Conduit	50%				2042	**	1		
Conduit	50%				2032	\$19,700	1		

Panelboards

Fused Disc Sw	5%				2031	\$1,100	5		
Molded Case Bkrs	35%				2040	**	5	\$100	
Molded Case Bkrs	60%				2031	\$12,800	5	\$100	

Wiring

Thermoplastic	40%				2042	**	1		
Thermoplastic	60%				2032	\$21,400	1		

Motor Controllers

Locally Mounted	100%				2030	\$25,600	5		
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Ground

Grounding Devices

Generic	100%	2-4		\$11,100	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Water Main Basement</i>									
<i>Explanation : Corroded</i>									

Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	5%			2032	\$4,000	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : 4th Floor, Basement							
	Fluorescent	5%			2032	\$4,000	10	\$300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Hallways And Bathrooms							
Fluorescent		15%			2027	\$11,900	10	\$900	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Basement And 4th Floor							
	Incandescent	75%			2027	\$69,400	2	\$100	
Egress Lighting									
	Emergency, Battery	50%			2032	\$6,000	10	\$800	
	Exit, LED	10%			2060	* *	1		
	Exit, Service	40%			2032	\$1,000	1		
Exterior Lighting									
	LED	20%			2037	* *			
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2027	\$2,700	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Exit Doors And Hallways Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2027	\$5,500	1-3	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2042	* *	1		
Conversion Equipment	Hot Water Boiler	100%			2037	* *	1	\$3,300	
	Boiler Used For Hot Water, Extent : Light, Area Affected : 100% Location : Basement								
Distribution									
Hot Wtr Piping/Pump		100%	0-2	\$800	2031	\$15,500	4	\$300	
	Corroded, Extent : Moderate, Area Affected : 20% Location : Basement								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

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									
	Terminal Devices								
	Air Handler	50%			2032	\$66,900	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 1 Package Unit							
	Air Handler	20%	Now	\$16,100	2042	**	1	\$700	
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Coil Leaks, Roof							
		Malfunctioning, Extent : Severe, Area Affected : 20%							
		Location : One 10 Ton Unit. Roof							
	Convactor/Radiator	20%			2030	\$11,600	1	\$400	
	Fan Coil Unit/Heat	10%			2032	\$17,600	1	\$200	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : 1 Unit							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	70%			2032	\$83,600	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 70%							
		Location : One 50 Ton Unit. Roof							
	Ext Pkg Unit - Heating/Cooling	20%	Now	\$14,300	2042	**	2	\$100	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Compressor							
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Coil							
		Not in Service, Extent : Severe, Area Affected : 20%							
		Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Roof							
	Split Unit	10%			2032	\$16,900			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : 1 Unit. R-410a							
	Terminal Devices								
	Fan Coil - 4 Pipe	10%			2032	\$27,000	1	\$200	
	No Component	90%							
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2032	\$2,100	2	\$500	
	No Component	90%							
Ventilation									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,700	
Exhaust Fans								
	Interior	10%		2032	\$3,200	2		
	Roof	90%		2032	\$12,400	2	\$200	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2042	* *	1		
Sanitary Piping								
	Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	* *	1		
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	85%						
	Generic	15%		2032	\$14,700	1-2	\$300	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : QUEENS BOTANICAL GARDEN EDUCATION BLDG
Address : 43-50 MAIN STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0016.060 / 2235 **Yr Built/Renovated** : 1986 /
Area Sq Ft : 2,617 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4439683

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$378,200	\$56,400
Interior Architecture		\$89,800
Total	\$378,200	\$146,200
Importance Code A	\$378,200	\$56,400
Importance Code B		\$89,800
Total	\$378,200	\$146,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$69,300		\$100	
Interior Architecture	\$20,100		\$300	\$400
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$400	\$200	\$23,300	\$200
Total	\$89,900	\$300	\$23,900	\$800
Importance Code A	\$69,500	\$100	\$300	\$100
Importance Code B	\$13,800	\$200	\$23,400	\$600
Importance Code C	\$6,700		\$200	
Total	\$89,900	\$300	\$23,900	\$800



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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG

Asset # : 2235

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									
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
	Masonry: Brick	15%			LIFE	**	5	\$2,300	
	Stucco Cement	70%	Now	\$378,200	2054	**	5	\$6,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 20%									
Location : All Facades									
Staining/Discoloring, Extent : Severe, Area Affected : 10%									
Location : At Main Entrance And All Facades									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Entrance Lobby And Classroom Adjacent To Lobby									
Worn/Eroded, Extent : Severe, Area Affected : 30%									
Location : Facade									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Facades									
Explanation : The Exterior Wall Is An Exterior Insulation And Finish System Wall.									
	Window Wall	5%	4+	\$8,100	2054	**	5	\$700	
Glazing Clouded, Extent : Moderate, Area Affected : 10%									
Location : Teaching Greenhouse									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Teaching Greenhouse									
Windows									
	Aluminum	100%			2050	**	5	\$1,500	
Parapets									
	Stucco Cement	100%	Now	\$49,800	2054	**	5	\$900	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Roof Parapet Wall									
Cracking/Crumbling, Extent : Severe, Area Affected : 80%									
Location : Parapet Wall									
Miss/Damaged Copings, Extent : Severe, Area Affected : 100%									
Location : Parapet Wall									
Roof									
	Asphalt Shingle	10%			2037	**	10	\$100	
	Built-Up (BUR)	65%	0-2	\$2,800	2034	\$56,400			
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Above Kitchen									
	Metal Panel	20%			2039	**	10	\$2,800	
	Sloped Glazing	5%	0-2	\$6,200	LIFE	**	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Glass Pane At Entrance									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Around Frame At Entrance									

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG

Asset # : 2235

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

Interior

Floors

Cast in Place Concrete	10%			LIFE	**	5		\$1,700	
Ceramic Tile	5%			2037	**	5		\$200	
Vinyl Tile	85%	2-4	\$9,000	2034	\$89,800	3		\$1,200	

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Office

Misaligned/Bulging, Extent : Moderate, Area Affected : 5%

Location : Office And Corridors

Interior Walls

Ceramic Tile	5%			2037	**	5		\$400	
Concrete Masonry Unit	25%			LIFE	**	5		\$1,500	
Gypsum Board	70%			LIFE	**	5-10		\$9,100	

Ceilings

Exposed Struc: Concrete	10%			LIFE	**	5-10		\$500	
Gypsum Board	90%	Now	\$3,100	LIFE	**	5		\$4,600	

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Room With Water Main

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Storage Room

Site Pavements

On-Site Walkways

Asphalt	100%			2037	**				
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034	\$3,700	5			
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Two Main Disconnect Switched Rated At 200 Amperes And One Disconnect Switch Rated At 200 Amperes

Raceway

Conduit	100%			2034	\$36,000	1			
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Panelboards

Molded Case Bkrs	60%			2033	\$11,700	5			
Molded Case Bkrs	40%			2042	**	5			

Wiring

Thermoplastic	100%			2034	\$32,500	1			
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Motor Controllers

Locally Mounted	100%			2039	**	5			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$100	
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Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG
Asset # : 2235

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	1%			2029	\$300	10		
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
	Fluorescent	1%			2034	\$300	10		
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	LED	98%			2034	\$32,600			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Original Fluorescent Fixtures Retrofitted With LED Lamps							
Egress Lighting									
	Exit, Service	98%			2029	\$800	1		
	Exit, Battery	2%			2029	\$100	10		
Exterior Lighting									
	Fluorescent	9%			2034	\$900	10		
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter							
	HID	1%			2034	\$100	10		
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2049	* *	5	\$100	
Alarm									
	Security System								
	Generic	100%			2034	\$4,800	1	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2039	* *	1	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit, 1350 Mbh Gross. Boiler Provides Heating To This Building And Adjacent Greenhouse And Little Greenhouse							
Distribution									
	Hot Wtr Piping/Pump	100%			2033	\$5,600	4	\$200	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							

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 OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG

Asset # : 2235

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									
	Terminal Devices								
	Convactor/Radiator	100%			2032	\$20,900	1	\$900	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	70%			2042	* *	1		
	No Component	30%							
	Conversion Equipment								
	Split Unit	70%			2034	\$42,500			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Corridor, Office And Classrooms - 4 Units							
	Not Accessible	30%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Roof							
		Explanation : Abandoned Rooftop Unit, No Roof Access. Split Systems Provide The Required Cooling For This Facility							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$200	
	No Component	90%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Throughout							
		Explanation : Abandoned In Place Ductwork / Diffusers For Abandoned Rooftop Unit							
	Exhaust Fans								
	Interior	10%			2034	\$1,100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Toilet Rooms							
		Explanation : Ceiling Toilet Exhaust Fans							
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$32,800	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Water Heater With Tanks								
	Electric	100%			2027	\$23,100	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit, 38 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : QUEENS BOTANICAL GARDEN GREENHOUSE
Address : 43-50 MAIN STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0016.050 / 2234 **Yr Built/Renovated** : 1964 /
Area Sq Ft : 2,394 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4518264

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$893,700	\$110,100
Total	\$893,700	\$110,100
Importance Code A	\$893,700	\$110,100
Total	\$893,700	\$110,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$31,500		\$1,000	
Interior Architecture	\$86,400			
Electrical	\$16,700	\$100	\$100	\$100
Mechanical	\$28,400	\$100	\$100	\$100
Site Pavements	\$1,300			
Total	\$164,300	\$200	\$1,200	\$200
Importance Code A	\$31,500		\$1,000	
Importance Code B	\$96,100	\$200	\$200	\$200
Importance Code C	\$36,800			
Total	\$164,300	\$200	\$1,200	\$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 OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN GREENHOUSE
Asset # : 2234

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	15%	4+	\$10,300	LIFE	* *	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Above Rear Door								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Stucco Cement	15%	Now	\$21,200	2051	* *	5	\$800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Building Base								
	Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Facade								
	Explanation : This Is Stucco Over Rigid Insulation								
	Window Wall	70%	Now	\$88,400	2064	* *	5	\$5,600	
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Glazing Clouded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Windows									
	Aluminum	95%			2042	* *	5	\$1,200	
	Metal Louvers	5%			2037	* *	10	\$400	
Roof									
	Sloped Glazing	100%	Now	\$805,300	LIFE	* *	5	\$110,100	
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%								
	Location : Greenhouse Section								
	Glazing Clouded, Extent : Severe, Area Affected : 30%								
	Location : Roof								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
Interior									
Floors									
	Cast in Place Concrete	80%	Now	\$47,600	LIFE	* *	5	\$6,300	
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
	Location : Greenhouse Area								
	Panel/Paver: Cer/Brk	20%	4+	\$3,300	2050	* *	5	\$800	
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Greenhouse								
	Explanation : Vegetation Growth								

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 OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN GREENHOUSE
Asset # : 2234

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

Interior

Interior Walls

Cast in Place Concrete	100%	Now	\$35,500	LIFE		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									

Ceilings

Exposed Struc: Steel	100%			LIFE		**	10		
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Site Pavements

On-Site Walkways

Asphalt	100%	4+	\$1,300	2043		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</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%			2034		\$4,300	1		
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Panelboards

Molded Case Bkrs	100%			2033		\$9,700	5	\$100	
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Wiring

Thermoplastic	100%			2034		\$8,800	1		
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Lighting

Interior Lighting

Fluorescent	100%	Now	\$16,600	2044		**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout Greenhouse</i>									
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Egress Lighting

Exit, Service	100%			2029		\$800	1		
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Exterior Lighting

Fluorescent	9%			2034		\$800	10		
HID	1%			2034		\$100	10		
No Component	90%								

Lightning Protection

Arresters/Cabling

Generic	100%			2049		**	5	\$100	
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Alarm

Security System

Generic	100%			2034		\$4,400	1	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Greenhouse</i>									
<i>Explanation : CCTV Surveillance 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.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN GREENHOUSE
Asset # : 2234

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								
	HTHW/HW	100%			2034	\$5,200	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Educational Building							
		Explanation : Heating Provided By Hydronic Water Loop Of Educational Building Heating System, Serving Both The Greenhouse And Little Greenhouse							
Distribution									
	Hot Wtr Piping/Pump	100%			2033	\$5,100	4	\$200	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	100%			2032	\$19,100	1	\$800	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Controls									
	Electrical	100%	Now	\$5,200	2029	\$13,000			
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Two Greenhouse Modules - Broken Electric Thermostats And Valves For Dedicated Temperature Control In Each Greenhouse Module							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Master Thermostat For Both Greenhouse And Little Greenhouse And Thermostats With Control Valves For Zone Temperature Control For Each Greenhouse Module							
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2029	\$1,000	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$30,000	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Water Heater With Tanks									
	Electric	100%	Now	\$23,100	2034	\$23,100	4		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Water Heater Room By Locker Room, 1 Unit, 50 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : Exterior Gutters, Leaders And Downspouts							

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE
Address : 43-50 MAIN STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0016.040 / 2233 **Yr Built/Renovated** : 1984 /
Area Sq Ft : 1,440 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4518265

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$75,900		\$300	
Interior Architecture	\$7,700		\$100	
Electrical	\$10,500	\$100	\$100	\$100
Mechanical	\$100			
Site Pavements	\$1,200			
Total	\$95,300	\$100	\$500	\$100
Importance Code A	\$75,900		\$300	
Importance Code B	\$16,800	\$100	\$200	\$100
Importance Code C	\$2,700			
Total	\$95,300	\$100	\$500	\$100



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE
Asset # : 2233

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									
	Metal Panel	15%			2044	* *	5-10	\$3,800	
	Stucco Cement	35%	Now	\$17,900	2039	* *	5	\$1,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Lower Perimeter Walls									
Staining/Discoloring, Extent : Severe, Area Affected : 50%									
Location : All Facades									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Facades									
Explanation : This Is Stucco Over Rigid Foam Insulation									
	Window Wall	50%	Now	\$11,000	2054	* *	5	\$3,500	
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Glazing Clouded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Windows									
	Aluminum	100%			2042	* *	5	\$600	
Roof									
	Metal Panel	40%	Now	\$5,800	2039	* *			
Deformed/Dented, Extent : Severe, Area Affected : 2%									
Location : Downspouts On Facade									
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%									
Location : North And South Facades									
	Sloped Glazing	60%			LIFE	* *	5	\$82,200	
Interior									
Floors									
	Cast in Place Concrete	90%			LIFE	* *	5	\$8,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Green House									
	Ceramic Tile	10%			2037	* *	5	\$200	
Interior Walls									
	Concrete Masonry Unit	100%			LIFE	* *	5	\$3,000	
Ceilings									
	Exposed Struc: Steel	75%			LIFE	* *	10	\$1,500	
	Gypsum Board	25%			LIFE	* *	5-10	\$800	
Site Pavements									
On-Site Walkways									
	Asphalt	100%	4+	\$1,200	2037	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 20%									
Location : Throughout									

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

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 OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE

Asset # : 2233

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%			2034	\$4,300	1		
	Wiring								
	Thermoplastic	100%			2034	\$8,800	1		
Lighting									
	Interior Lighting								
	Fluorescent	100%	Now	\$10,000	2044	* *			
		Damaged Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Greenhouse							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Exit, Service	100%	Now	\$500	2044	* *	1		
		Damaged, Extent : Moderate, Area Affected : 100%							
		Location : At Greenhouse Exit							
	Exterior Lighting								
	Fluorescent	9%			2034	\$500	10		
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Greenhouse Perimeter							
	HID	1%			2034	\$100	10		
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2034	\$2,600	1	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Greenhouse							
		Explanation : CCTV Surveillance System							

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								
	HTHW/HW	100%			2034	\$3,200	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Education Building								
	Explanation : Heating Provided By Hydronic Water Loop Of Educational Building Heating System, Serving Both The Greenhouse And Little Greenhouse								
Distribution									
	Hot Wtr Piping/Pump	100%			2033	\$3,100	4	\$100	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Terminal Devices									
	Convactor/Radiator	100%			2032	\$11,500	1	\$500	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								

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 OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE

Asset # : 2233

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$18,100	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Building Exterior									
Explanation : Exterior Gutters, Leaders And Downspouts									
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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE
Address : 43-50 MAIN STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0016.080 / 2236 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 4,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4439684

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Site Enclosure	\$126,700	
Site Pavements	\$88,200	
Total	\$214,800	
Importance Code C	\$214,800	
Total	\$214,800	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$4,600		\$4,100	\$800
Interior Architecture	\$7,300			\$100
Electrical	\$5,300	\$200	\$200	\$200
Mechanical	\$5,000	\$400	\$5,400	\$400
Site Pavements	\$2,500			
Total	\$24,700	\$600	\$9,700	\$1,400
Importance Code A	\$4,900	\$200	\$4,300	\$1,000
Importance Code B	\$15,900	\$400	\$5,300	\$400
Importance Code C	\$3,900			\$100
Total	\$24,700	\$600	\$9,700	\$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 OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE
Asset # : 2236

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									
	Fiberglass Panel	10%			2043	**	5	\$1,500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20% Location : Above Garage Doors								
	Metal Panel	70%	Now	\$3,700	2054	**	5	\$5,400	
	Deformed/Dented, Extent : Moderate, Area Affected : 5% Location : West Facade								
	Metal Coiling Doors	15%			2047	**	5	\$1,900	
	Wood	5%	4+	\$900	2039	**	5	\$500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20% Location : Throughout Front Entry								
Windows									
	Aluminum	100%			2050	**	5	\$100	
Roof									
	Metal Panel	100%			2047	**	10	\$3,200	
Interior									
Floors									
	Cast in Place Concrete	85%			LIFE	**	5	\$3,400	
	Ceramic Tile	5%			2043	**	5		
	Vinyl Tile	10%	4+	\$2,200	2034	\$3,700	3		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : At Lunch Room								
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$100	
	Gypsum Board	30%			LIFE	**	5-10	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Above Window In South Facing Lounge/Office								
	Metal Panel	65%			LIFE	**	10	\$700	
Ceilings									
	Exposed Struc: Steel	90%			LIFE	**	10	\$1,700	
	Gypsum Board	10%			LIFE	**	5-10	\$300	
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2044	**			
	Iron Picket	95%	Now	\$126,700	2084	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : All Sections Impact Damage, Extent : Severe, Area Affected : 100% Location : Side Yard Other Observation, Extent : Severe, Area Affected : 100% Location : Side Yard Explanation : Iron Picket Section As Completely Collapsed								
Site Pavements									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE
Asset # : 2236

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

Site Pavements

On-Site Walkways

Asphalt

100% 4+ \$2,500 2043 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : All Areas*

Parking/Driveway

Asphalt

100% 2-4 \$88,200 2043 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Front Driveways**Misaligned/Bulging, Extent : Light, Area Affected : 10%**Location : Front Entry*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2054 * * 5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Raceway

Conduit

100% 2054 * * 1

Panelboards

Molded Case Bkrs

100% 2050 * * 5 \$100

Wiring

Thermoplastic

100% 2054 * * 1

Motor Controllers

Locally Mounted

100% 2039 * * 5

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$100

Lighting

Interior Lighting

Fluorescent

10% 2034 \$3,100 10 \$400

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

LED

90% Now \$5,100 2034 \$25,300

*Malfunctioning, Extent : Light, Area Affected : 20%**Location : Throughout The Building**Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Original Fluorescent Fixtures Retrofitted With LED Lamps*

Egress Lighting

Emergency, Battery

50% 2034 \$3,700 10 \$500

Exit, Battery

50% 2034 \$2,500 10 \$200

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE
Asset # : 2236

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

Lighting

Exterior Lighting

Fluorescent

9%

2034

\$1,600

10

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Building Perimeter*

LED

1%

2039

* *

No Component

90%

Alarm

Security System

Generic

50%

2034

\$4,100

1

\$800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Generic

50%

2034

\$4,100

1

\$800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

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

Heating

Energy Source

Electricity

5%

2054

* *

1

Natural Gas

95%

2054

* *

1

Conversion Equipment

Furnace

95%

2029

\$13,000

1

\$2,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Gas Fired Ceiling Mounted And Wall Mounted Space Heaters*

Radiant Heater

5%

2029

\$5,700

2

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Water Service Room, Toilet Rooms**Explanation : Electric Unit / Cabinet Heaters***Air Conditioning**

Energy Source

Electricity

30%

2050

* *

1

No Component

70%

Conversion Equipment

Window/Wall Unit

30%

2027

\$5,000

1

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Various Locations*

No Component

70%

Ventilation

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE
Asset # : 2236

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	5%			2029	\$1,000	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Toilet Rooms							
		Explanation : Ceiling Toilet Exhaust Fans							
	Wall Unit	95%			2029	\$1,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	Water Heater With Tanks								
	Electric	100%			2033	\$23,100	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Water Service Room							
		Explanation : 1 Unit, 50 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$4,700	LIFE	* *	1		
		Broken, Extent : Moderate, Area Affected : 20%							
		Location : Building Exterior - Various Roof Leaders Connections To Downspouts							
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Storage Bay - Rainwater Collection System Controller Power Failure Alarm							
	Backflow Preventer								
	Generic	100%			2029	\$2,000	1	\$300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$1,300	
		Dry System, Extent : Light, Area Affected : 100%							
		Location : Throughout							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.
Address : 43-50 MAIN STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0016.010 / 2232 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 16,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5107 **Lot** : 200 **BIN** : 4439682

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$265,600	\$51,800
Electrical		\$253,300
Mechanical	\$637,400	\$603,100
Site Enclosure	\$191,900	
Total	\$1,095,000	\$908,200
Importance Code A	\$265,600	\$51,800
Importance Code B	\$637,400	\$856,400
Importance Code C	\$191,900	
Total	\$1,095,000	\$908,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$202,600		\$7,400	
Interior Architecture	\$82,100		\$700	\$2,900
Electrical	\$49,900	\$1,500	\$1,800	\$1,500
Mechanical	\$9,400	\$2,500	\$3,500	\$2,500
Site Pavements	\$100			\$100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$348,000	\$8,000	\$17,300	\$10,900
Importance Code A	\$202,600		\$7,400	
Importance Code B	\$126,000	\$8,000	\$9,900	\$9,900
Importance Code C	\$19,400			\$1,000
Total	\$348,000	\$8,000	\$17,300	\$10,900



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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset # : 2232

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	25%			LIFE	**	5	\$97,400	
	Cement - Fiber Panel	15%			2039	**	10	\$18,300	
	Exposed Struc: Steel	5%			LIFE	**	5	\$12,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2nd Floor									
Explanation : Metal Sunscreens/ Sunshades									
	Window Wall	10%			2054	**	5	\$14,600	
	Wood	45%	Now	\$37,100	2047	**	5	\$43,800	
Bent/Warped Elements, Extent : Moderate, Area Affected : 2%									
Location : At Window Heads									
Deteriorated Finish, Extent : Light, Area Affected : 35%									
Location : All Facades									
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%									
Location : At Building Corners									
Windows									
	Aluminum	100%	Now	\$265,600	2059	**	5	\$2,900	
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : All Windows									
Caulking Deteriorated, Extent : Severe, Area Affected : 60%									
Location : All Windows									
Parapets									
	Cast in Place Concrete	50%	Now	\$39,300	LIFE	**	5	\$23,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Coping Stones At Sloped Walls Heading To Garden Roof									
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : At Sloped Walls Heading To Garden Roof									
Expansion Joint Failure, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Miss/Damaged Copings, Extent : Severe, Area Affected : 10%									
Location : At Sloped Walls Heading To Garden Roof									
	Metal Panel	25%			2054	**	5	\$4,300	
	Metal Rail	15%			2047	**	5-10	\$12,100	
	Pre-Cast Concrete	10%	Now	\$1,800	LIFE	**	5	\$2,800	1
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%									
Location : Underside Of Coping Stones At Green Roof									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset # : 2232

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									
Roof									
	Cast in Place Concrete	25%			LIFE	* *	10	\$23,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Over Auditorium								
	Explanation : Green Roof With Vegetation								
	IRMA/Protected Membrane	35%	Now	\$22,900	2039	* *			
	Debris on Roof, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Drains Clogged, Extent : Moderate, Area Affected : 15%								
	Location : Roof Scuppers Blocked By Vegetation Growth								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Throughout 2nd Floor Roof								
	Water Penetration, Extent : Severe, Area Affected : 2%								
	Location : Over Reception Area								
	Other Observation, Extent : Severe, Area Affected : 2%								
	Location : Roof								
	Explanation : Broken Hatch Door								
	Single Ply Membrane	35%			2039	* *	10	\$19,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Canopy Over Open Space								
	Explanation : This Roof Is Used For Water Collection								
	Sloped Glazing	5%	0-2	\$23,000	LIFE	* *	5	\$37,800	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 2%								
	Location : Roof Skylight								
Soffits									
	Cement - Fiber Panel	100%			2039	* *	10	\$51,800	
Interior									
Floors									
	Carpet	5%			2033	\$22,900	3	\$2,000	
	Cast in Place Concrete	80%	4+	\$35,200	LIFE	* *	5	\$46,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Corridors At First Floor								
	Ceramic Tile	15%			2043	* *	5	\$4,000	
Interior Walls									
	Ceramic Tile	5%			2043	* *	5	\$1,900	
	Concrete Masonry Unit	50%			LIFE	* *	5	\$15,200	
	Gypsum Board	40%	0-2	\$4,200	LIFE	* *	5	\$9,100	
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Above Auditorium Windows At Lintel								
	Wood	5%			LIFE	* *	5	\$15,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset # : 2232

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

AcousTileSusp.Lay-In 10% Now \$2,200 2047 * * 5 \$1,300

Misaligned/Bulging, Extent : Severe, Area Affected : 5%

Location : Exterior Public Restrooms

Staining/Discoloring, Extent : Moderate, Area Affected : 5%

Location : Exterior Public Restrooms

Exposed Struc: Concrete 30% LIFE * * 5-10 \$9,900

Gypsum Board 30% 4+ \$6,800 LIFE * * 5 \$9,900

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Auditorium Ceiling, Lobby Near Reception, Skylights

Metal Panel 30% LIFE * * 5 \$19,900

Other Observation, Extent : N/A, Area Affected : 100%

Location : Underside Of Open Canopy - Roof Used As A Water Collector

Explanation : Location Noted

Site Enclosure

Free Standing Walls

Cast in Place Concrete 100% Now \$191,900 2069 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Exterior Walls At Ramp To Bathrooms

Spalling, Extent : Moderate, Area Affected : 20%

Location : Exterior Walls At Ramp To Bathrooms

Site Pavements

Public Sidewalk

Cast in Place Concrete 90% 2047 * *

Pavers/Stone 10% 2043 * *

On-Site Walkways

Cast in Place Concrete 13% 2047 * *

Pavers/Stone 85% 2043 * *

Wood 2% 2029 \$6,000 1-3 \$400

Parking/Driveway

Pavers/Stone 100% 2043 * *

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 90% 2054 * * 5 \$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 2,000 Amperes.

Photovoltaic Panel(s) 10% 2043 * * 1

Switchgear / Switchboard

Fused Disc Sw 100% 2054 * * 5 \$100

Raceway

Conduit 100% 2054 * * 1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset # : 2232

Electrical			Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Panelboards								
	Molded Case Bkrs	100%			2050	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2039	* *	5		
	Variable Frequency Drive	90%			2039	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	80%	Now	\$42,700	2034	\$213,300			
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%			2034	\$40,000	10	\$2,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement, Auditorium And Hallways							
	LED	5%			2039	* *			
	Egress Lighting								
	Emergency, Battery	50%	Now	\$2,600	2039	* *			
		Not Functioning, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Exit, Battery	50%			2034	\$11,100	10	\$500	
	Exterior Lighting								
	Fluorescent	2%			2034	\$1,200	10		
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Terrace And Building Perimeter							
	LED	8%			2039	* *			
	No Component	90%							
Alarm									
	Security System								
	Generic	50%	Now	\$2,900	2039	* *	1	\$2,700	
		Cameras Damaged, Extent : Light, Area Affected : 20%							
		Location : Interior Spaces							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Generic	50%			2034	\$14,700	1	\$3,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset # : 2232

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$9,900

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

Heating

Energy Source

Electricity

100%

2054

* *

1

Distribution

Hot Wtr Piping/Pump

20%

2050

* *

4

\$200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Mechanical Rooms, 1st Floor Conference Room, Entrances

Explanation : Hot Water Heating Loop For Unit / Cabinet Heaters And Perimeter Heating

No Component

80%

Other Observation, Extent : N/A, Area Affected : 0%

Location : Throughout

Explanation : Dual Temperature Loop, Reported Under Air Conditioning

Terminal Devices

Convactor/Radiator

7%

2039

* *

1

\$400

Other Observation, Extent : N/A, Area Affected : 100%

Location : 1st Floor Conference Room

Explanation : Hydronic Baseboard Heater

Unit Heater - Hot Water

8%

2029

\$7,400

Other Observation, Extent : N/A, Area Affected : 100%

Location : Mechanical Rooms, Entrances

Explanation : Unit / Cabinet Heaters

No Component

85%

Other Observation, Extent : N/A, Area Affected : 0%

Location : Mechanical Rooms

Explanation : Heating Provided By Dual Temperature Air Handlers, Reported Under Air Conditioning

Controls

Digital

100%

2027

\$448,800

Air Conditioning

Energy Source

Electricity

100%

2050

* *

1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset # : 2232

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%	Now	\$69,200	2029	\$230,500	1	\$6,700	
	Malfunctioning, Extent : Moderate, Area Affected : 15% Location : Basement Chiller Room - Module No.2 - Defective Compressor R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement Chiller Room - Modular Water Source Heat Pump Chiller, 8 Modules, 10 Tons Each, Scroll Compressors Unit Inoperable, Extent : Moderate, Area Affected : 25% Location : Basement Chiller Room - Modules No. 1, 4 - Defective Modules Beyond Repair								
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$2,500	2054	* *	4	\$800	
	Malfunctioning, Extent : Moderate, Area Affected : 10% Location : Basement Chiller Room - 1 Condenser Water Pump Defective Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Dual Temperature System								
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	\$303,200	1	\$9,900	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Mechanical Rooms Explanation : Hydronic Dual Temperature Air Handlers With Electric Re-heat								
Heat Rejection									
	Geothermal	100%	Now	\$119,500	2062	* *	1		
	Not in Service, Extent : Moderate, Area Affected : 30% Location : Building Exterior By Main Entrance - 1 Diffusion Well Collapsed, Isolated From System Other Observation, Extent : N/A, Area Affected : 100% Location : Building Exterior Explanation : Open Loop Geothermal System With 1 Supply Well And 2 Diffusion Wells								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,100	
	Exhaust Fans								
	Interior	100%			2029	\$69,300	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	Water Heater With Tanks								
	Electric	100%			2032	\$23,100	4		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Chiller Room Explanation : 1 Unit, 50 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset # : 2232

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%			2029	\$500	4	\$500	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Basement Chiller Room - 1 Duplex Set							
	Backflow Preventer								
	Generic	100%			2029	\$7,000	1	\$1,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$4,500	

*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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : QUEENS MUSEUM
Address : FLUSHING MEADOWS CORONA PARK GRAND CENTRAL PARKWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0020.000 / 1551 **Yr Built/Renovated** : 1938 / 2014
Area Sq Ft : 137,232 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 13-Apr-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez,Ph
Block : 2018 **Lot** : 1 **BIN** : 4458851

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$683,300	\$589,500
Interior Architecture	\$470,800	\$342,800
Electrical		\$455,600
Mechanical	\$3,913,000	\$28,845,800
Total	\$5,067,100	\$30,233,600
Importance Code A	\$829,300	\$604,500
Importance Code B	\$3,939,000	\$29,629,100
Importance Code C	\$298,800	
Total	\$5,067,100	\$30,233,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$40,000			\$95,300
Interior Architecture	\$122,200	\$54,600	\$9,900	
Electrical	\$23,700	\$25,800	\$23,300	\$27,500
Mechanical	\$45,200	\$49,900	\$86,200	\$65,300
Site Enclosure	\$8,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$247,100	\$138,200	\$127,200	\$196,000
Importance Code A	\$50,200	\$13,600	\$13,600	\$108,900
Importance Code B	\$148,200	\$124,600	\$112,000	\$87,000
Importance Code C	\$48,700		\$1,600	
Total	\$247,100	\$138,200	\$127,200	\$196,000



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

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	Glass Block	10%	Now	\$24,800	LIFE	**	5	\$7,800		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
		Location : South Walls								
	Glazed Ceramic Panel	5%	Now	\$99,200	LIFE	**	5	\$29,200		
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
		Location : Penthouse								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
	Location : Building Base, Penthouse									
	Metal/Glass Curt Wall	16%			LIFE	**	5	\$37,400		
		Metal Panel	2%			2053	**	5-10	\$17,100	
			Other Observation, Extent : Light, Area Affected : 100%							
	Location : Rooftop Equipment Screen									
	Explanation : Aluminum Louver									
	Granite Panels	2%			LIFE	**	5	\$1,900		
		Panel: Limestone	45%	Now	\$493,600	LIFE	**	5	\$42,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%										
Location : Loading Dock										
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%										
Location : Loading Dock										
Pre-Cast Concrete	5%			LIFE	**	5	\$20,300			
	Pre-Cast Concrete	15%			LIFE	**	5	\$60,800		
Windows										
Aluminum	40%	Now	\$700	2041	**	5	\$200			
	Air Infiltration, Extent : Moderate, Area Affected : 15%									
	Location : Throughout Offices									
Metal Louvers	60%	Now	\$7,800	2036	**					
	Bent/Warped Elements, Extent : Moderate, Area Affected : 10%									
	Location : Throughout Penthouse									
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
	Location : Throughout Penthouse									
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
	Location : Throughout Penthouse									
Water Penetration, Extent : Moderate, Area Affected : 5%										
Location : Throughout Penthouse										
Parapets										
Metal Panel	100%			2043	**	5	\$75,900			

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

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								
Roof								
Single Ply Membrane	20%	Now	\$90,400	2033	\$452,000			
	Adhesion Failure, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Blisters, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Walk Pads Miss/Displ, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Offices							
Skylight, Metal/Glass	15%			2053	* *	10	\$56,500	
Spray-on Foam	65%			2038	* *	5	\$97,900	
Soffits								
Cast in Place Concrete	33%	Now	\$6,600	LIFE	* *	5	\$5,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Loading Dock, Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Loading Dock							
Cement - Fiber Panel	34%			2038	* *	10	\$3,700	
Exposed Struc: Steel	33%			LIFE	* *	5	\$3,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : West Entrance							
	Explanation : This Is Actually Stainless Steel Panels							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

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	10%			2029	\$354,800	3	\$30,800	
		Wrinkling, Extent : Moderate, Area Affected : 25%							
		Location : At Offices							
	Cast in Place Concrete	42%	Now	\$172,000	LIFE	**	5	\$188,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Mezzanine Storage, Stairs, Throughout							
	Ceramic Tile	3%			2042	**	5	\$6,200	
	Ceramic Tile	5%			2042	**	5	\$10,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mezzanine Stair And Panorama Area							
		Explanation : Glass Panel Floor System							
	Sheet Vinyl/Rubber	5%	Now	\$13,100	2038	**	5	\$7,700	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 2%							
		Location : Stair							
	Terrazzo	5%			LIFE	**	5	\$8,000	
	Wood	7%	4+	\$16,800	2061	**	5	\$13,500	
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : 1st Floor Gallery							
	Wood	23%			2061	**	5	\$88,600	
Interior Walls									
	Ceramic Tile	3%			2042	**	5	\$3,300	
	Glass: Single Pane	5%			LIFE	**	5	\$4,100	
	Glazed Ceramic Panel	15%	Now	\$244,400	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Mezzanine							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Mezzanine							
	Gypsum Board	60%			LIFE	**	5	\$39,200	
		Broken/Missing Elements, Extent : Light, Area Affected : 1%							
		Location : Southeast Mechanical Penthouse Room							
	Masonry: Brick	10%	Now	\$40,600	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Southeast Mechanical Penthouse Outer Wall							
	Plaster	7%	Now	\$54,400	LIFE	**	5	\$2,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Roof Stairs							
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Roof Stairs							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Roof Stairs							

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

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									
	AcousTileSusp.Lay-In	10%	Now	\$16,700	2046	* *	5	\$10,300	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Offices								
	Exposed Struc: Concrete	20%			LIFE	* *	5	\$6,400	
	Paint Peeling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Gypsum Board	50%	Now	\$35,100	LIFE	* *	5	\$128,400	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Mezzanine, Offices								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Main Gallery Areas								
	Explanation : This Is Actually A Fabric Covered Ceiling.								
	Gypsum Board	10%			LIFE	* *	5	\$25,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Gallery								
	Explanation : Material Is Actually Fabric Covered Ceiling								
	Plaster	10%			LIFE	* *	5	\$12,800	
Site Enclosure									
Fence/Gates									
	Metal Rail	15%			2046	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Upper Roof								
	Explanation : Perimeter Guard Rail Around Skylights								
	Wood	85%	Now	\$8,200	2031	\$16,300			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : South Lot								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
	Location : South Lot								
	Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : South Lot								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	* *			
On-Site Walkways									
	Cast in Place Concrete	50%			2046	* *			
	Pavers/Stone	50%			2042	* *			
Parking/Driveway									
	Asphalt	100%			2042	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : South Lot And Loading Dock								
	Explanation : Construction Staging Area								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

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	30%			2033	\$15,100	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room 2									
Explanation : One 1,200 Ampere Main Disconnect Switch									
	Fused Disc Sw	70%			2059	* *	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room 1									
Explanation : Two 4,000 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2050	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room 2									
Explanation : 1,000 Kilovolt Amperes, 480/277 Volts Primary - 208/120 Volts Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	45%			2033	\$47,600	5	\$300	
	Fused Disc Sw	45%			2059	* *	5	\$300	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room 1									
	Molded Case Bkrs	10%			2059	* *	5	\$400	
Raceway									
	Conduit	50%			2033	\$47,700	1		
	Conduit	50%			2059	* *	1		
Panelboards									
	Fused Disc Sw	6%			2032	\$4,100	5	\$200	
	Fused Disc Sw	4%			2055	* *	5	\$100	
	Molded Case Bkrs	40%			2032	\$27,300	5	\$1,400	
	Molded Case Bkrs	50%			2055	* *	5	\$1,800	
Wiring									
	Thermoplastic	50%			2033	\$47,400	1		
	Thermoplastic	50%			2059	* *	1		
Motor Controllers									
	Locally Mounted	20%			2031	\$90,200	5	\$200	
	Motor Control Center	40%			2031	\$180,400	5	\$1,500	
	Variable Frequency Drive	40%			2050	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,000	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2050	* *	1	\$42,200	
Generators									
	Diesel	100%			2046	* *	1	\$53,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside The Building									
Explanation : One 360 Kilowatts									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2028	\$2,400	5	\$5,100	
Fuel Storage								
Main Tank	100%			2068	**	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	5%			2041	**	10	\$6,300	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room And Electrical Room								
Fluorescent	5%			2041	**	10	\$6,300	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Lobby								
Incandescent	15%			2041	**	2	\$500	
LED	75%			2041	**			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Egress Lighting								
Emergency, Service	40%			2041	**	1		
Emergency, Battery	10%			2041	**	10	\$3,300	
Exit, LED	20%			2068	**	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	30%			2041	**	1		
Exterior Lighting								
LED	30%			2041	**			
No Component	70%							
Alarm								
Security System								
Generic	50%			2043	**	1	\$25,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2038	**	1	\$25,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Gallery Area And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	**	1-3	\$84,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Horns Fire Alarm Panel And Smoke Detectors								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	**	1		
	Conversion Equipment								
	Steam Boiler	75%			2038	**	1	\$101,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement. Former Ice Rink Side Of Building							
		Explanation : 4 Units, One Is For Domestic Hot Water							
	Steam Boiler	25%	Now	\$146,000	2038	**	1	\$30,600	
		Damaged, Extent : Moderate, Area Affected : 100%							
		Location : Fresh Air Louver Is Not Working							
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : One Boiler Out Of Services							
Distribution									
	Steam Piping/Pump	100%	2-4	\$214,700	2043	**			
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement. Condensate Pump Near End Of Useful Life							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : System On Old Pneumatic Controls. Approaching End Of Useful Life							
Terminal Devices									
	Air Handler	80%			2033	\$2,017,800	1	\$67,900	
	Convactor/Radiator	20%			2038	**	1	\$8,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%	0-2	\$1,366,400	2036	**	1	\$133,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Various Location							
		Explanation : Air Condition 1, 4, 5 And 6 Are At The End Of Useful Life.							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$130,000	2053	**	4	\$6,800	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Excessive Interior Pipe Corrosion Causing Strainer Failures							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2038	**	1	\$84,900	
Heat Rejection									
	Water Cooling Tower	100%	Now	\$135,400	2031	\$677,000	2	\$110,500	
		Leak Evident, Extent : Moderate, Area Affected : 30%							
		Location : Roof							

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 OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	Dehumidifier								
	Generic	100%			2031	\$26,080,800			
Ventilation	Distribution								
	Ductwork/Diffusers	100%	Now	\$1,177,300	LIFE	* *	2-5	\$76,500	
				Malfunctioning, Extent : Moderate, Area Affected : 20%					
				Location : Dampers At The Roof					
	Exhaust Fans								
	Interior	80%	0-2	\$95,100	2038	* *	2	\$2,700	
				Broken, Extent : Moderate, Area Affected : 100%					
				Location : Return Fan Out Of Service					
	Roof	20%			2038	* *	2	\$800	
Plumbing	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%	0-2	\$648,100	2063	* *	4	\$13,600	
				Obsolete Equipment, Extent : Severe, Area Affected : 100%					
				Location : 500 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$13,400	2033	\$26,800	4	\$2,900	
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Basement. Unit On End Of Useful Life					
	Sewage Ejector(s)								
	Electric	100%			2033	\$70,200	4	\$8,200	
	Fixtures								
	Generic	100%							
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st To 2nd Floor					
				Explanation : 2 Units					
Fire Suppression	Standpipe								
	Generic	100%			2053	* *	1-5	\$69,200	
	Sprinkler								
	No Component	98%							
	Generic	2%			2053	* *	1-2	\$800	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : QUEENS THEATRE IN THE PARK
Address : FLUSHING MEADOWS CORONA PARK
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0032.000 / 3008 **Yr Built/Renovated** : 1964 / 2008
Area Sq Ft : 38,272 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-Mar-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2018 **Lot** : 1 **BIN** : 4464056

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$278,700	\$249,400
Interior Architecture		\$573,600
Electrical	\$41,700	\$426,600
Mechanical	\$131,800	\$1,678,600
Total	\$452,300	\$2,928,200
Importance Code A	\$278,700	\$504,800
Importance Code B	\$173,600	\$1,849,800
Importance Code C		\$573,600
Total	\$452,300	\$2,928,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$34,400		\$800	\$26,100
Interior Architecture	\$39,700	\$6,700	\$2,400	\$8,600
Electrical	\$6,300	\$7,200	\$9,800	\$112,600
Mechanical	\$69,800	\$18,000	\$17,100	\$27,600
Site Pavements	\$22,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$180,600	\$39,700	\$37,900	\$182,700
Importance Code A	\$36,300	\$1,900	\$2,700	\$28,000
Importance Code B	\$116,500	\$37,800	\$34,200	\$154,700
Importance Code C	\$27,800		\$1,000	
Total	\$180,600	\$39,700	\$37,900	\$182,700



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	70%	Now	\$227,500	LIFE	* *	5	\$194,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Above Glass Block 1st Floor								
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Loading Dock Doors At 1st Floor								
	Paint Peeling, Extent : Light, Area Affected : 5%								
	Location : Above Glass Block 1st Floor								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Into Basement Offices								
	Glass Block	5%			LIFE	* *	5	\$1,700	
	Metal Panel	10%			2053	* *	5-10	\$38,200	
	Window Wall	15%			2053	* *	5	\$31,300	
Windows									
	Aluminum	100%			2049	* *	5	\$1,700	
Parapets									
	Cast in Place Concrete	85%			LIFE	* *	5	\$54,700	
	Copper/Terne	5%			2077	* *	5	\$1,500	
	Metal/Glass Curt Wall	10%			2059	* *	5	\$2,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Over Mezzanine Offices								
	Explanation : This Component Is Actually Glass Panel With Metal Frame								
Roof									
	IRMA/Protected Membrane	30%	Now	\$29,800	2038	* *			
	Vegetation Growth, Extent : Light, Area Affected : 5%								
	Location : Drain At Roof Over Second Floor Offices								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Upper Mezzanine Storage Ring								
	Metal Panel	65%			2038	* *	10	\$51,300	
	Skylight, Plastic	5%	Now	\$4,600	2046	* *	1		
	Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
	Location : Inner Dome Cracked At Lobby								
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

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	30%	Now	\$29,700	2032	\$296,800	3	\$25,800	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location : In Theater							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : In Theater							
	Wrinkling, Extent : Moderate, Area Affected : 50%							
	Location : In Theater							
Cast in Place Concrete	20%			LIFE	**	5	\$25,100	
Ceramic Tile	5%			2042	**	5	\$2,900	
Marble Panels	17%			LIFE	**	5	\$7,300	
Vinyl Tile	18%			2038	**	3	\$3,900	
Wood	10%			2061	**	5	\$10,700	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$1,900	
Fabric on Framing	10%			2034	\$573,600	5	\$1,900	
Glass: Single Pane	10%			LIFE	**	5	\$2,900	
Gypsum Board	30%			LIFE	**	5	\$7,000	
Plaster	15%			LIFE	**	5	\$1,700	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Managers Office In Basement							
Wood	5%	Now	\$5,300	LIFE	**	5	\$7,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : In Theater And Cabaret							
	Deteriorated Finish, Extent : Light, Area Affected : 15%							
	Location : In Theater And Cabaret							
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%							
	Location : In Cafeteria							
Wood	15%			LIFE	**	5	\$23,200	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$4,700	2046	**	5	\$2,900	
	Misaligned/Bulging, Extent : Light, Area Affected : 2%							
	Location : Basement							
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Basement							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
Exposed Struc: Concrete	15%			LIFE	**	5	\$1,300	
Exposed Struc: Wood	25%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$17,900	
Metal Panel	10%			LIFE	**	5	\$7,200	
Plaster	15%			LIFE	**	5	\$5,400	
Site Enclosure								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2053		* *		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : South Side Of Building						
			Explanation : Fence Around Chiller Unit						
	Free Standing Walls								
	Cast in Place Concrete	100%			2068		* *		
	Retaining Walls								
	Cast in Place Concrete	100%			2077		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2046		* *		
	On-Site Walkways								
	Cast in Place Concrete	40%	Now	\$800	2046		* *		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : West Walkway						
			Explanation : Sidewalk Shed Installed						
	Pavers/Stone	60%	Now	\$12,200	2042		* *		
			Cracking/Crumbling, Extent : Moderate, Area Affected : 10%						
			Location : Main Entrance						
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : West Main Entrance						
			Explanation : Sidewalk Shed Installed						
	Parking/Driveway								
	Asphalt	10%	Now	\$9,400	2042		* *		
			Cracking/Crumbling, Extent : Light, Area Affected : 10%						
			Location : Throughout						
	Asphalt	90%			2042		* *		

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
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$56,800	3	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Amperes							
Transformers									
	Dry Type	100%			2031	\$165,500	3	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : Two 750 Kilovolt Amperes, Four 160 Volts Primary -208/120 Volts Secondary							
Feeders									
	Cable	100%			2032	\$19,900	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

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
Over 600 Volts									
	Raceway								
	Conduit	100%			2033	\$47,900	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$7,400	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Basement								
	Explanation : Two 2,500 Ampere Main Disconnect Switches								
	Transformers								
	Dry Type	100%			2031	\$26,100	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Basement								
	Explanation : One 75 Kilovolt Amperes And One 50 Kilovolt Amperes 480/277 Volts								
	Primary - 208/120 Volts Secondary								
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2033	\$21,200	5	\$100	
	Fused Disc Sw	45%			2043	* *	5	\$100	
	Molded Case Bkrs	5%			2053	* *	5	\$100	
	Raceway								
	Conduit	80%			2033	\$28,800	1		
	Conduit	20%			2053	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2032	\$2,900	5	\$100	
	Molded Case Bkrs	70%			2032	\$20,500	5	\$700	
	Molded Case Bkrs	15%			2041	* *	5	\$200	
	Molded Case Bkrs	5%			2049	* *	5	\$100	
	Wiring								
	Thermoplastic	80%			2033	\$26,000	1		
	Thermoplastic	20%			2053	* *	1		
	Motor Controllers								
	Locally Mounted	40%			2031	\$37,300	5	\$100	
	Locally Mounted	40%			2038	* *	5	\$100	
	Variable Frequency Drive	20%			2050	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	* *	1	\$11,800	
	Generators								
	Diesel	100%			2042	* *	1	\$14,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : One 218 Kilovolt Amperes								
	Batteries								
	Lead/Acid	100%			2027	\$2,400	5	\$1,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

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
Stand-by Power									
Fuel Storage									
Main Tank		100%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Outside									
Explanation : One 200 Gallons									
Lighting									
Interior Lighting									
Fluorescent		10%			2028	\$41,700	10	\$3,500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Fluorescent		10%			2038	* *	10	\$3,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : New Addition									
Explanation : T-5 Lamps									
Fluorescent		20%			2038	* *	10	\$7,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices									
Fluorescent		40%			2033	\$166,900	10	\$14,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Offices, Hallways									
Incandescent		10%			2028	\$48,600	2	\$100	
LED		10%			2041	* *			
Egress Lighting									
Emergency, Service		50%			2038	* *	1		
Emergency, Battery		10%			2028	\$6,300	10	\$900	
Exit, LED		10%			2068	* *	1		
Exit, Service		10%			2028	\$1,300	1		
Exit, Service		20%			2038	* *	1		
Exterior Lighting									
HID		20%			2028	\$34,900	10		
No Component		80%							
Alarm									
Security System									
Generic		100%			2038	* *	1	\$14,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways, Entrance, And Exit Doors									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
Generic, Digital		100%			2038	* *	1-3	\$23,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Horns, Alarm Panel, Manual Pull Boxes, Smoke Detectors And Fire Alarm Panel									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Hot Water Boiler	50%			2050	* *	1	\$9,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : For New Addition, Basement							
		Explanation : 3 Units							
	Hot Water Boiler	50%			2031	\$198,600	1	\$9,500	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : For Old Section, 2nd Floor Boiler Room							
		Explanation : 3 Units							
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$8,200	2041	* *	4	\$1,900	
		Leak Evident, Extent : Moderate, Area Affected : 20%							
		Location : Hot Water Circulating Pump							
Terminal Devices									
	Air Handler	80%			2033	\$562,700	1	\$18,900	
	Convactor/Radiator	10%			2038	* *	1	\$1,200	
	Fan Coil Unit/Heat	10%	0-2	\$18,500	2033	\$92,700	1	\$1,100	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%			2034	\$304,500	2	\$1,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Basement							
	Reciprocating Compr/Chiller	45%			2038	* *	1	\$8,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Lower Roof							
	Split Unit	5%	0-2	\$22,200	2033	\$44,400			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Unit Is Not Working							
Distribution									
	CW & CHW Wtr Pipe/Pump	50%			2053	* *	4	\$1,400	
	No Component	50%							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2033	\$362,600	1	\$11,800	
	No Component	50%							
Heat Rejection									
	Air Cooled Condenser Unit	50%			2038	* *	2	\$13,300	
	No Component	50%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,300	
	Exhaust Fans								
	Interior	95%			2033	\$157,500	2	\$1,100	
	Roof	5%			2038	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	**	1		
	Water Heater With Tanks								
	Electric	20%			2031	\$4,600	4		
	Gas Fired	80%			2031	\$13,300	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$131,800	LIFE	**	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Undersized Storm Drain Piping							
	Sump Pump(s)								
	Non-Submersible	100%			2038	**	4	\$1,200	
	Sewage Ejector(s)								
	Electric	100%			2038	**	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2038	**	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement To The Third Floor							
		Explanation : 2 Units. 1 Passenger; 1 Freight. One Elevator Is Not Working And On Extended Life							
Fire Suppression									
	Standpipe								
	Generic	100%			2053	**	1-5	\$19,300	
	Sprinkler								
	Generic	100%			2053	**	1-2	\$10,700	
	Chemical System								
	Generic	100%			2031	\$15,900	1-3	\$80,900	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BARN OF BOTANY
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0039.040 / 13418 **Yr Built/Renovated** : 2000 /
Area Sq Ft : 4,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-May-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical	\$108,700	
Site Enclosure		\$136,300
Total	\$108,700	\$136,300
Importance Code A	\$108,700	
Importance Code C		\$136,300
Total	\$108,700	\$136,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$38,300			\$300
Interior Architecture	\$5,800			\$100
Electrical	\$6,400		\$2,100	
Mechanical	\$400		\$6,600	
Site Enclosure	\$800			
Site Pavements	\$9,800			
Total	\$61,500		\$8,700	\$400
Importance Code A	\$38,700		\$500	\$300
Importance Code B	\$12,200		\$8,200	\$100
Importance Code C	\$10,600			
Total	\$61,500		\$8,700	\$400



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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BARN OF BOTANY
Asset # : 13418

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								
Cement - Fiber Panel	45%	Now	\$1,100	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : East Facade								
Wood	45%			2045	* *	5	\$15,500	
Wood Overhead Doors	10%	Now	\$19,300	2052	* *	5	\$1,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 60%								
Location : South Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : South Facade								
Unit Inoperable, Extent : Moderate, Area Affected : 67%								
Location : South Facade								
Windows								
Aluminum	100%			2048	* *	5	\$500	
Roof								
Metal Panel	100%			2045	* *	10	\$10,200	
Soffits								
Wood	100%			2045	* *	5		
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	* *	5	\$8,300	
Vinyl Tile	15%	Now	\$5,500	2042	* *	3	\$300	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : Office Area And Bathroom								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Office Area And Bathroom								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Office Area And Bathroom								
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$200	
No Component	90%							
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$400	2045	* *	5	\$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Entry Foyer								
Exposed Struc: Steel	90%			LIFE	* *			
Site Enclosure								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BARN OF BOTANY
Asset # : 13418

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

Site Enclosure

Fence/Gates

Chain Link

10% Now \$800 2052 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : North Side Of Building

Other Observation, Extent : N/A, Area Affected : 100%

Location : North Side Of Building

Explanation : Gas Rig Enclosure

Wood

90% 2030 \$136,300

Other Observation, Extent : N/A, Area Affected : 100%

Location : South Side Of Building

Explanation : 6 Foot High Wood Stockade Fence In Side Yard

Site Pavements

On-Site Walkways

Asphalt

90% 2035 * *

Cast in Place Concrete

10% 2037 * *

Parking/Driveway

Asphalt

85% Now \$9,800 2035 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout South Yard

Potholes, Extent : Moderate, Area Affected : 10%

Location : South Facing Yard

Cast in Place Concrete

15% 2037 * *

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

Molded Case Bkrs

100% 2042 * * 5 \$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 225 Amperes

Transformers

Dry Type

100% 2037 * * 5

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 75 Kilovolt-ampere 480-208/120v

Raceway

Conduit

100% 2042 * * 1

Panelboards

Fused Disc Sw

25% 2040 * * 5

Molded Case Bkrs

75% 2040 * * 5 \$100

Wiring

Thermoplastic

100% 2042 * * 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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BARN OF BOTANY
Asset # : 13418

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									
	Motor Controllers								
	Locally Mounted	100%	Now	\$1,100	2037	* *	5		
				Other Observation, Extent : Severe, Area Affected : 50%					
				Location : Exterior Walls					
				Explanation : Overhead Doors Do Not Work					
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2032	\$15,600	10	\$2,100	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : In Garage And Offices					
	HID	50%	Now	\$5,200	2032	\$26,000			
				Malfunctioning, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
	Egress Lighting								
	Emergency, Battery	50%			2032	\$3,700	10	\$500	
	Exit, Battery	50%			2032	\$2,500	10	\$200	
	Exterior Lighting								
	HID	10%			2027	\$2,100	10		
	No Component	90%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Under Construction	30%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Furnace	5%			2037	* *	1	\$100	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : No Gas In Building So Furnace Cannot Work							
		Other Observation, Extent : N/A, Area Affected : 75%							
		Location : 1st Floor							
		Explanation : One Unit							
	Radiant Heater	95%			2027	\$108,700	2	\$2,000	
Air Conditioning									
	Energy Source								
	Electricity	25%			2048	* *	1		
	No Component	75%							

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BARN OF BOTANY
Asset # : 13418

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	Ductwork/Diffusers	25%			LIFE	* *	2	\$1,500	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>									
<i>Location : Office Area</i>									
	No Component	75%							
Ventilation									
Exhaust Fans									
	Wall Unit	25%			2032	\$500	2		
	No Component	75%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Electric	25%			2027	\$5,800	4		
	No Component	75%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2032	\$2,000	1	\$300	
Fixtures									
	Generic	100%							

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

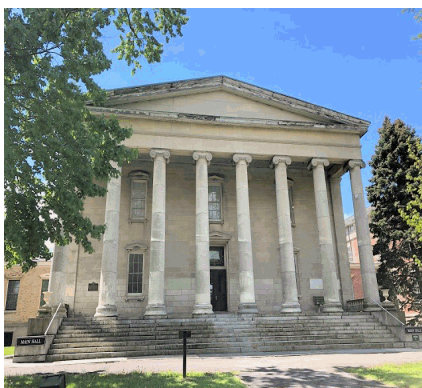
Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.030 / 2414 **Yr Built/Renovated** : 1833 /
Area Sq Ft : 21,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-May-2021 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$947,800	\$267,700
Interior Architecture	\$1,171,500	
Electrical	\$466,500	\$40,000
Mechanical		\$672,200
Total	\$2,585,800	\$979,900
Importance Code A	\$947,800	\$267,700
Importance Code B	\$1,442,100	\$712,300
Importance Code C	\$195,900	
Total	\$2,585,800	\$979,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$1,100		\$26,000	
Interior Architecture	\$15,700			\$500
Electrical	\$38,800	\$200	\$6,300	\$200
Mechanical	\$2,200	\$2,600	\$4,900	\$2,200
Site Enclosure	\$3,500			
Site Pavements	\$27,100			
Total	\$88,500	\$2,900	\$37,200	\$2,900
Importance Code A	\$1,100		\$26,000	
Importance Code B	\$60,300	\$2,900	\$11,300	\$2,900
Importance Code C	\$27,100			
Total	\$88,500	\$2,900	\$37,200	\$2,900



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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER
Asset # : 2414

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$293,500	LIFE	* *	5	\$33,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	25%	Now	\$280,700	LIFE	* *	5	\$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : North Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Windows								
Wood	100%	2-4	\$157,900	2057	* *	5	\$30,600	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Metal Rail	5%	4+	\$1,100	2045	* *	5	\$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Wood Cornice	95%	Now	\$135,300	2062	* *	5	\$17,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Roof								
Copper/Terne	10%			2047	* *	10	\$6,500	
Modified Bitumen	88%	Now	\$80,300	2032	\$267,700			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Various Areas In The Attic Roof Rafters								
Skylight, Metal/Glass	2%			2052	* *	10	\$1,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER
Asset # : 2414

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									
	Soffits								
	Cement - Fiber Panel	100%			2027	\$16,900	10	\$2,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Entry							
		Explanation : This Is Actually A Temporary Cement Board Panel Installation							
Interior									
	Floors								
	Vinyl Tile 9" X 9"	10%	Now	\$15,700	2042	* *	3	\$1,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Wood	40%	Now	\$563,800	2072	* *	5	\$13,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 80%							
		Location : Basement							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
	Wood	50%	Now	\$58,700	2047	* *	5	\$17,200	
		Deteriorated Finish, Extent : Moderate, Area Affected : 90%							
		Location : 1st Floor							
Interior Walls									
	Plaster	50%	Now	\$195,900	LIFE	* *	5	\$5,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Basement And Throughout							
	Plaster	50%			LIFE	* *	5	\$5,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER
Asset # : 2414

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								
Exposed Struc: Wood	20%	Now	\$107,600	LIFE	**			
	Dry Rot/Decay, Extent : Moderate, Area Affected : 20%							
	Location : Attic							
	Split/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : Attic							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Attic							
Plaster	20%	Now	\$29,900	LIFE	**	5	\$4,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 60%							
	Location : Below Dome							
Plaster	30%	Now	\$179,700	LIFE	**	5	\$6,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
Plaster	30%	Now	\$35,900	LIFE	**	5	\$6,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Various 1st And 2nd Floor Spaces							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Various 1st And 2nd Floor Spaces							
	Paint Peeling, Extent : Moderate, Area Affected : 20%							
	Location : Various 1st And 2nd Floor Spaces							
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	Now	\$3,500	2042	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Moat Areas							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Moat Area On West Side Of Building							
Site Pavements								
On-Site Walkways								
Masonry: Brick	40%	Now	\$5,500	2058	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Throughout Moat Area							
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Moat Area							
Masonry: Granite	40%	Now	\$21,600	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%							
	Location : Entrance Steps							
Slate	15%			LIFE	**	5	\$400	
Steel Grating	5%			2042	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : South Side Of Building							
	Explanation : These Are Actually Steel Egress Stairs Exiting From Hyphen Between Building C And G							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER
Asset # : 2414

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Knife Sw	100%	0-2	\$104,500	2062	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Obsolete Equipment And On Extended Life							
	Raceway								
	Conduit	90%			2032	\$39,800	1		
	Conduit	10%			2042	* *	1		
	Panelboards								
	Fused Toggle Switch	90%	0-2	\$38,500	2057	* *	5	\$200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Molded Case Bkrs	10%			2040	* *	5	\$100	
	Wiring								
	Braided Cloth	90%	2-4	\$56,200	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	10%			2042	* *	1		
Lighting									
	Interior Lighting								
	Fluorescent	10%			2027	\$40,000	10	\$2,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	10%			2032	\$40,000	10	\$2,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Incandescent	60%			2027	\$265,700	2	\$300	
	LED	20%			2037	* *			
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$3,000	
	Exit, Battery	50%			2037	* *	10	\$800	
	Exterior Lighting								
	Incandescent	10%			2037	* *	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : M R 16 Lamps (Halogen)							
	No Component	90%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance Cameras							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER
Asset # : 2414

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

Alarm

Fire/Smoke Detection

No Component 70%

Under Construction 30%

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

Heating

Energy Source

Plant Campus Steam / 100% 2042 * * 1
PRV*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building L**Explanation : Steam From Power House*

Distribution

Steam Piping/Pump 100% 2042 * *

Terminal Devices

Convactor/Radiator 100% 2030 \$215,200 1 \$7,900

Plumbing

H/C Water Piping

Galvanized Steel 100% 2030 \$335,900 1

Water Heater With Tanks

Electric 100% Now \$500 2032 \$25,300 4

*Broken, Extent : Severe, Area Affected : 100%**Location : 1st Floor*

Sanitary Piping

Cast Iron 100% LIFE * * 1

Storm Drain Piping

Cast Iron 100% LIFE * * 1

Fire Suppression

Standpipe

Generic 100% 2032 \$121,200 1-5 \$12,400

Sprinkler

Generic 100% 2042 * * 1-2 \$6,900

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D/NOBLE MARITIME COLLECTION
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.040 / 2390 **Yr Built/Renovated** : 1840 / 2013
Area Sq Ft : 19,672 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-May-2021 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$307,000	
Electrical		\$106,500
Mechanical	\$279,500	\$631,300
Total	\$586,500	\$737,800
Importance Code A	\$307,000	
Importance Code B	\$279,500	\$737,800
Total	\$586,500	\$737,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,300		\$8,000	
Interior Architecture	\$24,400	\$1,600		\$900
Electrical	\$700	\$600	\$16,400	\$900
Mechanical	\$43,800	\$5,500	\$3,900	\$5,800
Site Enclosure	\$8,100			
Site Pavements	\$13,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$136,400	\$11,600	\$32,200	\$11,600
Importance Code A	\$42,300		\$8,300	
Importance Code B	\$80,900	\$10,700	\$24,000	\$11,600
Importance Code C	\$13,100	\$900		
Total	\$136,400	\$11,600	\$32,200	\$11,600



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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D/NOBLE MARITIME COLLECTION
Asset # : 2390

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$14,300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Window Heads And Sills							
	Explanation : This Is Actually Cast Stone							
Masonry: Brick	75%	0-2	\$121,300	LIFE	**	5	\$27,500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Various							
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Masonry: Limestone	20%	Now	\$185,700	LIFE	**	5	\$5,500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : North Elevation							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : North Elevation							
Windows								
Wood	100%	Now	\$19,500	2040	**	5	\$31,300	
	Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Parapets								
Metal Rail	35%			2045	**	5-10	\$23,000	
Wood Cornice	65%	Now	\$7,000	2042	**	5	\$13,700	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 15%							
	Location : Main Roof On East And West Elevations							
Roof								
Copper/Terne	60%			2060	**	10	\$32,600	
Modified Bitumen	30%			2037	**	10	\$6,500	
Skylight, Metal/Glass	10%			2052	**	10	\$7,200	
Soffits								
Stucco Cement	40%	Now	\$1,800	2037	**	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Front Entrance Portico							
Wood	60%			2037	**	5	\$3,000	
	Paint Peeling, Extent : Light, Area Affected : 30%							
	Location : Breezeway Located On South Side Of Building							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Breezeway Located On South Side Of Building							
	Explanation : Finished Wood Boards							
Interior								
Floors								
Carpet	5%			2031		3	\$2,900	
Ceramic Tile	5%			2041	**	5	\$1,500	
Vinyl Tile	5%			2037	**	3	\$700	
Wood	85%			2060	**	5	\$46,900	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D/NOBLE MARITIME COLLECTION
Asset # : 2390

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

Interior

Interior Walls

Ceramic Tile	5%			2041	**	5	\$1,700	
Gypsum Board	35%			LIFE	**	5	\$7,300	
Plaster	60%			LIFE	**	5	\$6,200	

Ceilings

Gypsum Board	35%			LIFE	**	5	\$12,900	
Plaster	65%			LIFE	**	5	\$12,000	

Site Enclosure

Retaining Walls

Masonry: Brick	100%	Now	\$8,100	2042	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Perimeter Moat Structure</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Moat On West Side</i>								

Site Pavements

On-Site Walkways

Masonry: Brick	60%	Now	\$7,300	2042	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Perimeter Moat Floor</i>								
Masonry: Granite	5%			LIFE	**			
Slate	35%	Now	\$5,800	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Side Of Building</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

Service Equipment

Molded Case Bkrs	100%			2052	**	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 350 Amperes.</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2052	**	5	\$500	
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Raceway

Conduit	100%			2052	**	1		
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Panelboards

Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	95%			2048	**	5	\$500	

Wiring

Thermoplastic	100%			2052	**	1		
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Motor Controllers

Locally Mounted	100%			2045	**	5	\$100	
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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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D/NOBLE MARITIME COLLECTION
Asset # : 2390

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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : On Sprinkler Main							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2037	* *	10	\$1,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices							
	Fluorescent	60%			2037	* *	10	\$10,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	30%			2032	\$106,500	2	\$100	
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$2,100	
	Exit, Battery	50%			2037	* *	10	\$600	
	Exterior Lighting								
	Incandescent	10%			2037	* *	2		
	No Component	90%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$3,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building L							
		Explanation : Steam From Power House							
Distribution									
	Steam Piping/Pump	100%			2042	* *			

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D/NOBLE MARITIME COLLECTION
Asset # : 2390

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									
	Terminal Devices								
	Convector/Radiator	100%	Now	\$3,400	2037	**	1	\$5,700	
	Controller Not Working, Extent : Moderate, Area Affected : 100% Location : Throughout								
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	65%			2028	\$279,500	1	\$13,800	
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : One Unit In Basement								
	Interior Pkg Unit - Cooling	25%			2030	\$83,400	2	\$300	
	Other Observation, Extent : Light, Area Affected : 25% Location : Basement Explanation : 2 Units. R-410a								
	Split Unit	10%			2037	**			
	Distribution								
	CW & CHW Wtr	75%			2052	**	4	\$700	
	Pipe/Pump								
	No Component	25%							
	Terminal Devices								
	Fan Coil - 2 Pipe	75%			2032	\$482,400	1	\$4,800	
	No Component	25%							
	Heat Rejection								
	Air Cooled Condenser Unit	75%			2032	\$45,800	2	\$10,300	
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$7,700	
	No Component	30%							
	Exhaust Fans								
	Interior	70%			2032	\$65,500	2	\$400	
	Roof	30%			2032	\$12,300	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Electric	100%			2025	\$25,300	4		
	Sanitary Piping								
	Cast Iron	100%	Now	\$5,300	LIFE	**	1		
	Malfunctioning, Extent : Moderate, Area Affected : 20% Location : Floor Drains Not Primed Causing Odors								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D/NOBLE MARITIME COLLECTION
Asset # : 2390

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$7,400	LIFE	* *	1		
				Blockage /Clogged, Extent : Moderate, Area Affected : 10%					
				Location : Side Yard And Gutters					
				Damaged, Extent : Severe, Area Affected : 30%					
				Location : Sanitary Line Serving The Building Collapsed					
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : Basement, L-3 Floors					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$5,500	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.050 / 2391 **Yr Built/Renovated** : 1879 / 2013
Area Sq Ft : 24,448 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-May-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$2,353,100	
Mechanical	\$803,800	
Total	\$3,156,900	
Importance Code B	\$2,762,600	
Importance Code C	\$394,300	
Total	\$3,156,900	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$19,800		\$10,400	\$34,600
Interior Architecture				
Electrical				
Mechanical		\$1,200	\$1,700	\$1,200
Site Pavements	\$22,500			
Total	\$42,400	\$1,300	\$12,100	\$35,800
Importance Code A	\$19,800		\$10,400	\$34,600
Importance Code B		\$1,300	\$1,700	\$1,300
Importance Code C	\$22,500			
Total	\$42,400	\$1,300	\$12,100	\$35,800



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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E

Asset # : 2391

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	2%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : East, South Elevations							
		Explanation : These Are Actually Fire Escapes							
	Masonry: Brick	70%			LIFE		* *	5	\$24,800
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Masonry: Granite	5%			LIFE		* *	5	\$1,300
	Masonry: Limestone	23%			LIFE		* *	5	\$6,100
Windows									
	Wood	100%			2048		* *	5	\$69,100
Parapets									
	Metal Cornice	50%	Now	\$19,800	2060		* *		
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : Various Locations On East And West Cornices							
	Wood Cornice	50%			2052		* *	5-10	\$23,700
Roof									
	Copper/Terne	100%			2060		* *	10	\$47,000
Soffits									
	Masonry: Limestone	100%			LIFE		* *	5	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE		* *	5	\$4,100
	Wood	95%	Now	\$1,353,400	2072		* *	5	\$33,100
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Building Is Not Occupied							
Interior Walls									
	Plaster	100%	Now	\$394,300	LIFE		* *	5	\$11,300
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Building Is Not Occupied							

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E

Asset # : 2391

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								
	Plaster	100%	Now	\$605,400	LIFE	* *	5	\$23,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Building Is Not Occupied							
Site Enclosure									
	Retaining Walls								
	Masonry: Brick	100%			2052	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Follows Building Perimeter							
		Explanation : This Is Actually A Moat Structure							
Site Pavements									
	On-Site Walkways								
	Masonry: Brick	45%	Now	\$9,600	2042	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Perimeter Moat Floor							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Perimeter Moat Floor							
		Other Observation, Extent : Moderate, Area Affected : 40%							
		Location : Perimeter Moat Floor							
		Explanation : Vegetation Growth In Brick Joints							
	Masonry: Granite	10%			LIFE	* *			
	Slate	45%	2-4	\$12,900	LIFE	* *	5	\$2,100	
		Worn/Eroded, Extent : Light, Area Affected : 30%							
		Location : Throughout							
Parking/Driveway									
	Not Accessible	100%							

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	10%			2042	* *	1		
	No Component	90%							
Panelboards									
	Fused Disc Sw	5%			2040	* *	5		
	Molded Case Bkrs	5%			2040	* *	5		
	No Component	90%							
Wiring									
	Thermoplastic	10%			2042	* *	1		
	No Component	90%							

Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E

Asset # : 2391

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

Lighting

Interior Lighting

Fluorescent

5%

2032

\$19,900

10

\$1,100

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Basement

Incandescent

5%

2032

\$22,100

2

No Component

90%

Alarm

Fire/Smoke Detection

No Component

90%

Under Construction

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

Plant Campus Steam /

PRV

100%

2042

**

1

Other Observation, Extent : N/A, Area Affected : 100%

Location : Building L

Explanation : Steam Comes From Power House. This Building Is Not Occupied And Steam Is Shut Off

Distribution

Steam Piping/Pump

100%

Now

\$125,900

2062

**

Broken, Extent : Severe, Area Affected : 100%

Location : Piping Failed Throughout

Corroded, Extent : Severe, Area Affected : 70%

Location : Throughout Basement

On Extended Life, Extent : Severe, Area Affected : 100%

Location : Throughout Basement

Terminal Devices

Convactor/Radiator

100%

Now

\$128,600

2052

**

1

\$7,100

Damaged, Extent : Severe, Area Affected : 100%

Location : Throughout Due To Major Steam Leak

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

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

Location : Throughout

Explanation : Antique Radiators - Original Equipment

Air Conditioning

Energy Source

District Chilled Water

100%

2052

**

1

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : District Chilled Water Has Been Piped Into Building For Future Construction

Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E
Asset # : 2391

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Galvanized Steel	100%	Now	\$133,800	2052	* *	1		
	Corroded, Extent : Moderate, Area Affected : 70%							
	Location : Basement Level							
	Damaged, Extent : Severe, Area Affected : 100%							
	Location : Throughout Due To Major Steam Leak							
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Sanitary Piping Cast Iron	100%	Now	\$198,100	LIFE	* *	1		
	Damaged, Extent : Severe, Area Affected : 100%							
	Location : Throughout Due To Major Steam Leak							
Storm Drain Piping Not Accessible	100%							
Fixtures Generic	100%							
	Abandoned in Place, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : All Bathrooms							
	Explanation : Damaged Due To Major Steam Leak							
Fire Suppression Sprinkler Generic	100%	Now	\$217,400	2062	* *	1-2	\$5,900	
	Corroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : Obsolete System Damaged Beyond Repair Due To Major Steam Leak							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.060 / 2392 **Yr Built/Renovated** : 1877 /
Area Sq Ft : 26,684 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$262,400	
Electrical		\$146,600
Mechanical		\$196,500
Total	\$262,400	\$343,100
Importance Code A	\$262,400	
Importance Code B		\$343,100
Total	\$262,400	\$343,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$47,300		\$30,600	
Interior Architecture	\$89,800	\$2,200		\$6,700
Electrical	\$800	\$900	\$44,100	\$1,100
Mechanical	\$10,300	\$4,300	\$20,400	\$4,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$156,000	\$15,300	\$102,900	\$20,400
Importance Code A	\$47,300		\$30,600	
Importance Code B	\$92,600	\$14,200	\$72,400	\$20,400
Importance Code C	\$16,200	\$1,100		
Total	\$156,000	\$15,300	\$102,900	\$20,400



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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F

Asset # : 2392

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	3%	Now	\$39,400	LIFE	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
		Location : All Balconies							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : South And East Elevations							
		Explanation : Balconies Attached To Exterior Walls							
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$16,300	
	Masonry: Brick	92%			LIFE	**	5	\$38,300	
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Windows									
	Aluminum	5%			2040	**	5	\$400	
	Wood	95%	Now	\$262,400	2057	**	5	\$38,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 15%							
		Location : Various Elevations							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Metal Cornice	50%			2060	**	10	\$9,100	
	Wood Cornice	50%	Now	\$7,600	2042	**	5	\$16,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : East And West Elevations							
Roof									
	Modified Bitumen	98%			2037	**	10	\$30,600	
	Skylight, Metal/Glass	2%			2052	**	10	\$2,100	
Interior									
Floors									
	Carpet	25%			2031	\$193,200	3	\$22,400	
	Cast in Place Concrete	15%			LIFE	**	5	\$14,700	
	Ceramic Tile	5%			2041	**	5	\$2,200	
	Vinyl Tile	20%			2037	**	3	\$4,500	
	Wood	35%	Now	\$45,600	2047	**	5	\$14,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : First Floor							
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F
Asset # : 2392

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

Interior

Interior Walls

Ceramic Tile	5%			2041	**	5	\$2,200	
Gypsum Board	15%			LIFE	**	5	\$3,900	
Masonry: Brick	10%	4+	\$16,200	LIFE	**			

Worn/Eroded, Extent : Moderate, Area Affected : 15%

Location : Basement Mechanical Room

Plaster	70%			LIFE	**	5	\$9,100	
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Ceilings

Gypsum Board	20%			LIFE	**	5	\$11,200	
Plaster	80%	4+	\$21,300	LIFE	**	5	\$22,400	

Cracking/Crumbling, Extent : Moderate, Area Affected : 2%

Location : 2nd Floor Corridor

Site Enclosure

Retaining Walls

Masonry: Fieldstone	100%			2042	**			
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Site Pavements

On-Site Walkways

Panel/Paver: Cer/Brk	50%			2040	**	5		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Perimeter Moat Area

Explanation : Brick Pavers

Slate	50%			LIFE	**	5		
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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	50%			2042	**	1		
Conduit	50%			2052	**	1		

Panelboards

Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	45%			2048	**	5	\$300	
Molded Case Bkrs	50%			2048	**	5	\$400	

Wiring

Thermoplastic	50%			2052	**	1		
Thermoplastic	50%			2042	**	1		

Motor Controllers

Locally Mounted	70%			2045	**	5	\$100	
Variable Frequency Drive	30%			2045	**			

Lighting

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F
Asset # : 2392

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

Lighting

Interior Lighting

Fluorescent

25%

2032

\$111,100

10

\$6,900

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : 2nd Floor*

Fluorescent

8%

2032

\$35,500

10

\$2,200

Fluorescent

55%

2037

* *

10

\$15,100

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Incandescent

10%

2032

\$49,100

2

\$100

LED

2%

2037

* *

Egress Lighting

Emergency, Battery

10%

2037

* *

10

\$700

Emergency, Battery

40%

2027

\$19,600

10

\$2,900

Exit, LED

10%

2060

* *

1

Exit, Service

40%

2027

\$5,000

1

Exterior Lighting

HID

5%

2032

\$6,100

10

LED

5%

2037

* *

No Component

90%

Alarm

Security System

No Component

70%

Generic

30%

2032

\$14,700

1

\$3,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$20,200

1-3

\$4,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

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

Heating

Energy Source

Plant Campus Steam /

100%

2042

* *

1

PRV

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building L**Explanation : Steam From Power House*

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F
Asset # : 2392

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2041	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 1 Unit</i>							
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$6,400	2040	**	4	\$1,500	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i> <i>Location : 1st And 2nd Floor Bathrooms Heating System</i>							
	Terminal Devices								
	Air Handler	60%			2040	**	1	\$11,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Mechanical Room</i> <i>Explanation : Units Do Heating And Cooling</i>							
	Convactor/Radiator	40%			2030	\$95,500	1	\$3,900	
Air Conditioning									
	Energy Source								
	District Chilled Water	25%			2042	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 25%</i> <i>Location : Building L</i> <i>Explanation : Chilled Water From Adjacent Building</i>							
	Electricity	75%			2040	**	1		
	Conversion Equipment								
	Campus Chilled Water	25%			2035	**			
		<i>Other Observation, Extent : Light, Area Affected : 25%</i> <i>Location : Building L</i> <i>Explanation : Chilled Water From Adjacent Building</i>							
	Window/Wall Unit	10%			2027	\$11,100	1		
	No Component	65%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	25%			2052	**	4	\$400	
	No Component	75%							
	Terminal Devices								
	Air Handler/Cool/Ht	15%	Now	\$600	2032	\$29,700	1	\$2,500	
		<i>Broken, Extent : Moderate, Area Affected : 10%</i> <i>Location : Units In The Attic Have Broken Motors</i>							
	Fan Coil - 2 Pipe	10%			2032	\$31,200	1	\$1,000	
		<i>Other Observation, Extent : N/A, Area Affected : 10%</i> <i>Location : 1st Floor</i> <i>Explanation : 8 Units</i>							
	No Component	75%							
Ventilation									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F
Asset # : 2392

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	25%			LIFE	**	2-5	\$4,200	
	No Component	75%							
Exhaust Fans									
	Interior	35%		2040		**	2	\$300	
	No Component	65%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%		2042		**	1		
Water Heater With Tanks									
	Electric	100%		2030		\$23,100	4		
Sanitary Piping									
	Cast Iron	100%		LIFE		**	1		
Storm Drain Piping									
	Cast Iron	100%		LIFE		**	1		
Sump Pump(s)									
	Non-Submersible	100%		2032		\$5,200	4	\$600	
Backflow Preventer									
	No Component	50%							
	Generic	50%		2037		**	1	\$900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Sprinkler Fire Service									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%		LIFE		**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - 2nd Floor									
Explanation : 1 Passenger Unit And 1 Freight Unit									
Fire Suppression									
Standpipe									
	Generic	100%		2042		**	1-5	\$15,100	
Sprinkler									
	Generic	25%		2032		\$100,900	1-2	\$2,100	
	Generic	75%		2052		**	1-2	\$6,300	
Chemical System									
	No Component	90%							
	Generic	10%		2030		\$1,600	1-3	\$7,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Kitchen									
Explanation : 3 Sets									

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.070 / 2413 **Yr Built/Renovated** : 1855 / 2013
Area Sq Ft : 36,760 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,Att
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$864,300	\$725,600
Interior Architecture		\$596,500
Electrical		\$670,100
Total	\$864,300	\$1,992,200
Importance Code A	\$864,300	\$782,400
Importance Code B		\$1,209,800
Total	\$864,300	\$1,992,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,100		\$15,000	
Interior Architecture	\$86,700	\$6,400	\$4,600	\$131,000
Electrical	\$35,900	\$400	\$61,900	\$100
Mechanical	\$5,700	\$7,000	\$41,200	\$6,200
Site Enclosure	\$13,200			
Site Pavements	\$5,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$193,300	\$17,800	\$126,600	\$141,300
Importance Code A	\$42,100		\$15,000	
Importance Code B	\$128,500	\$17,800	\$111,600	\$141,300
Importance Code C	\$22,700			
Total	\$193,300	\$17,800	\$126,600	\$141,300



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 Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G
Asset # : 2413

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$23,000	
	Masonry: Brick	90%	0-2	\$85,100	LIFE	**	5	\$52,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Painted Surfaces, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Wood	5%	Now	\$62,100	2037	**	5	\$7,300	
Paint Peeling, Extent : Moderate, Area Affected : 90%									
Location : G - C Hyphen									
Split/Cracked, Extent : Moderate, Area Affected : 30%									
Location : G - C Hyphen									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : G - C Hyphen									
Windows									
	Metal Louvers	2%			2041	**	10	\$2,200	
	Wood	98%	Now	\$600,200	2057	**	5	\$87,900	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : G - C Hyphen									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hyphen - Interconnecting Corridor									
Explanation : Hyphen Is An Exterior Interconnecting Corridor Between Buildings									
Parapets									
	Metal Cornice	40%			2035	**	10	\$5,600	
	Metal Rail	10%	Now	\$2,900	2045	**	5	\$3,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Hyphens G - F And G - H, Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Hyphens G - F And G - H									
	Wood Cornice	50%	Now	\$29,500	2042	**	5	\$12,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : South Wing, Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G
Asset # : 2413

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									
Roof									
	Copper/Terne	15%			2060	* *	10	\$14,600	
	Modified Bitumen	10%	Now	\$4,200	2032	\$41,600			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%									
Location : Hyphens G - C									
	Single Ply Membrane	75%	Now	\$117,000	2032	\$584,800			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Hyphens G - F And G - H Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Hyphens G - F And G - H Throughout									
Soffits									
	Wood	100%			2037	* *	5	\$29,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Breezeway On North Side Of Building									
Explanation : Underside Of Breezeway									
Interior									
Floors									
	Carpet	10%			2028	\$127,300	3	\$14,700	
	Cast in Place Concrete	10%	Now	\$12,200	LIFE	* *	5	\$16,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Basement									
	Ceramic Tile	10%			2041	* *	5	\$7,400	
	Vinyl Tile	30%			2032	\$596,500	3	\$8,300	
	Wood	40%			2060	* *	5	\$55,300	
Interior Walls									
	Gypsum Board	25%			LIFE	* *	5	\$9,700	
	Masonry: Brick	10%			LIFE	* *			
	Plaster	55%	2-4	\$16,900	LIFE	* *	5	\$10,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Throughout									
	Wood	10%			LIFE	* *	5	\$25,900	
Ceilings									
	AcousTileConcealSpLn	10%			2037	* *	5	\$9,200	
	Exposed Struc: Wood	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Exposed Floor Joists									
	Gypsum Board	20%			LIFE	* *	5	\$18,400	
	Plaster	60%	Now	\$26,300	LIFE	* *	5	\$27,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Attic									
Site Enclosure									
Retaining Walls									
	Masonry: Brick	100%	Now	\$13,200	2042	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%									
Location : Moat Area On Southwest Corner Of Building									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G

Asset # : 2413

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

Site Pavements

On-Site Walkways

Asphalt	25%				2035	**			
Masonry: Brick	30%	Now	\$1,900		2042	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Moat Areas</i>									

Slate	35%				LIFE	**	5	\$1,300	
Steel Grating	10%	Now	\$3,900		2042	**	1		

Corrosion/Rusting, Extent : Moderate, Area Affected : 20%
Location : Throughout

Other Observation, Extent : N/A, Area Affected : 100%

Location : North And South Sides Of Building

Explanation : These Are Actually Steel Egress Stairs Located At The Hyphens

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%				2032	\$56,800	3	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Four Main Service Disconnect Switches Rated At 600 Amperes Each</i>									

Transformers

Dry Type	100%				2030	\$165,500	3	\$200	
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Feeders

Cable	100%				2031	\$19,900	1		
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Raceway

Conduit	100%				2032	\$47,900	1		
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Under 600 Volts

Transformers

Dry Type	100%				2030	\$26,100	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 75 Kilovolt-ampere</i>									

Switchgear / Switchboard

Fused Disc Sw	80%				2032	\$76,200	5	\$100	
Fused Disc Sw	20%				2052	**	5		

Raceway

Conduit	80%				2032	\$32,200	1		
Conduit	20%				2052	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G

Asset # : 2413

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2031	\$2,900	5		
	Fused Knife Sw	5%	0-2	\$2,900	2057	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Molded Case Bkrs	65%			2031	\$38,000	5	\$600	
	Molded Case Bkrs	25%			2048	* *	5	\$200	
Wiring									
	Braided Cloth	40%	2-4	\$22,800	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	25%			2052	* *	1		
	Thermoplastic	35%			2032	\$19,900	1		
Motor Controllers									
	Locally Mounted	50%			2037	* *	5	\$100	
	Variable Frequency Drive	50%			2045	* *			
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	45%			2032	\$245,800	10	\$15,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2032	\$27,300	10	\$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways									
	Fluorescent	35%			2037	* *	10	\$11,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Incandescent	10%			2032	\$60,400	2	\$100	
	LED	5%			2037	* *			
Egress Lighting									
	Emergency, Battery	40%			2027	\$24,100	10	\$3,500	
	Emergency, Battery	10%			2037	* *	10	\$900	
	Exit, LED	10%			2060	* *	1		
	Exit, Battery	40%			2027	\$20,300	10	\$1,000	
Exterior Lighting									
	HID	10%			2032	\$16,800	10		
	No Component	90%							
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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G

Asset # : 2413

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

Alarm

Fire/Smoke Detection

No Component 70%

Under Construction 30%

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

Heating

Energy Source

Plant Campus Steam / 100%
PRV

2042 * * 1

Other Observation, Extent : N/A, Area Affected : 100%

Location : Building L

Explanation : Steam From Power House

Distribution

Steam Piping/Pump 100%

2042 * *

Terminal Devices

Air Handler 60%

2037 * * 1 \$13,600

Convector/Radiator 35%

2045 * * 1 \$4,200

Unit Heater - Steam 5%

2032 \$10,200 4 \$200

Air Conditioning

Energy Source

District Chilled Water 100%

2042 * * 1

Other Observation, Extent : N/A, Area Affected : 100%

Location : Building L

Explanation : Chilled Water From Power House

Conversion Equipment

Window/Wall Unit 20%

2027 \$27,200 1

No Component 80%

Distribution

CW & CHW Wtr 100%

2042 * * 4 \$2,700

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht 100%

2037 * * 1 \$22,700

Ventilation

Distribution

Ductwork/Diffusers 100%

LIFE * * 2-5 \$20,500

Exhaust Fans

Interior 90%

2037 * * 2 \$1,000

Wall Unit 10%

2037 * * 2 \$100

Plumbing

H/C Water Piping

Brass/Copper 100%

2042 * * 1

Sanitary Piping

Cast Iron 100%

LIFE * * 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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G

Asset # : 2413

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$18,500	
Sprinkler									
	Generic	100%			2042	* *	1-2	\$10,300	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.080 / 2393 **Yr Built/Renovated** : 1876 / 2000
Area Sq Ft : 26,684 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Att
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$273,800	\$248,000
Interior Architecture	\$167,800	
Mechanical		\$536,200
Total	\$441,600	\$784,200
Importance Code A	\$273,800	\$451,500
Importance Code B	\$167,800	\$332,700
Total	\$441,600	\$784,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$74,800		\$1,700	
Interior Architecture	\$86,600	\$1,100		\$5,100
Electrical	\$300		\$81,700	\$100
Mechanical	\$2,100	\$2,800	\$29,800	\$3,300
Site Pavements	\$3,700			
Total	\$167,400	\$3,900	\$113,200	\$8,500
Importance Code A	\$74,800	\$700	\$1,700	\$700
Importance Code B	\$74,000	\$3,200	\$111,500	\$7,800
Importance Code C	\$18,700			
Total	\$167,400	\$3,900	\$113,200	\$8,500



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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Iron	3%	0-2	\$39,700	LIFE	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : South And West Elevations							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : South And West Elevations							
		Explanation : These Are Exterior Balconies Attached To The Walls							
	Masonry: Brick	92%			LIFE	* *	5	\$38,600	
		Painted Surfaces, Extent : Light, Area Affected : 90%							
		Location : All Elevations							
	Masonry: Granite	5%			LIFE	* *	5	\$1,600	
Windows									
	Wood	100%	0-2	\$273,800	2057	* *	5	\$40,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 70%							
		Location : Throughout And Exterior Of Windows							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
		Location : Interior							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Metal Rail	5%			2037	* *	5-10	\$2,800	
	Wood Cornice	95%	Now	\$35,100	2042	* *	5	\$17,200	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 20%							
		Location : Roof Perimeter							
		Paint Peeling, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Roof									
	Modified Bitumen	98%			2032	\$248,000	10	\$23,200	
	Skylight, Metal/Glass	2%			2052	* *	10	\$1,600	
Soffits									
	Exposed Struc: Concrete	100%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : North Side Of Building							
		Explanation : Breezeway Soffit							

Interior

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

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	15%			2031	\$111,400	3	\$12,900	
	Ceramic Tile	5%			2041	**	5	\$2,100	
	Panel/Paver: Cer/Brk	15%	4+	\$12,000	2040	**	5	\$7,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Vinyl Tile	30%			2037	**	3	\$6,400	
	Vinyl Tile 9" X 9"	5%	Now	\$3,400	2027	\$167,800	3	\$800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Stair Landings								
	Wood	30%	4+	\$37,600	2060	**	5	\$12,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
	Location : Various Areas								
Interior Walls									
	Gypsum Board	15%			LIFE	**	5	\$3,800	
	Masonry: Fieldstone	10%			LIFE	**			
	Plaster	75%	Now	\$15,000	LIFE	**	5	\$9,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Stairwell To Basement								
Ceilings									
	AcousTileSusp.Lay-In	5%			2045	**	5	\$2,100	
	Exposed Struc: Wood	45%			LIFE	**			
	Plaster	50%	Now	\$12,800	LIFE	**	5	\$13,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Stairwell To Basement								
Site Enclosure									
Retaining Walls									
	Masonry: Fieldstone	100%			2042	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	5%			2037	**			
	Masonry: Brick	80%			2042	**			
	Slate	10%	Now	\$2,500	LIFE	**	5	\$200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : South Side Of Building								
	Steel Grating	5%	Now	\$1,200	2042	**	1		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Cast Iron Entry Stairs Located On South Elevation								
Parking/Driveway									
	Asphalt	100%			2035	**			
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

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

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	80%			2042	**	1		
	Conduit	20%			2052	**	1		
Panelboards									
	Fused Disc Sw	5%			2040	**	5		
	Molded Case Bkrs	75%			2040	**	5	\$500	
	Molded Case Bkrs	20%			2048	**	5	\$100	
Wiring									
	Thermoplastic	80%			2042	**	1		
	Thermoplastic	20%			2052	**	1		
Lighting									
Interior Lighting									
	Fluorescent	85%			2037	**	10	\$20,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	3%			2037	**	10	\$700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
	Incandescent	10%			2027	\$43,900	2	\$100	
	LED	2%			2037	**			
Egress Lighting									
	Emergency, Battery	50%			2037	**	10	\$3,200	
	Exit, Battery	50%			2037	**	10	\$900	
Exterior Lighting									
	HID	10%			2027	\$12,200	10		
	No Component	90%							
Alarm									
Fire/Smoke Detection									
	No Component	70%							
	Under Construction	30%							

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								
	Plant Campus Steam / PRV	70%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building L							
		Explanation : Steam From Power House							
	Electricity	30%			2052	* *	1		
Conversion Equipment									
	Radiant Heater	30%			2032	\$203,500	2	\$3,700	
	No Component	70%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Distribution							
	Steam Piping/Pump	100%		2042	* *			
	Terminal Devices							
	Convactor/Radiator	70%		2030	\$44,800	1	\$6,000	
	No Component	30%						
Air Conditioning								
	Energy Source							
	Electricity	100%		2040	* *	1		
	Conversion Equipment							
	Window/Wall Unit	25%		2027	\$24,700	1		
	No Component	75%						
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2030	\$332,700	1		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%		2052	* *	1-5	\$13,900	
	Sprinkler							
	Generic	100%		2042	* *	1-2	\$7,500	

*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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.100 / 2242 **Yr Built/Renovated** : 1894 / 2013
Area Sq Ft : 4,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 76 **Lot** : 200 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$85,000	
Mechanical	\$58,600	\$97,600
Site Pavements	\$55,200	
Total	\$198,800	\$97,600
Importance Code A	\$85,000	
Importance Code B	\$58,600	\$97,600
Importance Code C	\$55,200	
Total	\$198,800	\$97,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$9,900		\$31,400	
Interior Architecture	\$44,000	\$200		
Electrical			\$900	\$100
Mechanical	\$6,900	\$200	\$500	\$200
Site Pavements	\$4,900	\$100	\$700	\$100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$69,600	\$4,400	\$37,400	\$4,300
Importance Code A	\$16,300	\$200	\$31,600	\$200
Importance Code B	\$40,900	\$4,100	\$5,100	\$4,000
Importance Code C	\$12,400	\$100	\$700	\$100
Total	\$69,600	\$4,400	\$37,400	\$4,300



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE
Asset # : 2242

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$5,700	
	Masonry: Brick	90%			LIFE	**	5	\$13,200	
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Metal: Cage/Fence	5%			2037	**	5	\$3,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : East And West Elevations							
		Explanation : This Is Actually A Fire Escape Assembly							
Windows									
	Wood	100%	Now	\$85,000	2057	**	5	\$12,500	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Roof									
	Copper/Terne	100%			2047	**	10	\$29,800	
Soffits									
	Wood	100%	Now	\$9,900	2037	**	5	\$1,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Front Entrance Porch							
Interior									
	Floors								
	Ceramic Tile	5%			2041	**	5	\$300	
	Wood	95%	Now	\$34,900	2047	**	5	\$5,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout first Floor							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
Interior Walls									
	Gypsum Board	85%			LIFE	**	5	\$4,100	
	Masonry: Brick	10%	4+	\$7,500	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Masonry: Fieldstone	5%			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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE
Asset # : 2242

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

Exposed Struc: Wood

25%

LIFE

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Exposed Wood Floor Joists*

Gypsum Board

75%

Now

\$1,600

LIFE

* *

5

\$5,900

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : First Floor*

Site Pavements

On-Site Walkways

Cast in Place Concrete

25%

2037

* *

Pavers/Stone

50%

Now

\$4,800

2035

* *

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%**Location : Various*

Wood

25%

2027

\$55,200

1-3

\$2,700

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%

2052

* *

5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Main Service Disconnect Switch Rated At 200 Amperes*

Transformers

Dry Type

100%

2045

* *

5

Raceway

Conduit

100%

2052

* *

1

Panelboards

Molded Case Bkrs

100%

2048

* *

5

\$100

Wiring

Thermoplastic

100%

2052

* *

1

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$100

Lighting

Interior Lighting

Fluorescent

5%

2037

* *

10

\$200

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Hallways*

Incandescent

95%

2037

* *

2

\$100

Egress Lighting

Emergency, Battery

50%

2037

* *

10

\$500

Exit, Battery

50%

2037

* *

10

\$100

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE
Asset # : 2242

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

Lighting

Exterior Lighting

Incandescent

10%

2037

* *

2

No Component

90%

Alarm

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Furnace

100%

Now

\$6,400

2037

* *

1

\$1,900

*Malfunctioning, Extent : Severe, Area Affected : 75%**Location : 3 Of 4 Units Not Working**Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 4 Units*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$2,300

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Split Unit

100%

Now

\$58,600

2032

\$97,600

*Malfunctioning, Extent : Severe, Area Affected : 75%**Location : 3 Of 4 Units Not Working**Other Observation, Extent : N/A, Area Affected : 100%**Location : On Side Of The Building**Explanation : 4 Units. R-410a***Plumbing**

H/C Water Piping

Brass/Copper

100%

2052

* *

1

Water Heater With Tanks

Electric

100%

Now

\$500

2032

\$23,100

4

*Broken, Extent : Severe, Area Affected : 100%**Location : Basement*

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

Vertical Transport

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE
Asset # : 2242

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

*Other Observation, Extent : Severe, Area Affected : 100%**Location : 1 Unit**Explanation : Not Operational*

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.110 / 2394 **Yr Built/Renovated** : 1901 / 2013
Area Sq Ft : 9,240 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$146,600	
Electrical	\$124,400	\$1,856,600
Mechanical		\$168,100
Total	\$271,000	\$2,024,800
Importance Code A	\$146,600	\$120,300
Importance Code B	\$124,400	\$1,904,400
Total	\$271,000	\$2,024,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$61,000		\$3,100	
Interior Architecture	\$85,000			
Electrical	\$19,700	\$100	\$13,900	
Mechanical	\$41,500	\$2,000	\$10,800	\$2,200
Site Pavements	\$22,100			
Total	\$229,400	\$2,000	\$27,800	\$2,200
Importance Code A	\$61,900	\$800	\$4,000	\$800
Importance Code B	\$135,200	\$1,200	\$23,800	\$1,300
Importance Code C	\$32,400			
Total	\$229,400	\$2,000	\$27,800	\$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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$9,000	
	Masonry: Brick	95%	Now	\$87,500	LIFE	**	5	\$21,800	
	Paint Peeling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 15%								
	Location : North Facade								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Corners								
Windows									
	Metal Louvers	2%			2035	**	10	\$400	
	Steel	20%	Now	\$28,300	2057	**	5	\$4,000	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Wood	78%	Now	\$59,100	2057	**	5	\$12,600	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$1,900	LIFE	**	5	\$400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Brick	40%	Now	\$5,300	LIFE	**	5	\$200	
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Corners								
	Wood Cornice	50%	Now	\$1,800	2042	**	5	\$1,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

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									
Roof	Built-Up (BUR)	25%	Now	\$23,300	2042	* *			
		Air/Water Blisters, Extent : Moderate, Area Affected : 30%							
		Location : Flat Section							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Flat Section							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Flat Section							
	Copper/Terne	75%			2060	* *	10	\$15,300	
Soffits									
	Wood	100%			2037	* *	5	\$6,300	
Interior									
Floors	Cast in Place Concrete	80%	4+	\$16,400	LIFE	* *	5	\$21,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	20%	Now	\$43,000	2060	* *	5	\$2,300	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Stairs							
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$300	
		Recent Construction, Extent : N/A, Area Affected : 50%							
		Location : 2nd Floor Electrical Room							
	Masonry: Brick	10%	4+	\$2,600	LIFE	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Plaster	78%	Now	\$6,500	LIFE	* *	5	\$1,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	SGFT/Glazed Masonry	2%	Now	\$1,200	LIFE	* *			
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room							
Ceilings									
	Exposed Struc: Concrete	15%			LIFE	* *	5	\$200	
	Exposed Struc: Steel	20%			LIFE	* *			
	Masonry: Infill Arch	30%	Now	\$10,400	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Plaster	35%	Now	\$5,000	LIFE	* *	5	\$2,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Stairwell And 2nd Floor							

*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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT

Asset # : 2394

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

Site Enclosure

Fence/Gates

Masonry: Brick

100%

2052

**

Other Observation, Extent : N/A, Area Affected : 100%

Location : East Side Of Building

Explanation : This Is An Enclosure For The Cooling Tower

Site Pavements

On-Site Walkways

Slate

100%

Now

\$6,400

LIFE

**

5

\$1,100

Broken/Missing Elements, Extent : Moderate, Area Affected : 15%

Location : South Side Of Building

Parking/Driveway

Asphalt

100%

Now

\$15,700

2035

**

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout Parking Area

Potholes, Extent : Moderate, Area Affected : 10%

Location : West Side Of Building By Entrance

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

Over 600 Volts

Service Equipment

Fused Disc Sw

100%

2032

\$56,800

3

Other Observation, Extent : N/A, Area Affected : 100%

Location : No Nameplate Rating

Explanation : Electrical Room

Transformers

Dry Type

100%

2030

\$375,100

3

\$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Second Floor

Explanation : Two 750 Kilovolt Ampere

Feeders

Cable

100%

2031

\$30,900

1

Raceway

Conduit

100%

2032

\$47,900

1

Under 600 Volts

Service Equipment

Air Circuit Breaker

100%

2032

\$63,500

5

Other Observation, Extent : N/A, Area Affected : 100%

Location : Second Floor Electrical Room

Explanation : Two Main Service Switches Rated At 1600 Amperes.

Transformers

Dry Type

100%

2030

\$64,900

5

Other Observation, Extent : N/A, Area Affected : 100%

Location : 2nd Floor Electrical Room

Explanation : Two 75 Kilovolt-ampere, One 25 Kilovolt-ampere, One 45 Kilovolt Ampere

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2032	\$607,600	5	\$200	
Raceway									
	Conduit	20%			2042	**	1		
	Conduit	80%			2032	\$613,700	1		
Panelboards									
	Fused Disc Sw	10%			2040	**	5		
	Fused Toggle Switch	10%	2-4	\$9,300	2057	**	5		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
	Molded Case Bkrs	10%			2040	**	5		
	Molded Case Bkrs	70%			2031	\$65,300	5	\$200	
Wiring									
	Braided Cloth	50%	2-4	\$10,300	2057	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2042	**	1		
	Thermoplastic	30%			2032	\$6,200	1		
Motor Controllers									
	Locally Mounted	10%			2037	**	5		
	Motor Control Center	90%			2037	**	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	90%			2027	\$124,400	10	\$6,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2032	\$6,900	10	\$400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Chiller Room									
	Fluorescent	2%			2032	\$2,800	10	\$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Basement									
	Incandescent	3%			2027	\$2,600	2		
Egress Lighting									
	Emergency, Service	50%			2027	\$2,500	1		
	Exit, Service	50%			2027	\$1,700	1		
Exterior Lighting									
	LED	10%			2032	\$4,800			
	No Component	90%							
Lightning Protection									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT

Asset # : 2394

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

Lightning Protection
 Arresters/Cabling
 Generic

100%
 2035 * * 5 \$100
Other Observation, Extent : N/A, Area Affected : 100%
Location : On Chimney Stack
Explanation : Copper

Alarm

Fire/Smoke Detection
 Under Construction

100%

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

Heating

Energy Source
 Natural Gas

100%
 2042 * * 1

Conversion Equipment
 Steam Boiler

100%
 2045 * * 1 \$8,100
Other Observation, Extent : N/A, Area Affected : 100%
Location : Boiler Room
Explanation : 5 Boilers Supplying Steam To Adjacent Buildings.

Distribution

Central Plant Steam
 Piping/Pmp

100% Now \$11,300 2042 * * 4 \$400
Corroded, Extent : Severe, Area Affected : 10%
Location : Steam Piping, Basement
Insul. Deteriorating, Extent : Light, Area Affected : 30%
Location : Boiler Room And Basement

Terminal Devices

Convactor/Radiator

100%
 2030 \$65,600 1 \$2,700

Air Conditioning

Energy Source
 Electricity

100%
 2040 * * 1

Conversion Equipment

Centrifugal, Elec Chiller

98%
 2041 * * 1 \$8,700
Other Observation, Extent : Light, Area Affected : 100%
Location : 1st Floor Ac Room
Explanation : 4 Units. Providing Chilled Water To Other Nearby Buildings

Window/Wall Unit

2%
 2025 \$600 1

Distribution

CW & CHW Wtr
 Pipe/Pump

100%
 2052 * * 4 \$400

Heat Rejection

Water Cooling Tower

100%
 2033 \$40,600 2 \$8,300

Ventilation

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT

Asset # : 2394

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	30%			2027	\$4,700	2	\$100	
	Wall Unit	70%			2027	\$2,400	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2030	\$102,500	1		
	Water Heater With Tanks								
	Electric	100%	Now	\$500	2025	\$23,100	4		
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Sanitary Piping								
	Cast Iron	100%	0-2	\$2,000	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$300	4	\$300	
Fixtures									
	Generic	100%							
	Obsolete Fixtures, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0039.030 / 2243 **Yr Built/Renovated** : 1880 /
Area Sq Ft : 1,800 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-May-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,900		\$500	
Interior Architecture	\$800	\$100	\$1,000	
Electrical				
Mechanical	\$900	\$100	\$9,200	\$100
Site Pavements	\$1,100		\$11,500	
Total	\$5,800	\$100	\$22,200	\$100
Importance Code A	\$2,900		\$500	
Importance Code B	\$1,700	\$100	\$10,200	\$100
Importance Code C	\$1,100		\$11,500	
Total	\$5,800	\$100	\$22,200	\$100



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER
Asset # : 2243

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	90%			LIFE	**	5	\$3,300	
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Pre-Cast Concrete	5%			LIFE	**	5	\$600	
	Wood	5%			2037	**	5	\$900	
	Windows								
	Wood	100%			2040	**	5	\$5,900	
	Roof								
	Slate	100%			LIFE	**			
	Soffits								
	Wood	100%			2037	**	5		
Interior									
	Floors								
	Ceramic Tile	5%			2041	**	5	\$100	
	Quarry Tile	45%			2045	**	5	\$1,500	
	Wood	50%			2047	**	5	\$2,000	
	Interior Walls								
	Gypsum Board	20%			LIFE	**	5	\$400	
	Marble Panels	5%			LIFE	**			
	SGFT/Glazed Masonry	10%			LIFE	**			
	Wood	65%			LIFE	**	5	\$9,600	
	Ceilings								
	AcousTileSusp.Lay-In	15%			2045	**	5	\$100	
	Plaster	10%			LIFE	**	5	\$100	
	Wood	75%			LIFE	**	5	\$6,400	
Site Pavements									
	On-Site Walkways								
	Pavers/Stone	85%	Now	\$1,100	2041	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Path On North Side Of Building							
	Wood	15%			2027	\$11,400	1-3	\$500	

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%			2042	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2040	* *	5		
	Wiring								
	Thermoplastic	100%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5		

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER
Asset # : 2243

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	

Ground

Grounding Devices	
Not Accessible	100%

Lighting

Interior Lighting					
Fluorescent	10%	2032	\$2,200	10	\$200

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

Incandescent	90%	2032	\$22,600	2	
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Egress Lighting

Emergency, Battery	50%	2032	\$1,600	10	\$200
Exit, Battery	50%	2032	\$1,100	10	\$100

Exterior Lighting

Incandescent	10%	2032	\$1,000	2	
No Component	90%				

Alarm

Fire/Smoke Detection	
Under Construction	100%

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					
Plant Campus Steam / PRV	100%	2042	* *	1	

Other Observation, Extent : N/A, Area Affected : 100%

Location : Building L

Explanation : Steam From Power House

Distribution			
Steam Piping/Pump	100%	2042	* *

Terminal Devices

Fan Coil Unit/Heat	100%	2032	\$47,800	1	\$600
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Air Conditioning

Energy Source				
Electricity	100%	2040	**	1

Conversion Equipment

Split Unit	100%	2037	* *		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Outside

Explanation : 1 Unit, R-410a

Distribution					
Ductwork/Diffusers	100%	LIFE	**	2	\$2,300

Ventilation

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER
Asset # : 2243

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%	Now	\$900	2027	\$8,600	2		
		Broken, Extent : Severe, Area Affected : 100%						
		Location : Bathroom Ceiling						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.150 / 2395 **Yr Built/Renovated** : 1920 / 2006
Area Sq Ft : 20,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-May-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$640,000
Total		\$640,000
Importance Code A		\$253,300
Importance Code B		\$386,700
Total		\$640,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$57,800		\$14,400	\$32,700
Interior Architecture	\$27,200	\$1,600		\$600
Electrical	\$100		\$19,400	\$300
Mechanical	\$9,700	\$6,900	\$23,700	\$8,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$98,700	\$12,500	\$61,400	\$45,600
Importance Code A	\$58,900	\$1,100	\$15,500	\$33,800
Importance Code B	\$30,500	\$10,600	\$45,900	\$11,800
Importance Code C	\$9,300	\$800		
Total	\$98,700	\$12,500	\$61,400	\$45,600



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P
Asset # : 2395

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	\$22,100	
	Vegetation Growth, Extent : Moderate, Area Affected : 5%							
	Location : Front Elevation							
Masonry: Limestone	10%	0-2	\$26,600	LIFE	**	5	\$2,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Base Of Building							
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Base Of Building							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Base Of Building							
	Explanation : This Is Actually A Natural Bluestone Or Slate Material							
Metal Panel	10%			2052	**	5-10	\$21,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$10,300	
Windows								
Wood	100%			2048	**	5	\$65,400	
Parapets								
Metal Cornice	95%			2047	**	10	\$7,200	
Metal Rail	5%			2037	**	5-10	\$2,100	
Roof								
Clay Tile	80%	Now	\$9,500	2052	**			
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Main Roof							
Metal Panel	10%	Now	\$3,700	2045	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Sunroom Addition							
Panel/Paver: Cer/Brk	5%	Now	\$3,400	2042	**			
	Vegetation Growth, Extent : Moderate, Area Affected : 35%							
	Location : Rear Portico Roof							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Rear Portico Roof							
Skylight, Metal/Glass	5%			2052	**	10	\$3,900	
Soffits								
Stucco Cement	100%	Now	\$14,700	2037	**	5	\$2,000	
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Rear Portico Soffit							
	Other Observation, Extent : Moderate, Area Affected : 25%							
	Location : Rear Portico Soffit							
	Explanation : Painted Bitumen Sheeting Is Peeling Away From The Underside Of The Soffit							
Interior								
Floors								
Cast in Place Concrete	65%			LIFE	**	5	\$47,300	
Ceramic Tile	5%			2041	**	5	\$1,700	
Quarry Tile	5%			2045	**	5	\$2,500	
Vinyl Tile	15%			2037	**	3	\$2,500	
Wood	10%			2060	**	5	\$6,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P

Asset # : 2395

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

Interior

Interior Walls

Ceramic Tile	5%				2041	**	5	\$1,600	
Gypsum Board	95%	Now	\$9,300		LIFE	**	5	\$18,500	

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : First Floor In Sunroom Addition And Third Floor Exterior Wall

Ceilings

AcousTileSusp.Lay-In	40%				2045	**	5	\$13,300	
Exposed Struc: Steel	5%				LIFE	**			
Gypsum Board	50%	Now	\$6,200		LIFE	**	5	\$20,800	

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : First Floor In Sunroom Addition And Third Floor Exterior Wall

Wood	5%				LIFE	**	5	\$14,600	
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Site Pavements

On-Site Walkways

Cast in Place Concrete	5%				2045	**			
Panel/Paver: Bluestone	95%				LIFE	**	5		

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%				2052	**	5	\$100	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes

Transformers

Dry Type	100%				2045	**	5	\$100	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : 75 Kilovolt-ampere

Switchgear / Switchboard

Molded Case Bkrs	100%				2052	**	5	\$500	
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Raceway

Conduit	100%				2052	**	1		
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Panelboards

Fused Disc Sw	5%				2048	**	5		
Molded Case Bkrs	95%				2048	**	5	\$500	

Wiring

Thermoplastic	100%				2052	**	1		
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Motor Controllers

Locally Mounted	100%				2045	**	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%								
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Lighting

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P

Asset # : 2395

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

Lighting

Interior Lighting

Fluorescent	30%			2037	* *	10	\$6,100	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Offices

Fluorescent	45%			2037	* *	10	\$9,200	
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T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	5%			2037	* *	10	\$1,000	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Galleries And Hallways

Incandescent	15%			2037	* *	2	\$100	
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LED	5%			2037	* *			
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Lobby

Explanation : LEDs Observed

Egress Lighting

Emergency, Battery	50%			2037	* *	10	\$2,700	
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Exit, LED	45%			2060	* *	1		
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Exit, Battery	5%			2037	* *	10	\$100	
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Exterior Lighting

HID	10%			2037	* *	10		
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No Component	90%							
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Alarm

Fire/Smoke Detection

No Component	70%							
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Under Construction	30%							
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Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	100%			2042	* *	1		
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Conversion Equipment

Hot Water Boiler	100%			2030	\$253,300	1	\$11,000	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Boiler Room - Basement

Explanation : 3 Units

Distribution

Hot Wtr Piping/Pump	100%			2040	* *	4	\$1,100	
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Terminal Devices

Air Handler	50%			2032	\$224,300	1	\$6,900	
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Convactor/Radiator	50%			2037	* *	1	\$3,600	
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Air Conditioning

Energy Source

Electricity	100%			2040	* *	1		
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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P

Asset # : 2395

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	10%			2032	\$56,600			
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : On Side Of The Building							
		Explanation : 1 Unit, R-410a							
	No Component	90%							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2037	* *	1	\$13,800	
Heat Rejection									
	Air Cooled Condenser Unit	100%			2032	\$6,900	2	\$15,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,400	
	Exhaust Fans								
	Interior	100%			2032	\$105,700	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$18,300	2		
	Sanitary Piping								
	Cast Iron	100%	Now	\$6,000	LIFE	* *	1		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Explanation : Drains Not Primed Causing Odors							
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$4,300	4	\$400	
	Sewage Ejector(s)								
	Electric	100%			2032	\$11,200	4	\$800	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$1,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.170 / 2396 **Yr Built/Renovated** : 1916 /
Area Sq Ft : 12,480 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$68,200	\$51,600
Electrical		\$416,600
Mechanical	\$477,900	\$419,400
Total	\$546,100	\$887,600
Importance Code A	\$68,200	\$108,400
Importance Code B	\$477,900	\$779,200
Total	\$546,100	\$887,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$101,100		\$20,100	
Interior Architecture	\$29,800	\$1,600		\$2,100
Electrical	\$200	\$200	\$4,600	\$300
Mechanical	\$2,700	\$2,600	\$3,500	\$2,900
Site Pavements				
Total	\$133,700	\$4,400	\$28,100	\$5,300
Importance Code A	\$101,100		\$20,100	
Importance Code B	\$32,600	\$4,100	\$8,000	\$5,300
Importance Code C		\$400		
Total	\$133,700	\$4,400	\$28,100	\$5,300



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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL
Asset # : 2396

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%	Now	\$46,800	LIFE	* *	5	\$29,100	
		Vertical Cracks, Extent : Moderate, Area Affected : 2% Location : Above Various Window Lintels							
	Masonry: Granite	2%			LIFE	* *	5	\$600	
	Masonry: Marble	18%	Now	\$68,200	LIFE	* *	5	\$5,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% Location : North Facade And Perimeter Facia Band Vertical Cracks, Extent : Moderate, Area Affected : 5% Location : North Facade Worn/Eroded, Extent : Moderate, Area Affected : 20% Location : North Facade And Perimeter Facia Band							
	Metal Panel	10%	Now	\$5,400	2042	* *	5	\$7,800	
		Deformed/Dented, Extent : Moderate, Area Affected : 20% Location : Hyphen Between Great Hall And F Building Deteriorated Finish, Extent : Moderate, Area Affected : 25% Location : Hyphen Between Great Hall And F Building							
Windows									
	Wood	20%	Now	\$16,200	2040	* *	5	\$10,300	
		Air Infiltration, Extent : Moderate, Area Affected : 50% Location : Hyphen To F Building Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Hyphen To F Building Split/Cracked, Extent : Moderate, Area Affected : 50% Location : Hyphen To F Building							
	Wood	80%	Now	\$23,500	2040	* *	5	\$41,300	
		Split/Cracked, Extent : Moderate, Area Affected : 20% Location : Lower Window Sashes Throughout Worn/Eroded, Extent : Moderate, Area Affected : 20% Location : Throughout							
Parapets									
	Masonry: Brick	80%	Now	\$5,200	LIFE	* *	5	\$800	
		Efflorescence, Extent : Moderate, Area Affected : 50% Location : Throughout Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 5% Location : West Parapet							
	Masonry: Marble	20%	Now	\$4,100	LIFE	* *	5	\$300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% Location : North Facade							
Roof									
	Modified Bitumen	100%			2037	* *	10	\$20,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL
Asset # : 2396

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

Soffits

Metal: Cage/Fence

100%

2037

* *

5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Main Entrance Path Located On South Side Of Building**Explanation : This Is Actually A Vinyl Covered Metal Framed Canopy*

Interior

Floors

Carpet

15%

2031

\$65,900

3

\$7,600

Cast in Place Concrete

5%

LIFE

* *

5

\$2,800

Ceramic Tile

10%

2041

* *

5

\$2,500

Panel/Paver: Cer/Brk

35%

2040

* *

5

\$20,000

Quarry Tile

10%

2045

* *

5

\$3,800

Vinyl Tile

5%

2037

* *

3

\$600

Wood

20%

2060

* *

5

\$9,500

Interior Walls

Ceramic Tile

5%

2041

* *

5

\$700

Gypsum Board

35%

LIFE

* *

5

\$3,000

Plaster

40%

LIFE

* *

5

\$1,700

Wood

20%

LIFE

* *

5

\$11,400

Ceilings

AcousTileSusp.Lay-In

5%

2045

* *

5

\$1,300

Gypsum Board

40%

LIFE

* *

5

\$12,700

Plaster

55% Now

\$10,400

LIFE

* *

5

\$8,700

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Main Hall*

Site Pavements

On-Site Walkways

Cast in Place Concrete

30%

2037

* *

Slate

50%

LIFE

* *

5

\$6,300

Steel Grating

20%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : East Side Of Building**Explanation : This Is Actually A Cast Iron Exterior Egress Stair*

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	

Over 600 Volts

Service Equipment

Fused Disc Sw

100%

2032

\$56,800

3

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Disconnect Switch Rated At 600 Amperes*

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL
Asset # : 2396

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
Over 600 Volts									
	Transformers								
	Dry Type	100%			2030	\$165,500	3	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 225 Kilovolt-ampere							
	Feeders								
	Cable	100%			2031	\$19,900	1		
	Raceway								
	Conduit	100%			2032	\$47,900	1		
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$42,300	5	\$300	
	Raceway								
	Conduit	80%			2052	* *	1		
	Conduit	20%			2042	* *	1		
	Panelboards								
	Molded Case Bkrs	20%			2040	* *	5	\$100	
	Molded Case Bkrs	80%			2048	* *	5	\$300	
	Wiring								
	Thermoplastic	80%			2052	* *	1		
	Thermoplastic	20%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2037	* *	10	\$1,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Incandescent	90%			2032	\$194,200	2	\$300	
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$2,100	
	Exit, Battery	50%			2037	* *	10	\$600	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Under Construction	30%							

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL
Asset # : 2396

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								
	Plant Campus Steam / PRV	100%			2042	* *	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Building L						
			Explanation : Steam From Power House						
	Distribution								
	Steam Piping/Pump	100%			2032	\$132,800			
	Terminal Devices								
	Air Handler	50%			2027	\$156,100	1	\$5,300	
	Convactor/Radiator	50%			2037	* *	1	\$2,700	
Air Conditioning									
	Energy Source								
	District Chilled Water	70%			2042	* *	1		
			Other Observation, Extent : N/A, Area Affected : 70%						
			Location : Building L						
			Explanation : Chilled Water From Power House						
	Electricity	30%			2040	* *	1		
	Conversion Equipment								
	Campus Chilled Water	70%			2035	* *			
	Split Unit	30%			2037	* *			
			Other Observation, Extent : N/A, Area Affected : 30%						
			Location : Courtyard						
			Explanation : 4 Units. R-410a						
	Distribution								
	CW & CHW Wtr	70%			2032	\$18,800	4	\$600	
	Pipe/Pump								
	No Component	30%							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$321,800	1	\$10,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,500	
	Exhaust Fans								
	Interior	100%			2032	\$73,600	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$213,000	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$46,200	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$400	4	\$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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL

Asset # : 2396

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures							
	Generic	100%						
Fire Suppression	Sprinkler							
	Generic	100%		2042	* *	1-2	\$4,800	

*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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.190 / 2397 **Yr Built/Renovated** : 1892 / 1997
Area Sq Ft : 16,368 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$203,200	
Interior Architecture		\$108,200
Electrical		\$160,100
Mechanical		\$347,800
Total	\$203,200	\$616,000
Importance Code A	\$203,200	
Importance Code B		\$616,000
Total	\$203,200	\$616,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$65,600			\$2,600
Interior Architecture	\$7,400	\$1,000		\$177,100
Electrical	\$600	\$300	\$35,800	\$400
Mechanical	\$26,900	\$3,600	\$4,200	\$3,100
Site Pavements	\$100	\$100	\$2,500	\$100
Total	\$100,700	\$5,000	\$42,600	\$183,300
Importance Code A	\$65,600	\$100	\$200	\$2,700
Importance Code B	\$35,000	\$4,500	\$39,800	\$180,500
Importance Code C	\$100	\$400	\$2,500	\$100
Total	\$100,700	\$5,000	\$42,600	\$183,300



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL

Asset # : 2397

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	55%	Now	\$203,200	LIFE	* *	5	\$25,300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%							
		Location : Side And Rear Facades							
		Paint Peeling, Extent : Light, Area Affected : 30%							
		Location : Side And Rear Facades							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : South And West Elevations At Base Of Building							
	Masonry: Limestone	5%			LIFE	* *	5	\$1,700	
	Masonry: Marble	15%			LIFE	* *	5	\$5,200	
	Under Construction	25%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : East Side Of Building							
		Explanation : New Annex Addition							
Windows									
	Metal Louvers	2%	0-2	\$400	2035	* *			
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Louvers On Cupola							
	Wood	15%			2048	* *	5	\$5,200	
	Wood	58%	0-2	\$47,000	2057	* *	5	\$10,000	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Under Construction	25%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : East Side Of Building							
		Explanation : New Annex Addition							
Parapets									
	Metal Cornice	50%			2060	* *	10	\$11,600	
	Wood Cornice	50%	Now	\$9,700	2052	* *	5	\$20,800	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
		Location : Perimeter Of Roof							
		Paint Peeling, Extent : Moderate, Area Affected : 15%							
		Location : Perimeter Of Roof							

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL
Asset # : 2397

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									
Roof									
	Copper/Terne	75%	Now	\$8,600	2060		**		
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Cupola							
	Under Construction	25%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : East Side Of Building							
		Explanation : New Annex Addition							
Soffits									
	Aluminum Sunshades	35%			2035		**	10	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : West Side Of Building							
		Explanation : This Is Actually A Metal Framed Vinyl Canopy Above The Walkway On Grade							
	Masonry: Marble	65%			LIFE		**	5	
Interior									
Floors									
	Carpet	35%			2028	\$166,100	3	\$19,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Theatre Interior Currently Under Construction							
	Cast in Place Concrete	10%			LIFE		**	5	\$6,000
	Ceramic Tile	5%			2041		**	5	\$1,400
	Panel/Paver: Cer/Brk	20%			2048		**	5	\$12,400
	Wood	10%			2060		**	5	\$5,200
	Under Construction	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : East Side Of Building							
		Explanation : New Annex Addition							
Interior Walls									
	Ceramic Tile	5%			2041		**	5	\$700
	Gypsum Board	10%			LIFE		**	5	\$800
	Masonry: Brick	30%			LIFE		**		
	Marble Panels	3%			LIFE		**		
	Plaster	30%			LIFE		**	5	\$1,200
		Repairs in Progress, Extent : N/A, Area Affected : 60%							
		Location : Auditorium							
	Wood	2%			LIFE		**	5	\$1,100
	Under Construction	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : East Side Of Building							
		Explanation : Annex Addition							

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL
Asset # : 2397

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								
Gypsum Board	2%			LIFE	**	5	\$700	
Masonry: Infill Arch	5%			LIFE	**			
Plaster	28%			LIFE	**	5	\$4,800	
Wood	45%			LIFE	**	5	\$108,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Auditorium							
	Explanation : Currently Under Construction							
Under Construction	20%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : East Side Of Building							
	Explanation : New Annex Addition							
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2052	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	25%			2045	**			
Metal	20%			2042	**	1-3	\$8,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : East And West Elevations							
	Explanation : These Are Actually Cast Iron Egress Stairs From Grade To Second Floor							
Panel/Paver: Bluestone	35%			LIFE	**	5	\$700	
Under Construction	20%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : East Side Of Building							
	Explanation : New Annex Addition							
Parking/Driveway								
Under Construction	100%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : East Side Of Building							
	Explanation : New Annex Addition Has Impacted The Existing Parking Area							

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle		Estimated Cost
	Type	Total	(Years)		FY		(Yrs)		
Over 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2042	* *	3	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Nameplate Ratings									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL
Asset # : 2397

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
Over 600 Volts									
	Transformers								
	Dry Type	100%			2037	**	3	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 750 Kilovolt-ampere							
	Feeders								
	Cable	100%			2040	**	1		
	Raceway								
	Conduit	100%			2042	**	1		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2042	**	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2042	**	5	\$400	
	Raceway								
	Conduit	100%			2042	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2040	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2042	**	1		
	Motor Controllers								
	Locally Mounted	100%			2037	**	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2032	\$40,000	10	\$3,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	60%			2032	\$120,100	10	\$10,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	5%			2032	\$9,000	10		
	Incandescent	15%			2027	\$35,000	2	\$100	
	Egress Lighting								
	Emergency, Battery	50%			2032	\$15,000	10	\$2,200	
	Exit, LED	50%			2047	**	1		
	Exterior Lighting								
	Fluorescent	5%			2032	\$3,200	10	\$100	
	LED	5%			2032	\$4,300			
	No Component	90%							
Alarm									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL
Asset # : 2397

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$3,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Plant Campus Steam / PRV

95%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Steam From Power House Building L*

Electricity

5%

2052

* *

1

Conversion Equipment

Radiant Heater

5%

2032

\$23,300

2

\$400

No Component

95%

Distribution

Steam Piping/Pump

100%

Now

\$400

2042

* *

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Condensate Return Pumps In Basement*

Terminal Devices

Air Handler

100%

2037

* *

1

\$11,400

Air Conditioning

Energy Source

District Chilled Water

100%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Chilled Water From Power House Building L*

Distribution

CW & CHW Wtr

100%

2042

* *

4

\$1,400

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2032

\$347,800

1

\$11,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$10,200

Exhaust Fans

Interior

100%

2037

* *

2

\$600

Plumbing

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL

Asset # : 2397

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Electric	100%			2025	\$23,100	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : 3 Units.						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$500	4	\$500	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$1,000	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$5,100	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.230 / 2252 **Yr Built/Renovated** : 1847 /
Area Sq Ft : 4,428 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 76 **Lot** : 200 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$265,700	
Total	\$265,700	
Importance Code A	\$265,700	
Total	\$265,700	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$68,300			
Interior Architecture	\$49,400	\$200		\$5,500
Electrical		\$100	\$30,900	
Mechanical	\$49,300	\$500	\$500	\$500
Total	\$167,000	\$800	\$31,400	\$6,100
Importance Code A	\$68,700	\$400	\$500	\$400
Importance Code B	\$90,800	\$200	\$31,000	\$5,600
Importance Code C	\$7,500	\$200		
Total	\$167,000	\$800	\$31,400	\$6,100



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE
Asset # : 2252

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$5,600	
	Masonry: Brick	90%	Now	\$104,500	LIFE	**	5	\$13,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
	Painted Surfaces, Extent : Light, Area Affected : 100%								
	Location : Throughout All Elevations								
	Masonry: Fieldstone	5%			LIFE	**	5	\$500	
Windows									
	Wood	100%	Now	\$83,600	2057	**	5	\$12,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Parapets									
	Wood Cornice	100%	Now	\$77,600	2042	**	5	\$16,600	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
	Location : Roof Perimeter And Porch								
Roof									
	Metal Panel	100%	Now	\$33,400	2045	**			
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Main Roof And Porch Roof								
Soffits									
	Wood	100%	Now	\$34,900	2045	**	5	\$4,100	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
	Location : Entrance Way								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Front Porch Entrance								
	Explanation : Wood Structural Support Members Failing And In Danger Of Collapsing								
Interior									
Floors									
	Carpet	5%			2028	\$5,400	3	\$600	
	Cast in Place Concrete	10%	4+	\$1,000	LIFE	**	5	\$1,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Ceramic Tile	5%	4+	\$300	2041	**	5	\$200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : 2nd Floor								
	Wood	80%	Now	\$28,900	2047	**	5	\$4,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE
Asset # : 2252

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	5%			2041	**	5	\$400	
	Gypsum Board	25%			LIFE	**	5	\$1,200	
	Masonry: Brick	20%			LIFE	**			
	Plaster	45%	Now	\$4,300	LIFE	**	5	\$1,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Wood	5%	4+	\$3,300	LIFE	**	5	\$1,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Various Wall Panels And Trim								
Ceilings									
	Exposed Struc: Wood	20%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : This Is Actually Exposed Wood Floor Joists								
	Gypsum Board	25%	Now	\$1,300	LIFE	**	5	\$1,900	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Attic								
	Plaster	55%	Now	\$10,100	LIFE	**	5	\$2,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Site Pavements									
	On-Site Walkways								
	Pavers/Stone	100%			2035	**			

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								
	Molded Case Bkrs	100%			2032	\$31,800	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Rating Capacity							
	Raceway								
	Conduit	100%			2032	\$4,300	1		
	Panelboards								
	Molded Case Bkrs	100%			2031	\$9,700	5	\$100	
	Wiring								
	Thermoplastic	100%			2032	\$8,800	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE
Asset # : 2252

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

Lighting

Interior Lighting
Fluorescent

40%
2027 \$11,500 10 \$1,500
Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Basement

Incandescent

60% 2027 \$15,500 2 \$100

Exterior Lighting

Incandescent

10% 2027 \$2,300 2

No Component

90%

Alarm

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Natural Gas

100% 2042 * * 1

Conversion Equipment

Steam Boiler

100% 2030 \$35,300 1 \$4,100
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement
Explanation : 1 Unit

Distribution

Steam Piping/Pump

100% 2032 \$32,400

Terminal Devices

Convactor/Radiator

100% 0-2 \$19,800 2052 * * 1 \$1,200
On Extended Life, Extent : Severe, Area Affected : 100%
Location : Throughout
Other Observation, Extent : Severe, Area Affected : 100%
Location : Throughout
Explanation : Obsolete Units

Plumbing

H/C Water Piping

Brass/Copper

40% 2032 \$20,800 1

Galvanized Steel

60% 0-2 \$12,400 2052 * * 1
On Extended Life, Extent : Severe, Area Affected : 60%
Location : Throughout

Water Heater With Tanks

Gas Fired

100% 2025 \$16,700 2

Sanitary Piping

Cast Iron

100% LIFE * * 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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE
Asset # : 2252

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

Plumbing

Fixtures

Generic

100%

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : 1st And 2nd Floors**Obsolete Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout*

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN CARL GRILLO GLASS HOUSE
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0039.020 / 13419 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 2,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-May-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$130,000	\$61,600
Total	\$130,000	\$61,600
Importance Code A	\$130,000	\$61,600
Total	\$130,000	\$61,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$1,800			
Interior Architecture	\$1,400			
Electrical	\$900			
Mechanical	\$12,300	\$200	\$200	\$200
Site Pavements				
Total	\$16,300	\$200	\$200	\$200
Importance Code A	\$4,200	\$100	\$100	\$100
Importance Code B	\$12,100	\$100	\$100	\$100
Importance Code C				
Total	\$16,300	\$200	\$200	\$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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN CARL GRILLO GLASS HOUSE
Asset # : 13419

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	30%			LIFE	**	5	\$5,600	
	Glass: Special Gauge	55%	Now	\$54,900	LIFE	**	1		
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Various									
Explanation : Rusting Members Of Green House Framing									
	Masonry: Brick	15%	Now	\$900	LIFE	**	5	\$600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Front Of Brick Building Above Door									
Windows									
	Aluminum	5%			2048	**	5		
	Metal Louvers	5%	Now	\$200	2041	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	No Component	90%							
Roof									
	Slate	10%	Now	\$700	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Roof Eaves									
	Sloped Glazing	90%	Now	\$75,100	LIFE	**	5	\$61,600	
Other Observation, Extent : Moderate, Area Affected : 40%									
Location : Mechanically Operated Roof Vents Throughout									
Explanation : Vents Are Inoperable									
Soffits									
	Exposed Struc: Steel	50%			LIFE	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : North Entrance									
Explanation : Canopy Framing									
	Glass: Special Gauge	50%			LIFE	**	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : North Entrance									
Explanation : Canopy Glazing									
Interior									
Floors									
	Cast in Place Concrete	20%	4+	\$700	LIFE	**	5	\$900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Stress Cracks By Columns									
	Panel/Paver: Cer/Brk	20%			2040	**	5	\$1,000	
	No Component	60%							
Ceilings									
	Gypsum Board	10%	4+	\$200	LIFE	**	5	\$100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Mechanical Room									
	No Component	90%							
Site Enclosure									

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN CARL GRILLO GLASS HOUSE

Asset # : 13419

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

Site Enclosure

Fence/Gates

Chain Link

100%

2042

**

Other Observation, Extent : N/A, Area Affected : 100%

Location : East Elevation Of Brick Building

Explanation : Gas Rig Enclosure

Site Pavements

On-Site Walkways

Masonry: Brick

15%

2052

**

Slate

85%

LIFE

**

5

\$200

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2042

**

5

Other Observation, Extent : N/A, Area Affected : 100%

Location : Mechanical/ Electrical Room

Explanation : Main Service Disconnect Switch Rated At 200 Amperes

Raceway

Conduit

100%

2042

**

1

Panelboards

Molded Case Bkrs

100%

2040

**

5

\$100

Wiring

Thermoplastic

100%

2042

**

1

Motor Controllers

Locally Mounted

100%

Now

\$600

2037

**

5

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

Location : Roof

Explanation : Ventilation Control Motors Do Not Work

Ground

Grounding Devices

Generic

100%

LIFE

**

5

Other Observation, Extent : N/A, Area Affected : 100%

Location : Outside

Explanation : Ground Is Located Outside Boiler Room Entrance

Lighting

Interior Lighting

Fluorescent

10%

Now

\$300

2032

\$1,700

Malfunctioning, Extent : Severe, Area Affected : 50%

Location : 1st Floor

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Boiler Room

HID

90%

2032

\$25,000

10

\$100

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN CARL GRILLO GLASS HOUSE
Asset # : 13419

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$2,500	2037	* *	1	\$1,100	
	Malfunctioning, Extent : Moderate, Area Affected : 50%								
	Location : Boiler 1								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Gas Fired Hot Water Boilers								
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$1,000	2040	* *	4	\$100	
	Broken, Extent : Moderate, Area Affected : 20%								
	Location : 1 Of 2 Cirulation Pumps								
Terminal Devices									
	Convactor/Radiator	70%			2030	\$13,400	1	\$500	
	Fan Coil Unit/Heat	25%	Now	\$8,700	2042	* *	1	\$200	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : 8 Of 10 Unit Heaters								
	Fan Coil Unit/Heat	5%			2037	* *	1		
	Other Observation, Extent : N/A, Area Affected : 20%								
	Location : 1 Wing								
	Explanation : 2 Of 10 Units								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Utility Room								
	Explanation : Slop Sink								

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN CHINESE SCHOLARS GARDEN
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0039.010 / 13388 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 8,600 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-May-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$74,100	\$72,600
Interior Architecture	\$144,400	
Mechanical		\$107,900
Total	\$218,500	\$180,400
Importance Code A	\$74,100	\$72,600
Importance Code B	\$144,400	\$107,900
Total	\$218,500	\$180,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$61,000			\$1,100
Interior Architecture				
Electrical	\$200		\$5,600	
Mechanical	\$400			
Site Enclosure	\$5,800			
Site Pavements	\$17,600			
Total	\$85,000		\$5,600	\$1,100
Importance Code A	\$61,000		\$100	\$1,100
Importance Code B	\$6,400		\$5,500	
Importance Code C	\$17,600			
Total	\$85,000		\$5,600	\$1,100



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN CHINESE SCHOLARS GARDEN
Asset # : 13388

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	80%	Now	\$42,400	LIFE	* *	5	\$72,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Various Facades								
	Paint Peeling, Extent : Moderate, Area Affected : 2%								
	Location : Various Facades								
	Vertical Cracks, Extent : Moderate, Area Affected : 1%								
	Location : North Facade By Service Entrance								
	Wood	20%	Now	\$4,800	2045	* *	5	\$9,100	
	Split/Cracked, Extent : Moderate, Area Affected : 2%								
	Location : Various Support Columns								
Windows									
	Wood	5%			2048	* *	5	\$2,200	
	No Component	95%							
Roof									
	Clay Tile	100%	Now	\$74,100	2052	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Various Roofs Above Pavilions And Covered Walkways								
Soffits									
	Exposed Struc: Wood	50%	Now	\$7,600	LIFE	* *			
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
	Location : Various Covered Walkways								
	Split/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Various Covered Walkways								
	Pre-Cast Concrete	50%	Now	\$6,200	LIFE	* *	5	\$8,800	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Various Covered Walkways								
Interior									
Floors									
	Panel/Paver: Cer/Brk	90%	Now	\$144,400	2048	* *	5	\$14,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Various Stone Pebble And Brick Paver Paths								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Various Stone Pebble Paths And Stone Tiles								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Flag Stone Paths								
	Uneven Surface, Extent : Moderate, Area Affected : 5%								
	Location : Flag Stone Paths								
	Granite Panels	10%			LIFE	* *	5	\$1,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN CHINESE SCHOLARS GARDEN
Asset # : 13388

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								
	Exposed Struc: Concrete	50%			LIFE	* *	5	\$1,100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Pavilions					
				Explanation : These Are Actually Pre-cast Concrete Panels					
	Exposed Struc: Wood	50%			LIFE	* *			
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2052	* *			
				Other Observation, Extent : Moderate, Area Affected : 20%					
				Location : West Side					
				Explanation : Vegetation Growth					
	Retaining Walls								
	Masonry: Brick	100%	Now	\$5,800	2042	* *			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : West Side					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : West Side					
Site Pavements									
	On-Site Walkways								
	Pavers/Stone	100%	Now	\$17,600	2035	* *			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Main Entrance On South Side					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 2%					
				Location : Path Located On West Side					
	Parking/Driveway								
	Asphalt	100%			2035	* *			

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								
	Molded Case Bkrs	100%			2042	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 150 Amperes							
Transformers									
	Dry Type	100%			2037	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 75 Kilovolt-ampere							
Switchgear / Switchboard									
	Fused Disc Sw	50%			2042	* *	5		
	Molded Case Bkrs	50%			2042	* *	5	\$100	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN CHINESE SCHOLARS GARDEN
Asset # : 13388

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%			2052	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2040	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Incandescent	10%			2027	\$5,400	2		
	LED	90%			2037	* *			
	Exterior Lighting								
	HID	5%	Now	\$100	2037	* *			
	Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	LED	5%			2037	* *			
	No Component	90%							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$107,900	1		
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Water Service Is Shut Off But Does Not Need Repairs.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$300	4	\$300	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.250 / 2398 **Yr Built/Renovated** : 1885 / 2000
Area Sq Ft : 2,664 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$51,800		\$14,300	
Interior Architecture	\$9,100			
Electrical	\$15,500		\$13,000	
Mechanical	\$300	\$300	\$300	\$300
Total	\$76,600	\$300	\$27,600	\$400
Importance Code A	\$52,000	\$200	\$14,600	\$200
Importance Code B	\$24,600	\$100	\$13,100	\$100
Importance Code C				
Total	\$76,600	\$300	\$27,600	\$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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2

Asset # : 2398

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	90%	Now	\$7,000	LIFE	**	5	\$4,300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : North And South Facades							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : South Facade							
	Masonry: Limestone	4%			LIFE	**	5	\$100	
	Slate Panels	1%			LIFE	**	5		
	Wood	5%			2037	**	5	\$1,200	
Windows									
	Wood	100%	Now	\$44,800	2057	**	5	\$6,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Basement Windows							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 20%							
		Location : Various Windows On Second Floor							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : Various Windows							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Wood Cornice	100%			2052	**	5-10	\$13,700	
Roof									
	Copper/Terne	50%			2047	**	10	\$7,700	
	Modified Bitumen	10%			2032	\$6,600	10	\$600	
	Slate	40%			LIFE	**			
Soffits									
	Wood	100%			2037	**	5		
Interior									
Floors									
	Cast in Place Concrete	8%			LIFE	**	5	\$600	
	Ceramic Tile	5%	4+	\$500	2041	**	5	\$100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms							
	Vinyl Tile	2%			2037	**	3		
	Wood	85%	4+	\$8,600	2060	**	5	\$2,800	
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Masonry: Brick	20%			LIFE	**			
	Plaster	80%			LIFE	**	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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2

Asset # : 2398

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

Exposed Struc: Wood

35%

LIFE

**

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : This Is Actually Exposed Wood Floor Joists

Plaster

65%

LIFE

**

5

\$1,400

Site Pavements

On-Site Walkways

Panel/Paver: Bluestone

5%

LIFE

**

5

Slate

45%

LIFE

**

5

Wood

50%

2027

1-3

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%

2052

**

5

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : Main Service Disconnect Switch Rated At 200 Amperes.

Transformers

Dry Type

100%

2045

**

5

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : One 75 Kilovolt-ampere

Switchgear / Switchboard

Molded Case Bkrs

100%

2052

**

5

\$100

Raceway

Conduit

60%

2032

\$2,600

1

Conduit

40%

2052

**

1

Panelboards

Fused Disc Sw

30%

2048

**

5

Molded Case Bkrs

70%

2048

**

5

\$100

Wiring

Braided Cloth

60%

2-4

\$5,300

2057

**

1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic

40%

2052

**

1

Ground

Grounding Devices

Generic

100%

2-4

\$10,200

LIFE

**

5

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

Location : Basement

Explanation : Corroded

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2

Asset # : 2398

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

Lighting

Interior Lighting

Fluorescent

5%

2032

\$800

10

\$100

T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Kitchen

Fluorescent

15%

2032

\$2,400

10

\$300

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : 1st Floor

Incandescent

80%

2027

\$11,600

2

Exterior Lighting

Incandescent

10%

2027

\$1,400

2

No Component

90%

Alarm

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Electricity

5%

2042

**

1

Natural Gas

95%

2042

**

1

Conversion Equipment

Radiant Heater

5%

2032

\$2,900

2

\$100

Steam Boiler

95%

2037

**

1

\$2,200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : 1 Unit

Distribution

Steam Piping/Pump

100%

2032

\$18,100

Terminal Devices

Convactor/Radiator

100%

2045

**

1

\$800

Ventilation

Exhaust Fans

Interior

50%

2032

\$5,000

2

No Component

50%

Plumbing

H/C Water Piping

Brass/Copper

100%

2032

\$29,000

1

Water Heater With Tanks

Gas Fired

100%

2030

\$16,700

2

Sanitary Piping

Cast Iron

100%

LIFE

**

1

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 5 - GIFT SHOP
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0039.050 / 13420 **Yr Built/Renovated** : 1885 / 2000
Area Sq Ft : 2,664 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-May-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$15,700		\$900	
Interior Architecture	\$12,300	\$100		\$3,400
Electrical			\$14,300	
Mechanical	\$300	\$200	\$19,600	\$300
Site Pavements	\$800	\$100	\$42,000	\$100
Total	\$29,200	\$400	\$76,800	\$3,800
Importance Code A	\$15,900	\$100	\$1,000	\$100
Importance Code B	\$9,300	\$200	\$33,800	\$3,600
Importance Code C	\$4,000	\$100	\$42,000	\$100
Total	\$29,200	\$400	\$76,800	\$3,800



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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 5 - GIFT SHOP
Asset # : 13420

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	90%	0-2	\$11,100	LIFE	**	5	\$6,300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : North And South Facades							
	Masonry: Limestone	5%			LIFE	**	5	\$300	
	Wood	5%			2037	**	5	\$1,700	
Windows									
	Aluminum	10%			2048	**	5		
	Wood	90%	4+	\$4,600	2057	**	5	\$600	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Explanation : Two Basement Windows Missing							
Parapets									
	Wood Cornice	100%			2042	**	5-10		
Roof									
	Copper/Terne	50%			2060	**	10	\$8,400	
	Modified Bitumen	10%			2032	\$7,900	10	\$700	
	Slate	40%			LIFE	**			
Soffits									
	Wood	100%			2037	**	5		
Interior									
Floors									
	Carpet	5%	0-2	\$1,000	2028	\$3,300	3	\$300	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Second Floor Storage Room							
	Cast in Place Concrete	30%			LIFE	**	5	\$2,300	
	Ceramic Tile	5%			2041	**	5	\$200	
	Wood	60%	4+	\$6,800	2047	**	5	\$2,000	
		Deteriorated Finish, Extent : Moderate, Area Affected : 5%							
		Location : Stairs And Second Floor Areas							
Interior Walls									
	Gypsum Board	100%	Now	\$3,200	LIFE	**	5	\$2,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Second Floor Corridor							

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 5 - GIFT SHOP

Asset # : 13420

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								
	Gypsum Board	100%	Now	\$1,300	LIFE	* *	5	\$4,400	
				Water Penetration, Extent : Light, Area Affected : 2%					
				Location : 2nd Floor Storage Room					
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2052	* *			
Site Pavements									
	On-Site Walkways								
	Masonry: Brick	25%			2042	* *			
	Pavers/Stone	25%	Now	\$700	2035	* *			
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
				Location : Flag Stone Path On South Side Of Building					
	Panel/Paver: Bluestone	25%			LIFE	* *	5	\$200	
	Wood	25%			2027	\$41,500	1-3	\$1,800	

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								
	Molded Case Bkrs	100%			2042	* *	5	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : No Available Nameplate Rating Capacity					
	Raceway								
	Conduit	100%			2042	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2040	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2042	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	25%			2032	\$5,100	10	\$600	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Basement					
	Incandescent	70%			2027	\$12,800	2		
	LED	5%			2037	* *			
	Egress Lighting								
	Emergency, Battery	50%			2032	\$2,400	10	\$300	
	Exit, Battery	50%			2032	\$1,600	10	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 5 - GIFT SHOP
Asset # : 13420

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

Lighting

Exterior Lighting

Incandescent

10%

2027

\$1,500

2

No Component

90%

Alarm

Fire/Smoke Detection

No Component

70%

Under Construction

30%

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

Heating

Energy Source

Electricity

10%

2042

* *

1

Natural Gas

90%

2042

* *

1

Conversion Equipment

Hot Water Boiler

100%

2037

* *

1

\$1,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2040

* *

4

\$100

Terminal Devices

Convactor/Radiator

100%

2037

* *

1

\$900

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Window/Wall Unit

10%

2027

\$1,100

1

No Component

90%

Plumbing

H/C Water Piping

Brass/Copper

100%

2042

* *

1

Water Heater With Tanks

Gas Fired

100%

2027

\$18,300

2

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Sump Pump(s)

Submersible

100%

2025

\$100

4

\$100

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.180 / 2657 **Yr Built/Renovated** : 1856 / 1986
Area Sq Ft : 8,084 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-May-2021 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$65,000	
Mechanical	\$209,000	\$372,800
Total	\$274,000	\$372,800
Importance Code A	\$65,000	\$179,300
Importance Code B	\$209,000	\$193,500
Total	\$274,000	\$372,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$108,000			
Interior Architecture	\$78,800	\$500	\$1,000	\$3,900
Electrical	\$800		\$24,400	
Mechanical	\$30,000	\$1,700	\$33,500	\$1,700
Site Pavements	\$1,100			
Total	\$218,700	\$2,200	\$58,900	\$5,500
Importance Code A	\$108,700	\$600		\$600
Importance Code B	\$103,700	\$1,600	\$58,900	\$4,900
Importance Code C	\$6,300			
Total	\$218,700	\$2,200	\$58,900	\$5,500



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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

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	90%	4+	\$47,400	LIFE	* *	5	\$10,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : South Elevation							
		Paint Peeling, Extent : Moderate, Area Affected : 60%							
		Location : Exterior Walls							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$10,100	LIFE	* *	5	\$400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : South Elevation Above Below Grade Entrance To Basement							
		Paint Peeling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Base Of Building And Window Sills							
		Explanation : This Is Actually Bluestone							
	Wood	5%	Now	\$8,300	2037	* *	5	\$1,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Tower							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Tower							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Tower							
Windows									
	Metal Louvers	10%	Now	\$7,800	2047	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Tower							
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Tower							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Tower							
		Explanation : These Are Actually Wood Louvers							
	Wood	90%	Now	\$6,100	2048	* *	5	\$9,800	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Stained Glass Windows							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Exterior Finish On Stained Glass Windows							

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

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									
	Parapets								
	Wood Cornice	98%	Now	\$65,000	2042	* *	5	\$25,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : East And West Elevations							
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Wood Rail	2%	Now	\$1,800	2037	* *	5	\$600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Tower							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%							
		Location : Tower							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Tower							
Roof									
	Copper/Terne	100%	Now	\$26,500	2060	* *			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%							
		Location : Main Roof Eave Gutters							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Roof Eaves On East And West Elevations							
Interior									
	Floors								
	Carpet	75%	Now	\$57,600	2031	\$144,000	3	\$11,400	
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
	Ceramic Tile	10%			2041	* *	5	\$1,000	
	Vinyl Tile	5%			2037	* *	3	\$300	
	Wood	10%			2047	* *	5	\$1,900	
Interior Walls									
	Ceramic Tile	10%			2035	* *	5	\$700	
	Gypsum Board	30%			LIFE	* *	5	\$1,200	
	Plaster	55%	Now	\$4,900	LIFE	* *	5	\$1,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : East And West Walls In Main Hall Area							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : East And West Walls In Main Hall Area							
	Wood	5%			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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset # : 2657

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								
	Acoustic Tile Concealment	10%	Now	\$3,500	2045	**	5	\$600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Break Room In Basement							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Break Room In Basement							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Break Room In Basement							
	Gypsum Board	35%	Now	\$3,300	LIFE	**	5	\$4,400	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Actors Make-up Room In Basement							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Actors Make-up Room In Basement							
		Explanation : Water Pipe Break Damage							
	Plaster	55%	Now	\$9,100	LIFE	**	5	\$3,500	
		Paint Peeling, Extent : Moderate, Area Affected : 5%							
		Location : Entry Foyer							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Main Hall							
Site Enclosure									
	Free Standing Walls								
	Masonry: Fieldstone	100%			2052	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : South Side Of Building							
		Explanation : This Is Actually A Granite World War Two Memorial Wall							
	Retaining Walls								
	Masonry: Brick	100%			2042	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	45%			2037	**			
	Pavers/Stone	20%	Now	\$1,100	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Garden Path							
	Panel/Paver: Bluestone	20%			LIFE	**	5	\$400	
	Steel Grating	15%			2042	**	1		
		Corrosion/Rusting, Extent : Light, Area Affected : 50%							
		Location : Egress Stair At West Side Of Building							

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

Under 600 Volts

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset # : 2657

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								
	Molded Case Bkrs	100%	4+	\$700	2052	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Nameplate Rating. Inadequate Power For Air Conditioning And Theater Lights							
	Transformers								
	Dry Type	100%			2037	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 45 Kilovolt-ampere							
	Raceway								
	Conduit	100%			2042	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2040	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2042	**	1		
	Motor Controllers								
	Locally Mounted	100%			2037	**	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2032	\$10,300	10	\$1,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	30%			2032	\$15,400	10	\$1,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Incandescent	45%			2027	\$20,900	2	\$100	
	LED	5%			2032	\$2,300			
	Egress Lighting								
	Emergency, Battery	50%			2032	\$6,100	10	\$800	
	Exit, Battery	50%			2032	\$4,200	10	\$200	
	Exterior Lighting								
	Fluorescent	10%			2027	\$3,500	10	\$100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Front Only							
	No Component	90%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Under Construction	30%							

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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset # : 2657

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								
	Plant Campus Steam / PRV	5%			2042	**	1		
			Other Observation, Extent : N/A, Area Affected : 75%						
			Location : Building L						
			Explanation : Steam From Power House Has Been Shut Off						
	Electricity	95%			2042	**	1		
Conversion Equipment									
	HTHW/HW Exchanger	5%			2035	**	2		
			Other Observation, Extent : N/A, Area Affected : 75%						
			Location : Basement						
			Explanation : 1 Unit Not In Use						
	Radiant Heater	95%			2032	\$179,300	2	\$3,000	
Distribution									
	Hot Wtr Piping/Pump	75%			2040	**	4	\$300	
			Abandoned in Place, Extent : Light, Area Affected : 100%						
			Location : Throughout						
	No Component	25%							
Terminal Devices									
	Air Handler	50%			2027	\$68,200	1	\$2,100	
			Not in Service, Extent : Light, Area Affected : 100%						
			Location : Attic						
	Convactor/Radiator	25%			2030	\$14,800	1	\$600	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
			Explanation : Electric Heaters Used Throughout Instead Of Steam System						
	No Component	25%							
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2042	**	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Building L						
			Explanation : Chilled Water From Power House, Not In Use In Building						
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2042	**	4	\$500	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$140,700	1	\$4,200	
			Not in Service, Extent : Light, Area Affected : 100%						
			Location : Attic						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,800	
Exhaust Fans									
	Interior	100%			2027	\$32,200	2	\$200	
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 OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset # : 2657

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$93,200	1		
	Water Heater With Tanks								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Bathrooms							
		Explanation : There Is No Hot Water Currently In The Building.							
	Sanitary Piping								
	Cast Iron	100%	Now	\$27,400	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 30%							
		Location : Basement Due To Sewer Line Collapse Outside The Building							
		Damaged, Extent : Severe, Area Affected : 50%							
		Location : Outside Sewer Line Connected To Building Has Collapsed							
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$1,700	2042	* *	4	\$200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2032	\$100,300	1-2	\$1,900	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : SOUTH STREET SEAPORT MUSEUM
Address : 12 FULTON STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0048.000 / 14807 **Yr Built/Renovated** : 1812 /
Area Sq Ft : 6,528 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 17-Sep-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 74 **Lot** : 1 **BIN** : 1085798

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$95,100		\$1,200	
Interior Architecture	\$23,800	\$700		
Electrical	\$200	\$200	\$2,800	\$300
Mechanical	\$65,200	\$2,100	\$6,800	\$2,100
Site Pavements				
Elevators/Escalators	\$12,600	\$12,600	\$12,600	\$12,600
Total	\$196,900	\$15,600	\$23,500	\$15,000
Importance Code A	\$95,400	\$300	\$1,600	\$300
Importance Code B	\$101,500	\$15,300	\$21,900	\$14,700
Importance Code C				
Total	\$196,900	\$15,600	\$23,500	\$15,000



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 OF CULTURAL AFFAIRS - 126
SOUTH STREET SEAPORT MUSEUM
Asset # : 14807

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	90%	Now	\$40,600	LIFE	**	5	\$23,000	
	Staining/Discoloring, Extent : Severe, Area Affected : 5%							
	Location : Roof Chimney							
Masonry: Granite	10%	Now	\$21,600	LIFE	**	5	\$1,900	
	Spalling, Extent : Severe, Area Affected : 5%							
	Location : Fulton Street Elevation At Entrance							
Windows								
Wood	100%	4+	\$2,400	2048	**	5	\$5,600	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 2%							
	Location : Fulton Street Elevation At Sills							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$700	
	Other Observation, Extent : N/A, Area Affected : 80%							
	Location : Parapet Wall							
	Explanation : Bluestone Units							
Metal Rail	5%			2045	**	5-10	\$1,500	
Stucco Cement	10%			2045	**	5	\$400	
No Component	80%							
Roof								
Skylight, Metal/Glass	20%	4+	\$28,000	2052	**			
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Atriums, First Floor Lobby							
Slate	40%			LIFE	**			
Spray-on Foam	40%			2037	**	5	\$2,500	
Soffits								
Metal/Glass Curt Wall	100%	Now	\$1,300	LIFE	**	5	\$100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : John Street And Fulton Street Elevations							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,200	
Ceramic Tile	15%			2041	**	5	\$1,500	
Wood	75%	Now	\$23,800	2047	**	5	\$7,000	
	Uneven Substrate, Extent : Severe, Area Affected : 10%							
	Location : 1st Floor							
Interior Walls								
Glass: Special Gauge	5%			LIFE	**	1		
Gypsum Board	20%			LIFE	**	5	\$3,300	
Masonry: Brick	65%			LIFE	**			
Plaster	8%			LIFE	**	5	\$700	
Plywood/Hardboard	2%			LIFE	**			
Ceilings								
Exposed Struc: Wood	80%			LIFE	**			
Gypsum Board	18%			LIFE	**	5	\$2,100	
Plywood/Hardboard	2%			2052	**	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 OF CULTURAL AFFAIRS - 126
SOUTH STREET SEAPORT MUSEUM
Asset # : 14807

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

Site Pavements

On-Site Walkways

Panel/Paver: Bluestone	100%		LIFE	**	5
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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%		2052	**	5
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1200 Ampere Main Disconnect Switch*

Raceway

Conduit	100%		2052	**	1
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Panelboards

Fused Disc Sw	5%		2048	**	5
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Molded Case Bkrs	95%		2048	**	5	\$200
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Wiring

Thermoplastic	100%		2052	**	1
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Motor Controllers

Locally Mounted	80%		2045	**	5
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Variable Frequency Drive	20%		2045	**	
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$100
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Lighting

Interior Lighting

Fluorescent	10%		2037	**	10	\$600
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*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Stairways And Mechanical Room 2nd Floor*

Fluorescent	20%		2037	**	10	\$1,200
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Basement And Some Offices In 1st Floor*

LED	70%		2040	**	
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Egress Lighting

Emergency, Service	20%		2037	**	1
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Emergency, Battery	50%		2037	**	10	\$800
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Exit, LED	30%		2067	**	1
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Exterior Lighting

HID	20%		2037	**	10
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No Component	80%				
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Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SOUTH STREET SEAPORT MUSEUM
Asset # : 14807

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

Alarm

Security System

No Component

80%

Generic

10%

2037

* *

1

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Public Area, 1,2,3,4,5 Floors**Explanation : CCTV Surveillance Cameras*

Generic

10%

2037

* *

1

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Public Area And Exit Doors**Explanation : Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$1,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobes, Bell, Horn, Pull Box Station, Smoke Detector And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Adjacent Building**Explanation : Boiler Located In Adjacent Economic Development Corporation Building*

Conversion Equipment

Hot Water Boiler

100%

2037

* *

1

\$3,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Adjacent Building**Explanation : Boiler Located In Adjacent Economic Development Corporation Building*

Distribution

Hot Wtr Piping/Pump

100%

2040

* *

4

\$300

Terminal Devices

Convactor/Radiator

50%

2037

* *

1

\$1,100

Fan Coil Unit/Heat

20%

2037

* *

1

\$400

No Component

30%

Air Conditioning

Energy Source

Electricity

100%

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.*

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SOUTH STREET SEAPORT MUSEUM
Asset # : 14807

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	20%	2-4	\$17,100	2047	* *	1	\$1,300	
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Mechanical Room. Inoperable. Damaged During Sandy									
	Int Pkg Unit - Heating/Cooling	10%			2030	\$11,400	2		
	Exterior Pkg Unit - Cooling	20%	2-4	\$9,200	2042	* *	2	\$100	
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Basement. Damaged During Sandy									
	Window/Wall Unit	20%			2027	\$5,300	1		
	No Component	30%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2042	* *	4	\$500	
Terminal Devices									
	Air Handler/Cool/Ht	60%	Now	\$34,200	2042	* *	1	\$2,200	
Damaged, Extent : Severe, Area Affected : 100%									
Location : Mechanical Room. Damaged During Sandy									
	No Component	40%							
Heat Rejection									
	Water Cooling Tower	70%			2030	\$17,300	2	\$4,600	
	No Component	30%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,600	
Exhaust Fans									
	Interior	40%			2032	\$12,400	2	\$100	
	Roof	40%			2032	\$5,400	2	\$100	
	No Component	20%							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2042	* *	1		
	No Component	20%							
Water Heater With Tanks									
	Gas Fired	100%			2030	\$18,300	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%	Now		2025	\$200	4	\$100	
Not in Service, Extent : Moderate, Area Affected : 100%									
Location : Basement									

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SOUTH STREET SEAPORT MUSEUM
Asset # : 14807

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 2 Units							
	Escalators								
	Over 20' Rise	100%			LIFE		* *		
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : 1st To 2nd Floor. Unit Damaged During Sandy							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%	Now	\$3,900	2042		* *	1-2	\$600
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Throughout. Busted Sprinkler Piping							
	Fire Pump								
	No Component	60%							
	Generic	40%			2035		* *	1	\$500

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : STATEN IS INST ARTS AND SCIENCES BUILDING A
Address : 1000 RICHMOND TERRACE SNUG HARBOR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0028.010 / 2400 **Yr Built/Renovated** : 1879 / 2014
Area Sq Ft : 24,448 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Nov-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Floors 1,2,Ph
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$395,400
Total		\$395,400
Importance Code B		\$395,400
Total		\$395,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$72,300		
Interior Architecture		\$25,300	\$1,900	\$800
Electrical	\$2,300	\$2,700	\$2,300	\$13,200
Mechanical	\$5,300	\$3,500	\$6,500	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$11,600	\$107,800	\$14,600	\$22,400
Importance Code A		\$72,300		\$100
Importance Code B	\$11,600	\$35,500	\$13,700	\$22,400
Importance Code C			\$900	
Total	\$11,600	\$107,800	\$14,600	\$22,400



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 OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING A
Asset # : 2400

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$26,600	
	Recent Repair Evident, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
Masonry: Granite	5%			LIFE	**	5	\$1,300	
	Recent Repair Evident, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
Masonry: Limestone	20%			LIFE	**	5	\$5,300	
	Recent Repair Evident, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
Windows								
Wood	100%			2041	**	5	\$69,100	
Parapets								
Metal Rail	10%			2046	**	5-10	\$6,500	
No Component	90%							
Roof								
Metal Panel	98%			2046	**	10	\$33,800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : Lead Coated							
Skylight, Metal/Glass	2%			2053	**	10	\$1,300	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2032	\$32,100	3	\$2,800	
Cast in Place Concrete	15%			LIFE	**	5	\$12,200	
Ceramic Tile	5%			2042	**	5	\$1,900	
Cork Tile	5%			2053	**	5	\$1,600	
Wood	70%			2061	**	5	\$48,700	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$1,900	
Glass: Single Pane	5%			LIFE	**	5	\$1,400	
Gypsum Board	70%			LIFE	**	5	\$15,900	
Plaster	20%			LIFE	**	5	\$2,300	
Ceilings								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	65%			LIFE	**	5	\$30,200	
Metal Panel	15%			LIFE	**	5	\$7,000	
Plaster	10%			LIFE	**	5	\$2,300	
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2053	**			
Site Pavements								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING A
Asset # : 2400

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	

Site Pavements

On-Site Walkways

Cast in Place Concrete	15%			2046	**			
Masonry: Granite	25%			LIFE	**			
Pavers/Stone	60%			2046	**			

Recent Repair Evident, Extent : Light, Area Affected : 100%

Location : Throughout

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%		2053	**	5	\$100
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 2,000 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2053	**	5	\$600
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Raceway

Conduit	100%			2053	**	1	
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Panelboards

Molded Case Bkrs	100%			2049	**	5	\$600
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Wiring

Thermoplastic	100%			2053	**	1	
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Motor Controllers

Locally Mounted	10%			2046	**	5	
Variable Frequency Drive	90%			2046	**		

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$400
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Lighting

Interior Lighting

Fluorescent	30%			2038	**	10	\$6,700
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

LED	70%			2038	**		
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Egress Lighting

Emergency, Battery	50%			2038	**	10	\$3,000
Exit, Battery	50%			2038	**	10	\$800

Exterior Lighting

LED	10%			2038	**		
LED	90%			2038	**		

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 OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING A
Asset # : 2400

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

Alarm

Security System

Generic

50%

2038

* *

1

\$4,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Generic

50%

2038

* *

1

\$4,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$15,100

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

Heating

Energy Source

Electricity

100%

2053

* *

1

Distribution

Hot Wtr Piping/Pump

100%

2049

* *

4

\$1,800

Terminal Devices

Air Handler

85%

2038

* *

1

\$12,900

Fan Coil Unit/Heat

15%

2038

* *

1

\$1,200

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

Conversion Equipment

Heat Pump Water

95%

2034

\$395,400

Sourced

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Sub-basement**Explanation : Geothermal System*

Window/Wall Unit

5%

2031

\$4,500

1

Distribution

CW & CHW Wtr

100%

2053

* *

4

\$1,800

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2038

* *

1

\$15,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$13,600

Exhaust Fans

Interior

100%

2043

* *

2

\$800

Plumbing

H/C Water Piping

Brass/Copper

100%

2063

* *

1

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING A
Asset # : 2400

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	100%			2033	\$46,200	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Sub-basement						
			Explanation : One 65 Gallon Water Heater						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2028	\$700	4	\$500	
	Sewage Ejector(s)								
	Electric	100%			2043	* *	4	\$1,000	
	Backflow Preventer								
	Generic	100%			2043	* *	1	\$1,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Cellar To The Penthouse						
			Explanation : 1 Unit						
Fire Suppression									
	Sprinkler								
	Generic	100%			2063	* *	1-2	\$6,900	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : STATEN IS INST ARTS AND SCIENCES BUILDING B
Address : 1000 RICHMOND TERRACE SNUG HARBOR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0028.020 / 2401 **Yr Built/Renovated** : 1840 /
Area Sq Ft : 22,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$126,900	\$355,700
Interior Architecture	\$1,880,000	
Total	\$2,006,900	\$355,700
Importance Code A	\$126,900	\$355,700
Importance Code B	\$1,550,000	
Importance Code C	\$330,000	
Total	\$2,006,900	\$355,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$39,400	\$31,300	\$50,200	
Interior Architecture	\$5,800			\$200
Electrical	\$97,700			
Site Enclosure	\$7,400			
Site Pavements	\$4,100			
Total	\$154,400	\$31,300	\$50,200	\$200
Importance Code A	\$39,400	\$31,300	\$50,200	
Importance Code B	\$110,800			\$200
Importance Code C	\$4,100			
Total	\$154,400	\$31,300	\$50,200	\$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 OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING B
Asset # : 2401

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	80%			LIFE	**	5	\$29,300	
Masonry: Granite	5%	0-2	\$2,800	LIFE	**	5	\$1,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
	Location : Cheek Walls At Entrance Steps							
Masonry: Limestone	15%	Now	\$126,900	LIFE	**	5	\$4,100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Front Facade							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Windows								
Wood	100%			2031	\$355,700	5	\$62,500	
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Parapets								
Metal Cornice	100%	Now	\$36,600	2060	**			
	Deteriorated Finish, Extent : Moderate, Area Affected : 65%							
	Location : Throughout							
	Open Joints, Extent : Moderate, Area Affected : 30%							
	Location : East And West Elevations							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : North And South Elevations							
Roof								
Copper/Terne	90%			2047	**	10	\$48,900	
Skylight, Metal/Glass	10%			2042	**	10	\$7,200	
Soffits								
Stucco Cement	100%			2037	**	5	\$2,500	
Interior								
Floors								
Vinyl Tile 9" X 9"	5%	Now	\$5,800	2042	**	3	\$600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Stairs							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Stairs							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Stairs							
Wood	95%	Now	\$1,222,100	2072	**	5	\$26,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING B
Asset # : 2401

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

Interior

Interior Walls

Plaster

100% Now \$330,000 LIFE * * 5 \$10,400
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%
Location : Throughout
Repairs in Progress, Extent : N/A, Area Affected : 100%
Location : Throughout

Ceilings

Exposed Struc: Wood

25% LIFE * *
Other Observation, Extent : N/A, Area Affected : 100%
Location : Attic
Explanation : Repairs In Progress

Plaster

75% Now \$328,000 LIFE * * 5 \$13,800
Broken/Missing Elements, Extent : Severe, Area Affected : 100%
Location : Throughout
Repairs in Progress, Extent : N/A, Area Affected : 10%
Location : Throughout

Site Enclosure

Retaining Walls

Masonry: Brick

100% Now \$7,400 2042 * *
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%
Location : Adjacent To Steps Leading Down To Moat Area
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%
Location : Throughout Moat Area
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%
Location : Moat Area On East Side Of Building

Site Pavements

On-Site Walkways

Masonry: Brick

60% Now \$2,700 2042 * *
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%
Location : Throughout Moat Areas
Worn/Eroded, Extent : Moderate, Area Affected : 20%
Location : Throughout Moat Areas

Masonry: Granite

5% Now \$1,500 LIFE * *
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%
Location : Main Entry Steps

Slate

35% LIFE * * 5 \$900

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% 0-2 \$36,000 2062 * * 1
Corroded, Extent : Severe, Area Affected : 100%
Location : Throughout

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING B
Asset # : 2401

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Toggle Switch	100%	0-2	\$29,200	2057	* *	5	\$300	
Enclosure Corroded, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Wiring									
	Braided Cloth	100%	0-2	\$32,500	2057	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout									

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Address : 75 STUYVESANT PLACE @ WALL ST.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0028.000 / 4371 **Yr Built/Renovated** : 1917 / 1998
Area Sq Ft : 23,300 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 17-Nov-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 9 **Lot** : 1 **BIN** : 5000088

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$81,800
Interior Architecture	\$174,000	\$168,700
Electrical		\$58,700
Mechanical	\$574,300	\$776,000
Total	\$748,200	\$1,085,100
Importance Code A		\$292,900
Importance Code B	\$667,100	\$792,200
Importance Code C	\$81,100	
Total	\$748,200	\$1,085,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$1,800	\$3,500		\$13,600
Interior Architecture	\$52,100	\$11,700		\$5,700
Electrical	\$2,200	\$2,200	\$2,900	\$12,600
Mechanical	\$3,500	\$3,500	\$12,100	\$59,100
Site Enclosure	\$24,100			
Site Pavements	\$36,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$123,700	\$24,900	\$19,000	\$94,900
Importance Code A	\$4,200	\$6,100	\$2,500	\$49,400
Importance Code B	\$75,800	\$18,800	\$16,500	\$45,400
Importance Code C	\$43,700			
Total	\$123,700	\$24,900	\$19,000	\$94,900



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 OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	* *	5	\$27,300	
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Masonry: Brick Cavity	10%			LIFE	* *	5	\$3,600	
	Masonry: Limestone	5%			LIFE	* *	5	\$1,400	
	Window Wall	10%			2043	* *	5	\$13,600	
Windows									
	Aluminum	100%			2041	* *	5	\$7,100	
Parapets									
	Masonry: Limestone	15%			LIFE	* *	5	\$900	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	No Component	85%							
Roof									
	Copper/Terne	10%			2048	* *	10	\$6,800	
	Single Ply Membrane	15%	Now	\$1,600	2033	\$81,800			
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Northwest Gutter							
	Slate	75%			LIFE	* *			
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 10%							
		Location : Northeast Corner Of Main Roof							
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Soffits									
	Cement - Fiber Panel	2%	0-2	\$100	2033	\$100			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : North Facade Ground Level							
	Masonry: Limestone	98%			LIFE	* *	5	\$300	
Interior									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

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	60%			2029	\$405,000	3	\$35,200	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Basement							
	Cast in Place Concrete	22%	2-4	\$35,700	LIFE	* *	5	\$18,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Basement And 3rd Floor							
	Ceramic Tile	2%	4+	\$900	2036	* *	5	\$400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : 2nd Floor Toilet Room							
	Vinyl Tile	16%	0-2	\$8,400	2033	\$168,700	3	\$2,300	
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Basement Pantry							
		Other Observation, Extent : N/A, Area Affected : 30%							
		Location : Basement Storage Room							
		Explanation : Tiles Removed And Concrete Subfloor Exposed							
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$1,500	
	Gypsum Board	40%			LIFE	* *	5	\$9,100	
	Masonry: Brick	5%	4+	\$7,100	LIFE	* *			
		Efflorescence, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : Boiler Room							
	Plaster	45%	Now	\$81,100	LIFE	* *	5	\$5,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose/Delam Surface, Extent : Severe, Area Affected : 2%							
		Location : 2nd Floor Storage Room							
		Vertical Cracks, Extent : Light, Area Affected : 2%							
		Location : Main Gallery 1st Floor							
Ceilings									
	AcousTileSusp.Lay-In	25%			2038	* *	5	\$9,800	
		Staining/Discoloring, Extent : Light, Area Affected : 30%							
		Location : Basement							
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	15%			LIFE	* *	5	\$7,300	
	Plaster	40%	0-2	\$92,800	LIFE	* *	5	\$9,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Main Gallery And Throughout							
	Plywood/Hardboard	10%			2043	* *	1		
Site Enclosure									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
	Chain Link	38%			2043		**		
	Iron Picket	55%			2053		**		
	Masonry: Brick	5%	Now	\$2,500	2043		**		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
	Wood	2%			2031	\$3,500			
Retaining Walls									
	Concrete Masonry Unit	50%			2043		**		
	Masonry: Brick	36%	Now	\$17,200	2043		**		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : North Side Of Property									
	Masonry: Fieldstone	14%	Now	\$4,400	2043		**		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : South Side Of Property									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$2,000	2038		**		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	10%	Now	\$2,100	2038		**		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : North Side Steps And Throughout									
	Masonry: Brick	90%	Now	\$32,100	2043		**		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Explanation : Vegetation									
Parking/Driveway									
	Pavers/Stone	100%			2036		**		
Other Observation, Extent : Light, Area Affected : 100%									
Location : East Side Of Property									
Explanation : Gravel Lot									

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2033	\$24,700	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room, First Floor									
Explanation : One 400 Ampere Main Disconnect Switch									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2033	\$42,300	5	\$600	
	Raceway								
	Conduit	20%			2043	* *	1		
	Conduit	80%			2033	\$28,800	1		
	Panelboards								
	Molded Case Bkrs	100%			2032	\$29,200	5	\$600	
	Wiring								
	Thermoplastic	100%			2033	\$32,500	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2038	* *	10	\$6,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	75%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2038	* *	10	\$3,200	
	Exit, Battery	50%			2038	* *	10	\$900	
	Exterior Lighting								
	LED	10%			2038	* *			
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2033	\$42,700	1	\$8,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Intrusion Alarm System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	\$58,700	1-3	\$14,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Hardwired And Battery Operated Smoke Detectors Only. Tied To Intrusion Alarm Panel								

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2043	**	1		
	Natural Gas	95%			2043	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Exterior							
		Explanation : Gas Meter							
Conversion Equipment									
	Radiant Heater	5%			2028	\$33,200	2	\$600	
	Steam Boiler	95%			2031	\$211,100	1	\$24,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Capacity: 910 Mbh (Input)							
Distribution									
	Hot Wtr Piping/Pump	10%			2041	**	4	\$200	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Basement							
		Explanation : Steam Condensate Hydronic Loop With Pump At Boiler Serving Heating Coil In Ductwork At Split Indoor Unit							
	Steam Piping/Pump	85%			2033	\$173,500			
	No Component	5%							
Terminal Devices									
	Convactor/Radiator	75%			2031	\$156,400	1	\$6,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : 1- Pipe Steam Radiators							
	Convactor/Radiator	20%			2031	\$41,700	1	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Heating Coil In Ductwork At Basement Split Indoor Unit							
	No Component	5%							
Controls									
	Electrical	95%			2026	\$120,200			
	No Component	5%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	\$63,100	1		
Conversion Equipment									
	Split Unit	75%	2-4	\$454,100	2043	**			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 6 Systems (26 Tons Total): 2 Condensing Units In Rear Yard And 4 On Roof At 2nd Floor; 5 Ducted Indoor Units And 1 Ductless Indoor Unit							
	Split Unit	15%			2041	**			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : 1 System (5 Tons); New Condensing Unit In Rear Yard. Ducted Indoor Unit (Original Installation).							
	No Component	10%							

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	Ductwork/Diffusers	90%			LIFE	**	2	\$30,600	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%			LIFE	**	2-5	\$700	
	No Component	95%							
	Exhaust Fans								
	Interior	5%			2028	\$5,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Toilets							
		Explanation : Ceiling Fans In Basement Toilets							
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%			2043	**	1		
	Galvanized Steel	40%			2031	\$130,200	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Toilets							
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Submersible	100%			2027	\$700	4	\$500	
	Backflow Preventer								
	Generic	100%			2043	**	1	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 3rd Floor.							
		Explanation : 1 Unit							

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)
Address : 1000 RICHMOND TERRACE SNUG HARBOR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0029.010 / 13438 **Yr Built/Renovated** : 1891 / 2001
Area Sq Ft : 10,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Nov-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$51,500	
Total	\$51,500	
Importance Code B	\$51,500	
Total	\$51,500	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,200	\$13,000		\$74,400
Interior Architecture	\$8,600	\$800		\$3,100
Electrical	\$4,900	\$1,100	\$1,100	\$2,600
Mechanical	\$40,200	\$2,900	\$4,800	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$59,800	\$21,600	\$9,900	\$86,700
Importance Code A	\$2,700	\$13,500	\$500	\$75,000
Importance Code B	\$55,800	\$7,800	\$9,400	\$11,800
Importance Code C	\$1,400	\$400		
Total	\$59,800	\$21,600	\$9,900	\$86,700



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 Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

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	65%			LIFE	**	5	\$13,000		
Masonry: Fieldstone	20%			LIFE	**	5	\$3,000		
Metal Panel	10%			2043	**	5-10	\$13,800		
Wood	5%			2038	**	5	\$5,000		
Windows									
Wood	100%			2041	**	5	\$26,000		
Roof									
Built-Up (BUR)	5%	Now	\$2,200	2033	\$10,800				
Water Penetration, Extent : Severe, Area Affected : 50% Location : Below Water Tower									
Copper/Terne	70%			2048	**	10	\$33,200		
Plaza Roof: Stone Panels	20%			2053	**				
Skylight, Metal/Glass	5%			2043	**	10	\$3,200		
Soffits									
Wood	100%			2038	**	5	\$69,700		
Interior									
Floors									
Cast in Place Concrete	40%	0-2	\$51,500	LIFE	**	5	\$13,600		
Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout 1st Floor									
Ceramic Tile	5%			2036	**	5	\$800		
Slate	15%			LIFE	**	5	\$2,500		
Wood	40%	Now	\$7,200	2048	**	5	\$5,800		
Misaligned/Bulging, Extent : Moderate, Area Affected : 5% Location : Main Room 2nd Floor									
Interior Walls									
Cast in Place Concrete	3%	Now	\$1,400	LIFE	**				
Water Penetration, Extent : Light, Area Affected : 10% Location : Throughout 1st Floor At Window Wells									
Ceramic Tile	6%			2036	**	5	\$700		
Folding Partition	2%			2049	**	5	\$600		
Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Classroom Explanation : Folding Partition									
Glass: Single Pane	3%			LIFE	**	5	\$300		
Gypsum Board	34%			LIFE	**	5	\$2,500		
Masonry: Brick	15%			LIFE	**				
SGFT/Glazed Masonry	34%			LIFE	**				
Wood	3%			LIFE	**	5	\$1,500		
Ceilings									
AcousTileSusp.Lay-In	40%			2038	**	5	\$6,200		
Exposed Struc: Concrete	2%			LIFE	**	5			
Exposed Struc: Steel	10%			LIFE	**				
Exposed Struc: Wood	45%			LIFE	**				
Gypsum Board	3%			LIFE	**	5	\$600		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)
Asset # : 13438

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

Site Enclosure

Free Standing Walls

Cast in Place Concrete

100%

2053

* *

Retaining Walls

Cast in Place Concrete

100%

2053

* *

Site Pavements

On-Site Walkways

Cast in Place Concrete

75%

2038

* *

Pavers/Stone

25%

2036

* *

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

Molded Case Bkrs

100%

2043

* *

5

\$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room In Building M**Explanation : One 600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs

100%

2043

* *

5

\$300

Raceway

Conduit

100%

2053

* *

1

Panelboards

Molded Case Bkrs

100%

2041

* *

5

\$300

Wiring

Thermoplastic

100%

2053

* *

1

Motor Controllers

Locally Mounted

100%

2038

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$100

Lighting

Interior Lighting

Fluorescent

60%

2033

\$41,500

10

\$5,500

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

10%

2033

\$6,900

10

\$900

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Incandescent

2%

2028

\$1,200

2

LED

28%

2033

\$17,500

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

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

Lighting

Egress Lighting

Emergency, Battery

60% Now

\$3,900

2038

**

Not Functioning, Extent : Moderate, Area Affected : 60%

Location : 10 Battery Pack Emergency Lights Are Not Operational Throughout The Building

Exit, Battery

40%

2033

\$4,500

10

\$300

Exterior Lighting

HID

10%

2033

\$4,600

10

No Component

90%

Lightning Protection

Arresters/Cabling

Generic

100%

2048

**

5

\$200

Alarm

Security System

Generic

50%

2033

\$9,200

1

\$1,900

Other Observation, Extent : N/A, Area Affected : 50%

Location : Throughout The Building

Explanation : CCTV Surveillance System

Generic

50%

2033

\$9,200

1

\$1,900

Other Observation, Extent : N/A, Area Affected : 50%

Location : Throughout The Building

Explanation : Intrusion Alarm System

Fire/Smoke Detection

Generic, Digital

100%

2033

\$25,200

1-3

\$6,200

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

Heating

Energy Source

Natural Gas

100%

2053

**

1

Conversion Equipment

Hot Water Boiler

100%

2046

**

1

\$4,900

Other Observation, Extent : N/A, Area Affected : 100%

Location : Ground Floor Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

100%

2049

**

4

\$700

Terminal Devices

Air Handler

70%

2038

**

1

\$4,300

Convactor/Radiator

30%

2046

**

1

\$1,000

Air Conditioning

Energy Source

Electricity

100%

2049

**

1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2038	**	1	\$4,600	
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$700	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2038	**	1	\$6,200	
	Heat Rejection								
	Dry Cooler	25%			2038	**	2	\$1,700	
	Water Cooling Tower	75%	0-2	\$37,000	2038	**	2	\$6,000	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Mechanical Room								
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Mechanical Room								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	
	Exhaust Fans								
	Interior	100%			2038	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$46,200	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : 80 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2038	**	4	\$300	
	Sewage Ejector(s)								
	Electric	100%			2033	\$5,100	4	\$600	
	Backflow Preventer								
	Generic	100%			2038	**	1	\$600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Installed In Janitor Closet								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Ground To The First Floor								
	Explanation : One Unit								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	Generic	100%		2053	* *	1-2	\$2,800	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Address : 1000 RICHMOND TERRACE SNUG HARBOR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0029.000 / 3007 **Yr Built/Renovated** : 1913 / 2014
Area Sq Ft : 15,456 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Nov-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,081,600	\$221,400
Interior Architecture		\$124,800
Mechanical	\$222,700	\$898,700
Site Pavements	\$91,500	
Total	\$1,395,800	\$1,245,000
Importance Code A	\$1,081,600	\$221,400
Importance Code B	\$222,700	\$1,023,500
Importance Code C	\$91,500	
Total	\$1,395,800	\$1,245,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$30,100			\$36,300
Interior Architecture	\$58,500	\$2,900		\$3,900
Electrical	\$7,800	\$1,800	\$1,600	\$14,100
Mechanical	\$30,600	\$3,100	\$5,500	\$3,100
Site Enclosure	\$1,500			
Site Pavements	\$1,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$134,000	\$11,700	\$11,000	\$61,400
Importance Code A	\$31,000	\$900	\$900	\$37,200
Importance Code B	\$76,200	\$10,900	\$10,100	\$24,200
Importance Code C	\$26,800			
Total	\$134,000	\$11,700	\$11,000	\$61,400



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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$41,500	
	Masonry: Brick	80%	Now	\$890,400	LIFE	**	5	\$221,400	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Above 3rd Floor Windows							
	Masonry: Limestone	5%			LIFE	**	5	\$10,400	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Sandstone	5%	0-2	\$78,400	LIFE	**	5	\$10,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : South And West Facades							
	Window Wall	7%			2043	**	5	\$72,700	
Windows									
	Wood	100%	0-2	\$112,800	2041	**	5	\$16,500	
		Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
		Location : First Floor							
		Deteriorated Finish, Extent : Moderate, Area Affected : 60%							
		Location : First Floor							
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
Roof									
	Cast in Place Concrete	5%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 25%							
		Location : Over Connector Basement							
		Explanation : Concrete With Glass Block Units							
	Copper/Terne	50%	Now	\$9,900	2048	**			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Metal Panel	5%	Now	\$500	2038	**			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Modified Bitumen	30%	0-2	\$19,700	2038	**			
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Low Roof							
	Panel/Paver: Cer/Brk	5%			2043	**	10	\$1,000	
	Skylight, Metal/Glass	5%			2043	**	10	\$2,600	
Soffits									
	Metal Panel	100%			2043	**	5-10		
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Throughout Connector							

Interior

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

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	20%			2029	\$79,900	3	\$6,900		
Cast in Place Concrete	5%			LIFE	**	5	\$2,500		
Paint Peeling, Extent : Light, Area Affected : 15%									
Location : Throughout Basement									
Ceramic Tile	5%			2036	**	5	\$1,200		
Sheet Vinyl/Rubber	15%			2038	**	5	\$5,200		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2nd And 3rd Floor Circulation Core									
Explanation : Recent Installation									
Slate	5%			LIFE	**	5	\$1,200		
Vinyl Tile	20%	Now	\$2,500	2033	\$124,800	3	\$1,700		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Basement Mechanical Area									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Basement Mechanical Area									
Wood	30%	0-2	\$20,200	2048	**	5	\$6,500		
Other Observation, Extent : Light, Area Affected : 5%									
Location : 3rd Floor									
Explanation : Warped Boards									
Interior Walls									
Cast in Place Concrete	10%	0-2	\$4,400	LIFE	**				
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Workshop In Basement									
Gypsum Board	60%	Now	\$12,200	LIFE	**	5	\$10,800		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout 3rd Floor And Stair									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Throughout 3rd Floor And Stair									
Plaster	20%	Now	\$7,100	LIFE	**	5	\$1,800		
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Stair, East Windows On Third Floor									
Plywood/Hardboard	10%			LIFE	**				
Ceilings									
AcousTileConcealSpLn	5%			2038	**	5	\$1,400		
Exposed Struc: Concrete	10%			LIFE	**	5	\$400		
Exposed Struc: Steel	5%			LIFE	**				
Gypsum Board	45%			LIFE	**	5	\$13,000		
Plaster	35%	Now	\$12,000	LIFE	**	5	\$5,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout 3rd Floor									
Site Enclosure									
Free Standing Walls									
Cast in Place Concrete	100%	Now	\$1,500	2053	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Front Ramp									

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 OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2053		* *		
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	25%	2-4	\$1,500	2038		* *		
		Sinking/Subsiding, Extent : Light, Area Affected : 2%							
		Location : Sunken Plaza							
	Pavers/Stone	75%	Now	\$91,500	2036		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Activity Yard									
	Cast in Place Concrete	50%			2038		* *		
	Rubber Matting	50%			2033				

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%			2033	\$24,700	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200 Ampere Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2033	\$42,300	5	\$100	
Raceway									
	Conduit	50%			2033	\$18,000	1		
	Conduit	50%			2053	* *	1		
Panelboards									
	Molded Case Bkrs	30%			2049	* *	5	\$100	
	Molded Case Bkrs	70%			2032	\$13,600	5	\$300	
Wiring									
	Thermoplastic	100%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$46,300	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	50%			2038	* *	10	\$7,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50% Location : Throughout The Building							
	Fluorescent	39%			2038	* *	10	\$5,500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lobby And Stairway							
	HID	1%			2033		10		
	LED	10%			2041	* *			
Egress Lighting									
Emergency, Battery		50%	Now	\$6,300	2038	* *			
		Not Functioning, Extent : Moderate, Area Affected : 50% Location : 15 Battery Pack Emergency Lights Are Not Operational							
	Exit, Battery	50%			2033	\$10,700	10	\$500	
Exterior Lighting									
	LED	10%			2033	\$8,100			
	No Component	90%							
Alarm									
Security System	Generic	50%			2038	* *	1	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 50% Location : Throughout The Building Explanation : CCTV Surveillance System							
	Generic	50%			2038	* *	1	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 50% Location : Throughout The Building Explanation : Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2038	* *	1-3	\$9,500	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Plant Campus Steam / PRV	100%			2043	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Steam Comes From Snug Harbor Power Plant								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	50%			2042	* *	1	\$4,400	
		Other Observation, Extent : N/A, Area Affected : 50% Location : Basement Explanation : 1 Unit							
	Heat Exchanger, Plate & Frame	50%			2036	* *	1	\$4,400	
		Other Observation, Extent : N/A, Area Affected : 50% Location : Basement Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	90%	Now	\$10,300	2041	* *	4	\$800	
		Insul. Deteriorating, Extent : Severe, Area Affected : 30% Location : All Piping In Basement Not in Service, Extent : Severe, Area Affected : 30% Location : 1 Out Of 3 Booster Pumps, Basement							
	Steam Piping/Pump	10%	Now	\$14,000	2063	* *			
		Other Observation, Extent : Severe, Area Affected : 100% Location : Basement Explanation : 2 Vacuum Condensate Units - 1 Obsolete, 1 On Extended Life							
Terminal Devices									
	Air Handler	60%			2033	\$197,600	1	\$6,700	
	Convactor/Radiator	40%			2038	* *	1	\$2,300	
Controls									
	Pneumatic	100%	Now	\$145,900	2031	\$291,700			
		Malfunctioning, Extent : Severe, Area Affected : 100% Location : Throughout							
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : Chilled Water From Power House - Building L							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,800	2043	* *	4	\$900	
		Insul. Deteriorating, Extent : Severe, Area Affected : 30% Location : Basement							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2033	\$339,500	1	\$11,100	
Ventilation									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$76,900	LIFE	**	2-5	\$10,000	
Inadequate Supply, Extent : Severe, Area Affected : 30%									
Location : 3rd Floor									
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : 2nd Floor									
Explanation : System Needs Rebalancing									
Exhaust Fans									
	Interior	90%			2033	\$69,800	2	\$500	
	Wall Unit	10%			2033	\$800	2	\$100	
Other Observation, Extent : N/A, Area Affected : 10%									
Location : Repair Shop, Basement									
Explanation : 1 Unit									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2043	**	1		
Water Heater With Tanks									
	Electric	100%			2031	\$46,200	4		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Room									
Explanation : 80 Gallons									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2027	\$500	4	\$300	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	30%							
	Generic	70%			2043	**	1-2	\$3,500	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY CHILDREN'S CAROUSEL
Address : 614 BROADWAY
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.120 / 14808 **Yr Built/Renovated** : 2014 /
Area Sq Ft : 1,300 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Mar-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5106733

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				\$2,400
Interior Architecture		\$2,700		
Electrical				
Total		\$2,700		\$2,400
Importance Code A				\$2,400
Importance Code B		\$2,700		
Total		\$2,700		\$2,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY CHILDREN'S CAROUSEL
Asset # : 14808

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								
	Glass: Special Gauge	100%			LIFE	* *	1		
Roof									
	Fiberglass Panel	100%			2042	* *	1		
Soffits									
	Metal Panel	100%			2053	* *	5-10	\$8,700	
Interior									
	Floors								
	Steel Grating	60%			2053	* *	1		
	Wood	40%			2061	* *	5	\$5,300	
Interior Walls									
	Plywood/Hardboard	10%			LIFE	* *			
	No Component	90%							
Ceilings									
	Exposed Struc: Steel	100%			LIFE	* *			
Site Enclosure									
	Fence/Gates								
	Exposed Struc: Steel	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Steel Handrails								
Site Pavements									
	On-Site Walkways								
	Steel Grating	100%			2059	* *	1		

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%			2059	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2055	* *	5		
	Wiring								
	Thermoplastic	100%			2059	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2050	* *	5		
Lighting									
	Interior Lighting								
	LED	100%			2041	* *			
	Egress Lighting								
	Emergency, Battery	50%			2041	* *	10	\$200	
	Exit, LED	50%			2068	* *	1		
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY CHILDREN'S CAROUSEL
Asset # : 14808

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2063	* *	1		

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.110 / 13598 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 3,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Mar-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5106733

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$27,400		
Interior Architecture		\$600		
Electrical	\$100	\$100	\$200	\$15,200
Mechanical	\$100	\$100	\$100	\$100
Total	\$200	\$28,200	\$300	\$15,200
Importance Code A		\$27,400		
Importance Code B	\$200	\$800	\$300	\$15,200
Importance Code C				
Total	\$200	\$28,200	\$300	\$15,200



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN
Asset # : 13598

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								
	Wood	100%			2046	* *	5	\$34,400	
			Deteriorated Finish, Extent : Light, Area Affected : 20%						
			Location : Throughout						
	Windows								
	Aluminum	100%			2049	* *	5	\$500	
	Roof								
	Metal Panel	100%			2046	* *	10	\$10,200	
	Soffits								
	Metal Panel	100%			2053	* *	5-10		
Interior									
	Floors								
	Cast in Place Concrete	85%			LIFE	* *	5	\$8,300	
	Wood	15%			2061	* *	5	\$1,300	
			Other Observation, Extent : Light, Area Affected : 15%						
			Location : Mezzanine Level						
			Explanation : Used As Hay Loft						
	Interior Walls								
	Gypsum Board	10%			LIFE	* *	5	\$200	
	Wood	90%			LIFE	* *	5	\$14,500	
	Ceilings								
	Exposed Struc: Wood	100%			LIFE	* *			
Site Enclosure									
	Fence/Gates								
	Wood	100%			2031				

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%			2033	\$3,700	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Ampere Main Disconnect Switch							
	Raceway								
	Conduit	100%			2033	\$4,300	1		
	Panelboards								
	Fused Disc Sw	5%			2032	\$500	5		
	Molded Case Bkrs	95%			2032	\$9,300	5	\$100	
	Wiring								
	Thermoplastic	100%			2033	\$8,800	1		
	Motor Controllers								
	Locally Mounted	100%			2031	\$11,200	5		

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN
Asset # : 13598

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

Lighting

Interior Lighting
Fluorescent

50%
 2028 \$10,400 10 \$1,400
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Compact Fluorescent Lamps

LED

50% 2041 * *

Egress Lighting

Emergency, Battery
Exit, Service

50% 2028 \$2,500 10 \$400
 50% 2028 \$500 1

Exterior Lighting

LED
No Component

20% 2041 * *
 80%

Alarm

Security System
Generic

100% 2041 * * 1 \$1,100
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Exterior Only
Explanation : Cameras Security System

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

Ventilation

Exhaust Fans
Roof

100% 2033 \$5,700 2 \$100

Plumbing

H/C Water Piping
Brass/Copper

100% 2043 * * 1

Water Heater With Tanks
Electric

100% 2031 \$23,100 4

Sanitary Piping

Cast Iron
No Component

10% LIFE * * 1
 90%

Storm Drain Piping

Cast Iron

100% LIFE * * 1

Backflow Preventer

Generic

100% 2038 * * 1 \$200

Fire Suppression**Sprinkler**

No Component
Generic

30% 2053 * * 1-2 \$600
 70%

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.030 / 2322 **Yr Built/Renovated** : 1984 / 2013
Area Sq Ft : 6,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Mar-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5106734

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$118,000	
Interior Architecture	\$81,700	
Electrical		\$19,700
Mechanical	\$232,000	\$68,900
Total	\$431,700	\$88,600
Importance Code A	\$118,000	\$68,900
Importance Code B	\$313,700	\$19,700
Total	\$431,700	\$88,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$62,400	\$1,300		\$9,000
Interior Architecture		\$1,200	\$200	
Electrical	\$400	\$400	\$600	\$1,900
Mechanical	\$8,200	\$1,600	\$2,100	\$27,800
Site Enclosure	\$8,000			
Total	\$78,900	\$4,400	\$2,900	\$38,700
Importance Code A	\$69,300	\$1,600	\$300	\$9,400
Importance Code B	\$1,600	\$2,800	\$2,600	\$29,300
Importance Code C	\$8,000			
Total	\$78,900	\$4,400	\$2,900	\$38,700



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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

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	85%	Now	\$51,100	LIFE	**	5	\$12,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Window Wall	15%			2053	**	5	\$8,400	
Windows									
	Aluminum	100%			2049	**	5	\$200	
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$22,600	LIFE	**	5	\$1,600	
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
	Masonry: Brick	40%			LIFE	**	5	\$900	
	No Component	50%							
Roof									
	Metal Panel	5%			2046	**	10	\$1,300	
	Single Ply Membrane	35%			2038	**	10	\$4,800	
	Sloped Glazing	15%	Now	\$67,000	LIFE	**	5	\$27,500	
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Synthetic Slate/Cedar	45%	Now	\$39,700	2042	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Roof Area							
		Split/Cracked, Extent : Severe, Area Affected : 10%							
		Location : Roof Area							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
	Ceramic Tile	5%			2042	**	5	\$500	
	Terrazzo	90%	0-2	\$81,700	LIFE	**	5	\$7,000	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	60%			LIFE	**	5	\$3,300	
	Plaster	40%			LIFE	**	5	\$1,600	
Ceilings									
	AcousTileSusp.Lay-In	25%			2046	**	5	\$2,500	
	Exposed Struc: Concrete	25%			LIFE	**	5	\$400	
	Gypsum Board	25%			LIFE	**	5	\$3,100	
	Plaster	25%			LIFE	**	5	\$1,600	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2053	**			
Free Standing Walls									
	Masonry: Brick	100%	2-4	\$8,000	2053	**			
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

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	90%			2033	\$6,600	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Fused Disc Sw	10%			2033	\$700	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 100 Ampere Main Disconnect Switch For Emergency							
	Raceway								
	Conduit	100%			2033	\$9,700	1		
	Panelboards								
	Fused Disc Sw	5%			2032	\$1,000	5		
	Molded Case Bkrs	95%			2032	\$18,500	5	\$200	
	Wiring								
	Thermoplastic	100%			2033	\$11,900	1		
	Motor Controllers								
	Locally Mounted	100%			2031	\$28,900	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2033	\$19,700	10	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : New Addition							
		Explanation : T-8 Lamps							
	Fluorescent	80%			2041	* *	10	\$4,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Service	45%			2041	* *	1		
	Emergency, Battery	10%			2028	\$1,100	10	\$200	
	Exit, LED	35%			2068	* *	1		
	Exit, Service	10%			2028	\$300	1		
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	\$16,100	1-3	\$4,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$6,900	2031	\$68,900	1	\$3,000	
		Obsolete Equipment, Extent : Severe, Area Affected : 60%							
		Location : Boiler For Old Section Appears To Be Undersized							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One Unit For Old Section And One For New Section							
		Explanation : Two Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	\$14,200	4	\$300	
	Terminal Devices								
	Air Handler	100%			2028	\$122,000	1	\$4,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	50%			2028	\$47,800	1	\$1,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Outside On The Ground							
	Reciprocating Compr/Chiller	50%			2038	**	1	\$1,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Outside On The Ground							
	Terminal Devices								
	Air Handler/Dir Expansion	50%			2028	\$62,200	1		
	Air Handler/Dir Expansion	50%			2038	**	1		
	Heat Rejection								
	Air Cooled Condenser Unit	50%			2028	\$9,400	2	\$2,300	
	Air Cooled Condenser Unit	50%			2033	\$9,400	2	\$2,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,700	
	Exhaust Fans								
	Roof	100%			2033	\$12,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2053	**	1		
	Galvanized Steel	50%			2031	\$41,400	1		
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$16,700	2		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$400	
	Fixtures								
	Generic	100%							

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.010 / 2321 **Yr Built/Renovated** : 1935 / 2006
Area Sq Ft : 42,760 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Mar-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 314 **Lot** : 70 **BIN** : 5106733

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$165,900	\$105,100
Interior Architecture	\$301,000	\$1,327,400
Electrical		\$538,900
Mechanical	\$333,200	\$2,623,600
Site Pavements	\$123,200	
Total	\$923,200	\$4,595,100
Importance Code A	\$165,900	\$105,100
Importance Code B	\$696,100	\$4,296,400
Importance Code C	\$61,300	\$193,500
Total	\$923,200	\$4,595,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$5,700	\$6,000		\$21,400
Interior Architecture	\$66,900	\$3,200	\$5,600	\$7,800
Electrical	\$7,000	\$10,700	\$7,800	\$7,700
Mechanical	\$16,300	\$13,400	\$21,200	\$11,600
Site Enclosure	\$1,800			
Site Pavements	\$24,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$126,100	\$37,200	\$38,600	\$52,500
Importance Code A	\$9,900	\$10,200	\$4,200	\$25,700
Importance Code B	\$62,100	\$27,000	\$31,900	\$26,800
Importance Code C	\$54,100		\$2,400	
Total	\$126,100	\$37,200	\$38,600	\$52,500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	Now	\$3,600	LIFE	**	5	\$7,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : South Wing								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Exterior Walls At Parapet Level								
Masonry: Brick	90%	Now	\$165,900	LIFE	**	5	\$41,300	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Reptile Wing, West Wing								
Expansion Joint Failure, Extent : Moderate, Area Affected : 30%								
Location : Chimney								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Facades								
Masonry: Granite	3%	0-2	\$2,100	LIFE	**	5	\$1,000	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Maintenance Areas								
Granite Panels	3%			LIFE	**	5	\$1,000	
Window Wall	2%			2053	**	5	\$3,400	
Windows								
Aluminum	94%			2049	**	5	\$4,000	
Metal Louvers	1%			2042	**	10	\$300	
Wood	5%			2049	**	5	\$2,100	
Parapets								
Masonry: Brick	33%			LIFE	**	5	\$800	
Pre-Cast Concrete	7%			LIFE	**	5	\$1,100	
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Slate Roof								
Roof								
Built-Up (BUR)	30%			2038	**	10	\$19,700	
Metal Panel	5%			2046	**	10	\$6,000	
Skylight, Metal/Glass	3%			2063	**	10	\$6,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Slate	50%			LIFE	**			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Sloped Glazing	12%			LIFE	**	5	\$105,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof Area								
Soffits								
Glass: Special Gauge	45%			LIFE	**	1		
Metal Panel	30%			2053	**	5-10		
Stucco Cement	25%			2038	**	5		

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

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	12%	Now	\$6,600	2032	\$131,400	3	\$11,400	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
	Location : 2nd Floor Office							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location : 2nd Floor Office							
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
	Location : 2nd Floor Office							
Cast in Place Concrete	25%	Now	\$26,300	LIFE	**	5	\$34,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Basement							
	Paint Peeling, Extent : Light, Area Affected : 15%							
	Location : Throughout Basement							
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Boiler Room							
Ceramic Tile	10%			2042	**	5	\$6,300	
Quarry Tile	5%			2046	**	5	\$4,800	
Sheet Vinyl/Rubber	28%	Now	\$226,800	2033	\$1,133,900	5	\$13,300	
	Misaligned/Bulging, Extent : Light, Area Affected : 1%							
	Location : Reptile Wing							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 15%							
	Location : Basement Lecture Hall							
	Seams Open/Split, Extent : Severe, Area Affected : 5%							
	Location : Basement Lecture Hall							
	Worn/Eroded, Extent : Severe, Area Affected : 25%							
	Location : Throughout Basement							
Traffic Topping	10%			2038	**	5	\$7,900	
Vinyl Tile	10%			2038	**	3	\$2,400	
Interior Walls								
Cast in Place Concrete	5%	Now	\$18,200	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Boiler Room And Throughout Basement							
Ceramic Tile	5%			2042	**	5	\$4,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,000	
Fabric on Framing	2%	Now	\$9,700	2031	\$193,500	5	\$500	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
	Location : Africa Wing							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Africa Wing							
	Explanation : Carpet On Wall							
Glass: Special Gauge	18%			LIFE	**	1		
Gypsum Board	30%			LIFE	**	5	\$17,600	
Masonry: Brick	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$5,900	
SGFT/Glazed Masonry	10%			LIFE	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

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

AcousTileSusp.Lay-In 30% Now \$6,200 2038 * * 5 \$9,500

Broken/Missing Elements, Extent : Moderate, Area Affected : 2%

Location : Throughout Basement

Staining/Discoloring, Extent : Light, Area Affected : 100%

Location : Throughout Basement

Exposed Struc: Concrete 8% Now \$74,200 LIFE * * 5 \$800

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout Basement

Exposed Struc: Steel 2% LIFE * *

Exposed Struc: Wood 5% LIFE * *

Gypsum Board 30% LIFE * * 5 \$23,800

Plaster 25% LIFE * * 5 \$9,900

Site Enclosure

Fence/Gates

Chain Link 95% 2053 * *

Iron Picket 5% Now \$1,800 2053 * *

Corrosion/Rusting, Extent : Moderate, Area Affected : 10%

Location : Main Gate

Deteriorated Finish, Extent : Moderate, Area Affected : 90%

Location : Main Gate

Site Pavements

Public Sidewalk

Cast in Place Concrete 30% 2046 * *

Pavers/Stone 70% Now \$62,000 2042 * *

Sinking/Subsiding, Extent : Moderate, Area Affected : 10%

Location : Along Broadway

On-Site Walkways

Asphalt 50% Now \$24,300 2036 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Throughout

Cast in Place Concrete 10% 2046 * *

Pavers/Stone 40% 2-4 \$61,300 2042 * *

Sinking/Subsiding, Extent : Light, Area Affected : 5%

Location : Throughout

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

Under 600 Volts

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING

Asset # : 2321

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	70%			2043	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 1,200 Ampere Main Disconnect Switches							
	Fused Disc Sw	30%			2043	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 1,200 Ampere Main Disconnect Switches For Emergency							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2043	**	5	\$1,100	
Raceway									
	Conduit	100%			2043	**	1		
Panelboards									
	Fused Disc Sw	5%			2041	**	5	\$100	
	Molded Case Bkrs	95%			2041	**	5	\$1,100	
Wiring									
	Thermoplastic	100%			2043	**	1		
Motor Controllers									
	Locally Mounted	80%			2038	**	5	\$200	
	Variable Frequency Drive	20%			2050	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2038	**	1	\$13,200	
Generators									
	Diesel	100%			2036	**	1	\$16,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : One 600 Kilowatts							
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$1,600	
Fuel Storage									
	Main Tank	100%			2048	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Outside The Building							
		Explanation : One 300 Gallon Tank							

Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

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

Lighting

Interior Lighting

Fluorescent

30%

2033

\$211,700

10

\$11,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

20%

2033

\$141,100

10

\$7,800

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

HID

5%

2033

10

\$100

LED

45%

2041

* *

Egress Lighting

Emergency, Service

50%

2033

\$12,700

1

Emergency, Battery

5%

2033

\$3,500

10

\$500

Exit, LED

40%

2048

* *

1

Exit, Service

5%

2033

\$900

1

Exterior Lighting

HID

5%

2033

\$9,700

10

LED

15%

2041

* *

No Component

80%

Alarm

Security System

Generic

100%

2033

\$78,400

1

\$16,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Interior And Exterior**Explanation : Cameras Security System*

Fire/Smoke Detection

Generic, Digital

100%

2033

\$107,700

1-3

\$26,300

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

Heating

Energy Source

Natural Gas

100%

2043

* *

1

Conversion Equipment

Steam Boiler

100%

2046

* *

1

\$41,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 5 Units*

Distribution

Hot Wtr Piping/Pump

80%

2041

* *

4

\$2,500

Central Plant Steam

20%

2043

* *

4

\$400

Piping/Pmp

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

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									
	Terminal Devices								
	Air Handler	20%	0-2	\$77,800	2033	\$155,600	1	\$4,700	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement. Equipment On Extended Life. Constantly Breaking Down							
	Air Handler	50%			2033	\$389,100	1	\$13,100	
	Convactor/Radiator	20%			2031	\$67,600	1	\$2,700	
	Unit Heater - Steam	10%			2033	\$23,500	4	\$600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
	Conversion Equipment								
	Reciprocating	100%			2033	\$610,100	1	\$19,600	
	Compr/Chiller								
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Distribution								
	CW & CHW Wtr	100%			2053	**	4	\$3,100	
	Pipe/Pump								
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2033	\$641,900	1	\$21,000	
	Air Handler/Cool/Ht	20%			2028	\$160,500	1	\$5,200	
	Heat Rejection								
	Dry Cooler	100%	0-2	\$94,900	2033	\$189,800	2	\$23,600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Side Of Building.							
		Explanation : Equipment In Poor Condition							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$14,200	
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$9,400	
	Exhaust Fans								
	Interior	70%			2038	**	2	\$900	
	Roof	30%			2033	\$24,100	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2053	**	1		
	Galvanized Steel	70%			2031	\$369,500	1		
	HW Heat Exchanger								
	Steam Fired	100%			2033	\$200,000	4	\$6,300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$1,300	4	\$1,400	
	Sewage Ejector(s)								
	Electric	100%			2033	\$21,900	4	\$2,600	

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 OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING

Asset # : 2321

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2033	\$18,500	1	\$2,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement To The Second Floor							
		Explanation : Elevator Is Not Working							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2043	* *	1-2	\$4,700	

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.020 / 2164 **Yr Built/Renovated** : 1935 / 1983
Area Sq Ft : 4,800 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Mar-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5141695

CAPITAL	FY 2025 - 2028		FY 2029 - 2034	
Exterior Architecture	\$993,800		\$52,800	
Interior Architecture	\$65,100			
Site Enclosure			\$387,800	
Total	\$1,058,800		\$440,500	
Importance Code A	\$993,800		\$52,800	
Importance Code B	\$65,100			
Importance Code C			\$387,800	
Total	\$1,058,800		\$440,500	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$20,400			\$11,100
Interior Architecture	\$3,700		\$5,700	
Electrical			\$100	\$8,100
Mechanical	\$200	\$300	\$400	\$51,800
Total	\$24,400	\$300	\$6,100	\$71,000
Importance Code A	\$20,600	\$200	\$200	\$25,900
Importance Code B	\$3,700		\$1,300	\$45,100
Importance Code C			\$4,600	
Total	\$24,400	\$300	\$6,100	\$71,000



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 OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.
Asset # : 2164

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	100%	2-4	\$212,200	LIFE	* *	5	\$52,800	
	Diagonal Cracks, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Windows									
Wood		100%	Now	\$142,400	2041	* *	5	\$30,200	
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Throughout									
Parapets									
Cast Stone/Terra Cotta		10%	Now	\$20,400	LIFE	* *	5	\$8,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout									
Masonry: Brick		90%	4+	\$63,900	LIFE	* *	5	\$10,300	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Roof									
Built-Up (BUR)		27%			2038	* *	10	\$11,100	
	Single Ply Membrane	70%	Now	\$575,300	2043	* *			
Blisters, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Patching Evident, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Seams Open/Split, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 100%									
Location : Workshop									
Skylight, Plastic		3%			2038	* *	1		
Soffits									
Stucco Cement		50%			2046	* *	5		
	Wood	50%			2038	* *	5		
Interior									
Floors	Cast in Place Concrete	55%			LIFE	* *	5	\$26,400	
	Paint Peeling, Extent : Light, Area Affected : 25%								
	Location : Throughout Maintenance Space								
	Ceramic Tile	10%			2042	* *	5	\$2,200	
	Terrazzo	35%			LIFE	* *	5	\$6,000	

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 OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.
Asset # : 2164

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	50%			2042	* *	5	\$9,200	
	Masonry: Brick	50%			LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 15%									
Location : Throughout									
Ceilings									
	Gypsum Board	5%	Now	\$3,700	LIFE	* *	5	\$1,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Maintenance Areas									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Maintenance Areas									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Maintenance Areas									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Maintenance Areas									
	Metal Panel	45%			LIFE	* *	5	\$12,300	
	Plaster	50%	Now	\$65,100	LIFE	* *	5	\$6,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Maintenance Areas									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Maintenance Areas									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Maintenance Areas									
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2053	* *			
	Wood	50%			2034	\$387,800			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Polyvinyl Chloride									
Site Pavements									
On-Site Walkways									
	Asphalt	50%			2042	* *			
	Cast in Place Concrete	10%			2046	* *			
	Pavers/Stone	40%			2042	* *			

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%			2033	\$3,700	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200 Ampere Main Disconnect Switch									

*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 OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.
Asset # : 2164

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2033	\$4,300	1		
	Panelboards								
	Fused Disc Sw	5%			2032	\$500	5		
	Molded Case Bkrs	95%			2032	\$9,300	5	\$100	
	Wiring								
	Thermoplastic	100%			2033	\$8,800	1		
Lighting									
	Interior Lighting								
	Fluorescent	100%			2038	* *	10	\$4,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Egress Lighting								
	Emergency, Battery	40%			2028	\$3,100	10	\$500	
	Emergency, Battery	10%			2038	* *	10	\$100	
	Exit, LED	50%			2061	* *	1		
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
	Conversion Equipment								
	Furnace	100%			2028	\$14,600	1	\$2,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Two Rooftop Units								
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2028	\$31,500	2	\$100	
	R-22 Refrigerant, Extent : Light, Area Affected : 40%								
	Location : Roof								
	Window/Wall Unit	10%			2028	\$1,800	1		
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$1,100	
	No Component	60%							

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 OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset # : 2164

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Roof	40%		2028	\$3,600	2	\$100	
	No Component	60%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2043	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2031	\$16,700	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.100 / 4495 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 1,450 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Mar-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5106735

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,100			
Interior Architecture	\$36,600			
Electrical				
Site Pavements		\$800		
Total	\$38,700	\$800		
Importance Code A	\$2,100			
Importance Code B	\$36,600			
Importance Code C		\$800		
Total	\$38,700	\$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 OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION

Asset # : 4495

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								
	Wood	20%	Now	\$2,100	2046	* *	5	\$500	
				Bent/Warped Elements, Extent : Severe, Area Affected : 10%					
				Location : Fascia Of Pavilion					
				Broken/Missing Elements, Extent : Severe, Area Affected : 10%					
				Location : Fascia Of Pavilion					
				Deteriorated Finish, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Dry Rot/Decay, Extent : Severe, Area Affected : 10%					
				Location : Fascia Of Pavilion					
	No Component	80%							
Roof									
	Skylight, Metal/Glass	10%			2053	* *	10	\$3,400	
	Slate	80%			LIFE	* *			
	Sloped Glazing	10%			LIFE	* *	5	\$13,700	
Soffits									
	Wood	100%			2046	* *	5		
Interior									
	Ceilings								
	Exposed Struc: Wood	100%	4+	\$36,600	LIFE	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%			2053	* *			
	Retaining Walls								
	Masonry: Brick	100%			2043	* *			
				Vegetation Growth, Extent : Light, Area Affected : 10%					
				Location : Throughout					
Site Pavements									
	On-Site Walkways								
	Paver: Asphalt	100%			2036	* *	5	\$1,500	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2033	\$4,300	1		
	Wiring								
	Thermoplastic	100%			2033	\$8,800	1		
Lighting									
	Interior Lighting								
	LED	100%			2041	**			

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 OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION

Asset # : 4495

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	LED	20%			2041		* *		
	No Component	80%							

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.090 / 2799 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 2,227 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Mar-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5141696

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				\$2,300
Interior Architecture	\$6,000	\$100	\$1,200	
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$36,100	\$16,700	\$16,900	\$36,100
Total	\$42,200	\$17,000	\$18,200	\$38,600
Importance Code A	\$100	\$100	\$100	\$2,500
Importance Code B	\$42,100	\$16,900	\$16,900	\$36,100
Importance Code C			\$1,200	
Total	\$42,200	\$17,000	\$18,200	\$38,600



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 OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP
Asset # : 2799

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	100%		LIFE	* *	5	\$6,700
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Windows

Aluminum	100%		2049	* *	5	\$900
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Parapets

Cast Stone/Terra Cotta	5%		LIFE	* *	5	
Masonry: Brick	20%		LIFE	* *	5	
No Component	75%					

Roof

Single Ply Membrane	30%		2038	* *	10	\$2,300
Sloped Glazing	20%		LIFE	* *	5	\$20,600
Synthetic Slate/Cedar	50%		2042	* *		

Soffits

Metal Panel	100%		2053	* *	5-10	
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Interior

Floors

Cast in Place Concrete	15%		LIFE	* *	5	\$600	
Quarry Tile	85%	Now	\$6,000	2046	* *	5	\$1,200

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : At Entrance Doors*

Interior Walls

Cast in Place Concrete	35%		LIFE	* *		
Ceramic Tile	25%		2042	* *	5	\$2,500
Gypsum Board	5%		LIFE	* *	5	\$300
Masonry: Brick	35%		LIFE	* *		

Ceilings

AcousTileSusp.Lay-In	15%		2046	* *	5	\$300
Exposed Struc: Steel	10%		LIFE	* *		
Gypsum Board	75%		LIFE	* *	5	\$1,800

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

Molded Case Bkrs	100%		2043	* *	5	\$100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 350 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%		2043	* *	5	\$100
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Raceway

Conduit	100%		2043	* *	1	
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Panelboards

Fused Disc Sw	5%		2041	* *	5	
Molded Case Bkrs	95%		2041	* *	5	\$100

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP
Asset # : 2799

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2038	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	50%			2033	\$12,100	10	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	30%			2033	\$7,300	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
	LED	20%			2041	* *			
	Egress Lighting								
	Emergency, Battery	50%			2033	\$1,800	10	\$300	
	Exit, Service	50%			2033	\$400	1		
	Exterior Lighting								
	Fluorescent	20%			2033	\$1,700	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Using Compact Fluourescent Lamps							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2041	* *	1	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Interior And Exterior							
		Explanation : Cameras Security System							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Furnace	100%			2038	* *	1	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Two Units And No Perimeter Heat							
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	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 OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP
Asset # : 2799

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2038	* *	2	\$100	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 2 Units On The Roof					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,200	
	Exhaust Fans								
	Roof	100%			2038	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$16,700	2		
				Recent Installation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2038	* *	4	\$100	
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$100	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$600	
	Chemical System								
	Generic	100%			2031	\$47,800	1-3	\$242,700	
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : Kitchen					
				Explanation : 1 Set. Kitchen Fire Suppression System Covers 60 Square Feet					

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER
Address : 262 ASHLAND PL.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0043.000 / 14802 **Yr Built/Renovated** :
Area Sq Ft : 44,702 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Jun-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5
Block : 2107 **Lot** : 30 **BIN** : 3397476

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$334,100	\$125,300
Interior Architecture		\$54,900
Mechanical		\$198,500
Total	\$334,100	\$378,700
Importance Code A	\$334,100	\$125,300
Importance Code B		\$253,400
Total	\$334,100	\$378,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$25,100	\$2,400
Interior Architecture	\$34,900		\$3,400	\$23,300
Electrical	\$7,000	\$9,300	\$6,300	\$7,500
Mechanical	\$19,300	\$10,300	\$35,200	\$18,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$66,200	\$24,600	\$74,900	\$56,400
Importance Code A	\$2,200	\$2,200	\$27,400	\$4,600
Importance Code B	\$61,400	\$22,400	\$47,500	\$51,800
Importance Code C	\$2,600			
Total	\$66,200	\$24,600	\$74,900	\$56,400



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 OF CULTURAL AFFAIRS - 126
THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER
Asset # : 14802

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								
Metal/Glass Curt Wall	20%			LIFE	**	5	\$31,300	
Metal Panel	80%			2058	**	5-10	\$459,400	
Windows								
Aluminum	100%			2054	**	5	\$8,500	
Parapets								
Metal Panel	100%			2058	**	5	\$4,900	
Roof								
Single Ply Membrane	100%			2037	**	10	\$25,100	
Interior								
Floors								
Carpet	60%			2031	\$759,000	3	\$87,900	
Cast in Place Concrete	5%			LIFE	**	5	\$8,000	
Ceramic Tile	5%			2045	**	5	\$3,700	
Terrazzo	10%			LIFE	**	5	\$5,700	
Vinyl Tile	15%			2040	**	3	\$5,500	
Wood	5%			2067	**	5	\$6,900	
Interior Walls								
Ceramic Tile	5%			2045	**	5	\$5,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,100	
Gypsum Board	80%			LIFE	**	5	\$49,400	
Wood	5%			LIFE	**	5	\$20,600	
Ceilings								
AcousTileSusp.Lay-In	30%	4+	\$7,100	2049	**	5	\$11,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Double Height Space</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	60%			LIFE	**	5	\$54,900	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Sidewalk On Ashland Place</i>								
<i>Explanation : Metal Inserts</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								
Service Equipment								
Fused Disc Sw	100%			2052	**	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4,000 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 OF CULTURAL AFFAIRS - 126
THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER
Asset # : 14802

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									
Transformers									
	Dry Type	100%			2045	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 500 Kilovolt Amperes, 208/120 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2052	* *	5	\$200	
Raceway									
	Conduit	100%			2052	* *	1		
Panelboards									
	Fused Disc Sw	30%			2048	* *	5	\$300	
	Molded Case Bkrs	70%			2048	* *	5	\$800	
Wiring									
	Thermoplastic	100%			2052	* *	1		
Motor Controllers									
	Variable Frequency Drive	100%			2045	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$700	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2045	* *	1	\$13,800	
Generators									
	Diesel	100%			2041	* *	1	\$17,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Emergency Generator Rated At 350 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$1,700	
Fuel Storage									
	Main Tank	100%			2060	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 330 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	LED	100%			2037	* *			
Egress Lighting									
	Emergency, Service	50%			2037	* *	1		
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	LED	20%			2037	* *			
	No Component	80%							
Alarm									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER
Asset # : 14802

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

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$5,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2037

* *

1-3

\$28,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

Heating

Energy Source

Natural Gas

100%

2058

* *

1

Conversion Equipment

Furnace

80%

2037

* *

1

\$17,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 4 Rooftop Package Units*

Hot Water Boiler

20%

2045

* *

1

\$4,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

20%

2048

* *

4

\$400

No Component

80%

Terminal Devices

Convactor/Radiator

20%

2045

* *

1

\$2,900

No Component

80%

Air Conditioning

Energy Source

Electricity

100%

2054

* *

1

Conversion Equipment

Reciprocating

90%

2040

* *

1

\$18,700

Compr/Chiller

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : 2 Multistack Units. R-410a*

Split Unit

10%

2037

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 5 Units. R-410a*

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DEPARTMENT OF CULTURAL AFFAIRS - 126
THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER
Asset # : 14802

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	90%			2052	**	4	\$2,000	
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2037	**	1	\$24,900	
	Fan Coil - 2 Pipe	10%			2037	**	1	\$1,400	
Heat Rejection									
	Air Cooled Condenser Unit	10%			2037	**	2	\$3,100	
	Water Cooling Tower	90%			2033	\$198,500	2	\$40,500	
Ventilation									
Distribution									
	Ductwork Stainless Steel	100%			LIFE	**			
Exhaust Fans									
	Roof	100%			2037	**	2	\$1,400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	60%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 5th Floor							
		Explanation : 1 Unit							
	Hydraulic	40%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ground To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
Standpipe									
	Generic	100%			2058	**	1-5	\$23,400	
Sprinkler									
	Generic	100%			2058	**	1-2	\$12,500	
Fire Pump									
	Generic	100%			2041	**	1	\$8,400	

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : WAVE HILL ECOLOGY BUILDING
Address : 675 WEST 252 STREET WAVE HILL DWY & SYCAMORE AVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.040 / 2367 **Yr Built/Renovated** : 1909 / 2010
Area Sq Ft : 9,730 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-May-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$264,600	
Electrical	\$60,600	
Mechanical		\$70,700
Total	\$325,200	\$70,700
Importance Code A	\$264,600	
Importance Code B	\$60,600	\$70,700
Total	\$325,200	\$70,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$26,200			\$1,200
Interior Architecture	\$19,200	\$700		\$7,600
Electrical	\$500	\$800	\$600	\$30,600
Mechanical	\$1,300	\$900	\$1,100	\$4,500
Site Enclosure	\$11,400			
Site Pavements	\$38,300			
Total	\$97,000	\$2,300	\$1,700	\$43,800
Importance Code A	\$26,700	\$500	\$500	\$1,700
Importance Code B	\$32,000	\$1,900	\$1,200	\$42,200
Importance Code C	\$38,300			
Total	\$97,000	\$2,300	\$1,700	\$43,800



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	25%	Now	\$5,900	LIFE	**	5	\$29,800	
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Fieldstone	70%	Now	\$213,100	LIFE	**	5	\$8,000	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : At Lintels							
		Open Joints, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Coiling Doors	5%			2038	**	5	\$2,400	
Windows									
	Wood	100%	Now	\$51,500	2058	**	5	\$6,600	1
		Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Severe, Area Affected : 20%							
		Location : West Facing							
		Paint Peeling, Extent : Severe, Area Affected : 25%							
		Location : West Facing							
Parapets									
	Cast Stone/Terra Cotta	100%	Now	\$20,300	LIFE	**	5	\$17,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Roof									
	Cast in Place Concrete	5%			LIFE	**			
	Copper/Terne	25%			2061	**	10	\$18,900	
	Green, Roof Inaccessible	70%	Now		LIFE	**			
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor Recreation Area							
		Explanation : Water Penetration							
Soffits									
	Cast Stone/Terra Cotta	5%			LIFE	**	5		
	Metal, Corrugated	95%			2053	**	1		
Interior									
Floors									
	Cast in Place Concrete	25%			LIFE	**	5	\$8,800	
	Ceramic Tile	3%			2036	**	5	\$500	
	Vinyl Tile	22%			2038	**	3	\$1,300	
	Wood	50%			2048	**	5	\$15,100	

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	10%			LIFE	* *				
Gypsum Board	10%			LIFE	* *	5	\$700		
Masonry: Fieldstone	10%			LIFE	* *				
Plaster	45%			LIFE	* *	5	\$1,500		
Wood	25%			LIFE	* *	5	\$11,000		
Ceilings									
Gypsum Board	20%			LIFE	* *	5	\$4,000		
Plaster	80%	Now	\$19,200	LIFE	* *	5	\$8,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Recreation Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Recreation Room									
Site Enclosure									
Retaining Walls									
Cast in Place Concrete	35%	Now	\$2,300	2053	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Loading Dock Walls									
Masonry: Fieldstone	65%	Now	\$9,100	2043	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout South Side Of Building									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Throughout South Side Of Building									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	40%	Now	\$3,000	2038	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Loading Dock									
Pavers/Stone	60%	Now	\$35,400	2036	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stairs And Entry Area At South Side Of Building									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout South Side Of Building									
Parking/Driveway									
Asphalt	100%			2036	* *				

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									
Raceway									
Conduit	50%			2043	* *	1			
Conduit	50%			2053	* *	1			
Panelboards									
Molded Case Bkrs	50%			2032	\$4,900	5	\$100		
Molded Case Bkrs	50%			2049	* *	5	\$100		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	50%			2043	* *	1		
	Thermoplastic	50%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2046	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	40%			2028	\$26,900	10	\$3,600	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	40%			2028	\$26,900	10	\$3,600	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2028	\$6,700	10	\$900	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Recreation Room									
	LED	10%			2038	* *			
Egress Lighting									
	Emergency, Battery	20%			2028	\$3,200	10	\$500	
	Exit, Battery	80%			2028	\$8,800	10	\$500	
Exterior Lighting									
	HID	20%			2028	\$8,900	10		
	No Component	80%							
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2048	* *	5	\$300	
Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%			2038	* *	1-3	\$6,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Bells, Manual Pull Station, Smoke Detector									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2038	* *	1	\$4,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 1 Unit									
Distribution									
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$700	

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Terminal Devices							
	Convactor/Radiator	50%		2031	\$38,900	1	\$1,600	
	Fan Coil Unit/Heat	30%		2033	\$70,700	1	\$900	
	Unit Heater - Hot Water	20%		2033	\$11,300			
Air Conditioning								
	Energy Source							
	Electricity	100%		2041	* *	1		
	Conversion Equipment							
	Window/Wall Unit	10%		2028	\$3,600	1		
	No Component	90%						
Ventilation								
	Exhaust Fans							
	Interior	100%		2033	\$42,100	2	\$300	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2043	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2031	\$16,700	2		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : 70 Gallons</i>							
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2038	* *	1	\$600	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	40%						
	Generic	60%		2059	* *	1-2	\$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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : WAVE HILL ENTRANCE TICKET BOOTH
Address : 675 W252 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.100 / 15544 **Yr Built/Renovated** :
Area Sq Ft : 220 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 21-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,100			
Interior Architecture				
Electrical				
Mechanical				
Site Pavements		\$100		
Total	\$2,100	\$100		
Importance Code A	\$2,100			
Importance Code B				
Importance Code C		\$100		
Total	\$2,100	\$100		



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ENTRANCE TICKET BOOTH
Asset # : 15544

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: Granite	90%			LIFE	* *	5	\$1,700	
	Wood	10%			2050	* *	5	\$1,200	
	Windows								
	Wood	100%			2055	* *	5	\$1,900	
	Roof								
	Slate	100%			LIFE	* *			
	Soffits								
	Wood	100%			2050	* *	5	\$1,000	
Interior									
	Floors								
	Panel/Paver: Bluestone	100%			LIFE	* *	5	\$400	
	Interior Walls								
	Gypsum Board	10%			LIFE	* *	5	\$100	
	No Component	90%							
	Ceilings								
	Gypsum Board	100%			LIFE	* *	5	\$700	
Site Pavements									
	On-Site Walkways								
	Traffic Topping	100%			2041	* *	5	\$100	
	Parking/Driveway								
	Asphalt	100%			2042	* *			

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								
	Molded Case Bkrs	100%			2059	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Entrance Ticket Booth							
		Explanation : 50 Amperes							
	Raceway								
	Conduit	100%			2059	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2055	* *	5		
	Wiring								
	Thermoplastic	100%			2059	* *	1		
Lighting									
	Interior Lighting								
	LED	100%			2041	* *			
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							

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 OF CULTURAL AFFAIRS - 126
WAVE HILL ENTRANCE TICKET BOOTH
Asset # : 15544

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

Alarm

Security System
Generic

100%

2041

* *

1

\$100

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

Location : Interior And Exterior

Explanation : Camera Security System

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

Heating

Energy Source

Electricity

100%

2053

* *

1

Conversion Equipment

Heat Pump Air Sourced

100%

2034

2

\$100

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

Conversion Equipment

Split Unit

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.*

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : WAVE HILL GLYNDOR HOUSE GALLERIES
Address : 675 WEST 252 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.020 / 2389 **Yr Built/Renovated** : 1927 /
Area Sq Ft : 11,946 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-May-2022 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$213,300	
Interior Architecture	\$76,600	
Electrical	\$23,000	\$91,900
Mechanical	\$68,800	\$318,900
Site Enclosure	\$85,300	
Total	\$466,900	\$410,800
Importance Code A	\$213,300	\$149,600
Importance Code B	\$177,000	\$261,200
Importance Code C	\$76,600	
Total	\$466,900	\$410,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$31,600	\$17,700		\$2,900
Interior Architecture	\$20,800	\$200	\$500	\$10,500
Electrical	\$19,300	\$1,700	\$1,600	\$3,000
Mechanical	\$1,200	\$1,200	\$1,500	\$36,900
Site Pavements	\$37,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$114,100	\$24,800	\$7,600	\$57,200
Importance Code A	\$32,300	\$18,300	\$600	\$3,500
Importance Code B	\$44,700	\$6,500	\$7,000	\$53,600
Importance Code C	\$37,200			
Total	\$114,100	\$24,800	\$7,600	\$57,200



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 OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

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	95%	Now	\$96,300	LIFE	**	5	\$21,800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Chimney To 2nd Floor Corridor							
	Wood	5%			2038	**	5	\$5,700	
Windows									
	Wood	100%			2041	**	5	\$35,400	
Parapets									
	Wood Cornice	100%	4+	\$117,000	2043	**	5	\$26,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Roof									
	Plaza Roof: Stone Panels	15%			2043	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : North Side Of Building							
		Explanation : Over Basement							
	Skylight, Metal/Glass	5%			2053	**	10	\$2,200	
	Slate	80%	Now	\$31,600	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Attic							
Soffits									
	Wood	100%			2038	**	5		
Interior									
Floors									
	Cast in Place Concrete	25%			LIFE	**	5	\$10,700	
	Ceramic Tile	5%			2042	**	5	\$1,000	
	Marble Panels	3%			LIFE	**	5	\$400	
	Vinyl Tile	10%			2038	**	3	\$700	
	Wood	57%			2048	**	5	\$21,000	
Interior Walls									
	Gypsum Board	40%			LIFE	**	5	\$4,500	
	Masonry: Brick	20%	Now	\$76,600	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Spalling, Extent : Severe, Area Affected : 20%							
		Location : Boiler Room							
	Plaster	40%			LIFE	**	5	\$2,300	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

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								
	Gypsum Board	30%			LIFE	**	5	\$7,400	
	Plaster	5%			LIFE	**	5	\$600	
	Plaster	65%	Now	\$20,800	LIFE	**	5	\$8,000	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Second Floor Northeast Offices								
Site Enclosure									
	Fence/Gates								
	Masonry: Brick	100%			2043	**			
	Free Standing Walls								
	Masonry: Brick	100%			2043	**			
	Retaining Walls								
	Masonry: Brick	50%	Now	\$85,300	2043	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Northeast Wall By Driveway								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Northeast Wall By Driveway								
	Masonry: Fieldstone	50%			2043	**			
Site Pavements									
	On-Site Walkways								
	Asphalt	20%			2036	**			
	Cast in Place Concrete	10%			2038	**			
	Pavers/Stone	70%	Now	\$37,200	2036	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Garden Patio Steps At West Side Of Building								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Garden Patio At West Side Of Building								
	Parking/Driveway								
	Asphalt	100%			2036	**			

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%			2033	\$27,200	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Switch Rated At 400 Amperes								
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2033	\$46,500	5	\$300	
Raceway									
	Conduit	90%			2033	\$35,500	1		
	Conduit	10%			2053	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2032	\$1,100	5		
	Molded Case Bkrs	85%			2032	\$18,200	5	\$300	
	Molded Case Bkrs	10%			2049	**	5		
Wiring									
	Braided Cloth	50%	2-4	\$17,800	2058	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2053	**	1		
Motor Controllers									
	Locally Mounted	100%			2038	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2050	**	1	\$3,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Only One 800 Ampere Transfer Switch							
Lighting									
Interior Lighting									
	Fluorescent	10%			2033	\$23,000	10	\$1,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2028	\$23,000	10	\$1,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	30%			2033	\$68,900	10	\$3,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	50%			2038	**			
Egress Lighting									
	Emergency, Battery	50%			2033	\$11,800	10	\$1,600	
	Exit, Battery	50%			2033	\$10,000	10	\$400	
Exterior Lighting									
	LED	20%			2038	**			
	No Component	80%							
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2048	**	5	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

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

Alarm

Security System
Generic

100%
2033 \$24,000 1 \$4,500
Other Observation, Extent : Light, Area Affected : 100%
Location : Hallways
Explanation : Intrusion Alarm Only. Motion Sensors

Fire/Smoke Detection
Generic, Digital

100% 2038 * * 1-3 \$7,400

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

Heating

Energy Source

Natural Gas

100% 2043 * * 1

Conversion Equipment

Hot Water Boiler

100% 2031 \$149,600 1 \$6,500
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 2 Hot Water Boilers

Distribution

Hot Wtr Piping/Pump

100% 2032 \$30,800 4 \$600
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : No Temperature Control System

Terminal Devices

Air Handler

30% 2033 \$79,500 1 \$2,400

Convactor/Radiator

70% 2038 * * 1 \$3,000

Air Conditioning

Energy Source

Electricity

100% 2041 * * 1

Conversion Equipment

Int Pkg Unit -

30% 2027 \$68,800 2 \$200

Heating/Cooling

Window/Wall Unit

30% 2028 \$16,000 1

No Component

40%

Ventilation

Distribution

Ductwork/Diffusers

30% LIFE * * 2-5 \$2,200

No Component

70%

Exhaust Fans

Interior

30% 2028 \$18,700 2 \$100

Wall Unit

10% 2028 \$600 2

No Component

60%

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 OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2043	* *	1		
	Galvanized Steel	50%			2031	\$89,800	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$18,300	2		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 50 Gallons						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Cellar To 2nd Floor						
			Explanation : 1 Unit						

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : WAVE HILL GREENHOUSE - ALPINE HOUSE
Address : 675 WEST 252 STREET EAST OF VISITORS CENTER
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.060 / 2240 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 600 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 21-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$2,600		\$600
Interior Architecture				
Electrical				
Mechanical				
Total		\$2,600		\$700
Importance Code A		\$2,600		\$700
Importance Code B				
Total		\$2,600		\$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 OF CULTURAL AFFAIRS - 126
WAVE HILL GREENHOUSE - ALPINE HOUSE
Asset # : 2240

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: Fieldstone	20%			LIFE	**	5		\$300	
Metal Panel	20%			2053	**	5-10		\$2,400	
Wood	60%			2046	**	5		\$5,200	

Windows

Aluminum	100%			2049	**	5		\$100	
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Roof

Sloped Glazing	100%			LIFE	**	5		\$25,800	
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Interior

Floors

Cast in Place Concrete	50%			LIFE	**	5		\$1,100	
No Component	50%								

Site Pavements

On-Site Walkways

Panel/Paver: Bluestone	100%			LIFE	**	5			
------------------------	------	--	--	------	----	---	--	--	--

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

Molded Case Bkrs	100%			2033		\$31,800	5		
------------------	------	--	--	------	--	----------	---	--	--

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

Location : Alpine House

Explanation : 50 Amperes

Raceway

Conduit	100%			2043	**	1			
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Panelboards

Molded Case Bkrs	100%			2032		\$9,700	5		
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Wiring

Thermoplastic	100%			2043	**	1			
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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

Terminal Devices

Fan Coil Unit/Heat	100%			2038	**	1		\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : 1st Floor

Explanation : 2 Units

Ventilation

Exhaust Fans

Wall Unit	100%			2038	**	2			
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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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : WAVE HILL GREENHOUSE - MARCO POLO STEPHANO
Address : 675 WEST 252 STREET SOUTHEAST OF VISITORS CENTER
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.050 / 2239 **Yr Built/Renovated** : 1960 /
Area Sq Ft : 4,800 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 21-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$664,800
Electrical	\$17,300	\$51,900
Total	\$17,300	\$716,800
Importance Code A		\$664,800
Importance Code B	\$17,300	\$51,900
Total	\$17,300	\$716,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$1,000		\$900
Interior Architecture			\$200	
Electrical	\$300	\$400	\$2,800	\$18,300
Mechanical	\$1,300	\$1,000	\$1,000	\$1,000
Site Pavements				
Total	\$1,700	\$2,400	\$4,000	\$20,100
Importance Code A	\$600	\$1,600	\$600	\$1,500
Importance Code B	\$1,000	\$800	\$3,400	\$18,700
Importance Code C				
Total	\$1,700	\$2,400	\$4,000	\$20,100



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GREENHOUSE - MARCO POLO STEPHANO
Asset # : 2239

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: Fieldstone	15%			LIFE	**	5	\$2,600	
	Metal/Glass Curt Wall	80%			LIFE	**	5	\$34,700	
	Metal Panel	2%			2043	**	5-10	\$3,200	
	Stucco Cement	3%			2046	**	5	\$1,700	
	Windows								
	Wood	5%			2041	**	5	\$300	
	No Component	95%							
	Roof								
	Sloped Glazing	100%			LIFE	**	5	\$664,800	
Interior									
	Floors								
	Cast in Place Concrete	93%			LIFE	**	5	\$38,100	
	Ceramic Tile	2%			2042	**	5	\$400	
	Panel/Paver: Cer/Brk	5%			2049	**	5	\$2,100	
	Interior Walls								
	Plywood/Hardboard	100%			LIFE	**			
	Ceilings								
	Exposed Struc: Concrete	50%			LIFE	**	5	\$300	
	Gypsum Board	50%			LIFE	**	5	\$2,000	
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	50%			2068	**			
	Masonry: Fieldstone	50%			2053	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	40%			2046	**			
	Panel/Paver: Cer/Brk	60%			2049	**	5	\$800	

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%			2053	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 200 Amperes							
	Raceway								
	Conduit	100%			2053	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2049	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2053	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2046	* *	5		

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 OF CULTURAL AFFAIRS - 126
WAVE HILL GREENHOUSE - MARCO POLO STEPHANO
Asset # : 2239

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
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	* *	1	\$1,500	
	Generators								
	Diesel	100%			2042	* *	1	\$1,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : 100 Kilovolt Amperes, 80 Kilowatt At 0.8 Power Factor								
	Batteries								
	Lead/Acid	100%			2027	\$2,400	5	\$200	
	Fuel Storage								
	Day Tank	100%			2049	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	60%			2033	\$51,900	10	\$6,900	
	Fluorescent	20%			2028	\$17,300	10	\$2,300	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Greenhouse								
	Incandescent	20%			2028	\$15,600	2	\$100	
	Egress Lighting								
	Emergency, Service	50%			2033	\$3,800	1		
	Exit, Battery	50%			2033	\$7,100	10	\$400	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2046	* *	1	\$6,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2049	* *	4	\$900	
	Terminal Devices								
	Convector/Radiator	80%			2046	* *	1	\$3,200	
	Fan Coil Unit/Heat	20%			2038	* *	1	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		

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

Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : WAVE HILL PERGOLA OVERLOOK
Address : 675 W252 STREET SOUTHWEST OF GREENHOUSE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.110 / 15545 **Yr Built/Renovated** :
Area Sq Ft : 800 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 21-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$50,300	
Site Enclosure	\$82,900	
Total	\$133,200	
Importance Code A	\$50,300	
Importance Code C	\$82,900	
Total	\$133,200	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,700			
Electrical				\$6,500
Total	\$3,700			\$6,500
Importance Code A	\$3,700			
Importance Code B				\$6,500
Total	\$3,700			\$6,500



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 OF CULTURAL AFFAIRS - 126
WAVE HILL PERGOLA OVERLOOK
Asset # : 15545

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: Fieldstone	100%	0-2	\$3,500	LIFE	* *	5	\$300	
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
	Windows								
	Wood	20%	Now	\$200	2058	* *	5		
				Dry Rot/Decay, Extent : Severe, Area Affected : 60%					
				Location : Front Facade					
	No Component	80%							
	Parapets								
	Masonry: Limestone	100%			LIFE	* *	5		
	Roof								
	Panel/Paver: Cer/Brk	100%			2043	* *	10		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Deck					
				Explanation : Bluestone Panels					
	Soffits								
	Wood	100%	Now	\$50,300	2053	* *	5	\$5,900	
				Dry Rot/Decay, Extent : Severe, Area Affected : 80%					
				Location : Throughout Upper Pergola Structure					
Interior									
	Floors								
	Cast in Place Concrete	100%			LIFE	* *	5		
	Ceilings								
	Plaster	100%			LIFE	* *	5		
Site Enclosure									
	Free Standing Walls								
	Cast in Place Concrete	100%	Now	\$82,900	2068	* *			
				Broken/Missing Elements, Extent : Severe, Area Affected : 15%					
				Location : Pergola Columns					
				Cracking/Crumbling, Extent : Severe, Area Affected : 20%					
				Location : Pergola Concrete Columns Upper Area					
Site Pavements									
	On-Site Walkways								
	Masonry: Granite	60%			LIFE	* *			
	Panel/Paver: Bluestone	40%			LIFE	* *	5		

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								
	Molded Case Bkrs	100%			2033	\$31,800	5		
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Pergola Overlook					
				Explanation : 20 Amperes					

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERGOLA OVERLOOK
Asset # : 15545

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2033	\$4,300	1		
	Panelboards								
	Molded Case Bkrs	100%			2032	\$9,700	5		
		Enclosure Corroded, Extent : Severe, Area Affected : 100%							
		Location : Pergola Overlook							
	Wiring								
	Thermoplastic	100%			2033	\$8,800	1		
Lighting									
	Interior Lighting								
	Fluorescent	100%			2028	\$5,500	10	\$700	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Pergola Overlook							
	Exterior Lighting								
	Incandescent	5%			2028	\$200	2		
	LED	15%			2038	* *			
	No Component	80%							

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : WAVE HILL PERGOLA1,2,3 - AQUATIC GARDEN
Address : 675 W 252 STREET NORTHEAST OF VISITORS CENTER
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.070 / 15541 **Yr Built/Renovated** :
Area Sq Ft : 3,200 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5937 **Lot** : 440 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$41,000			
Total	\$41,000			
Importance Code A	\$41,000			
Total	\$41,000			



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 OF CULTURAL AFFAIRS - 126
WAVE HILL PERGOLA1,2,3 - AQUATIC GARDEN
Asset # : 15541

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									
	Soffits								
	Wood	100%	Now	\$41,000	2038	* *	5	\$23,900	
		Dry Rot/Decay, Extent : Severe, Area Affected : 20%							
		Location : Pergola Wood Members							
Site Enclosure									
	Free Standing Walls								
	Masonry: Fieldstone	100%			2043	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Pergola							
		Explanation : Pergola Columns							
Retaining Walls									
	Masonry: Fieldstone	100%			2053	* *			

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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : WAVE HILL PERKINS VISITOR CENTER
Address : 675 WEST 252 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.030 / 2238 **Yr Built/Renovated** : 1928 / 2004
Area Sq Ft : 7,230 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-May-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical	\$87,600	\$101,100
Total	\$87,600	\$101,100
Importance Code B	\$87,600	\$101,100
Total	\$87,600	\$101,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$6,300	\$19,100		\$10,400
Interior Architecture				
Electrical	\$700	\$900	\$700	\$800
Mechanical	\$1,200	\$900	\$1,600	\$17,600
Site Enclosure				
Site Pavements	\$28,300			
Total	\$36,500	\$20,900	\$2,300	\$28,700
Importance Code A	\$6,600	\$19,400	\$300	\$10,700
Importance Code B	\$1,600	\$1,500	\$1,900	\$18,000
Importance Code C	\$28,300			
Total	\$36,500	\$20,900	\$2,300	\$28,700



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 OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

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	60%			LIFE	**	5	\$11,500	
Masonry: Fieldstone	15%			LIFE	**	5	\$2,200	
Wood	5%			2046	**	5	\$4,800	
Wood	20%			2046	**	5	\$19,200	
Windows								
Wood	100%			2049	**	5	\$24,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,800	
Copper/Terne	5%			2068	**	5	\$1,800	
Masonry: Brick	10%			LIFE	**	5	\$700	
Wood Cornice	20%			2053	**	5-10	\$19,400	
No Component	60%							
Roof								
Copper/Terne	5%			2061	**	10	\$2,400	
Metal Panel	20%			2046	**	10	\$7,100	
Single Ply Membrane	5%			2038	**	10	\$1,000	
Slate	60%			LIFE	**			
Sloped Glazing	10%	4+	\$6,300	LIFE	**	5	\$25,700	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Storage Maintenance Area								
Soffits								
Wood	100%			2046	**	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$4,500	
Slate	80%			LIFE	**	5	\$8,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$100	
Concrete Masonry Unit	5%			LIFE	**	5		
Gypsum Board	30%			LIFE	**	5	\$300	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Under Skylight In Storage Maintenance Area								
Masonry: Brick	40%			LIFE	**			
Wood	15%			LIFE	**	5	\$900	
Ceilings								
Exposed Struc: Wood	15%			LIFE	**			
Gypsum Board	35%			LIFE	**	5	\$4,500	
Wood	50%			LIFE	**	5	\$45,000	
Site Enclosure								
Fence/Gates								
Masonry: Fieldstone	30%			2053	**			
Wood	70%			2034	\$11,600			
Free Standing Walls								
Masonry: Fieldstone	100%			2053	**			

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 OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

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

Site Enclosure

Retaining Walls

Masonry: Fieldstone

100%

2053

* *

Site Pavements

On-Site Walkways

Asphalt

50%

2036

* *

Pavers/Stone

50%

2042

* *

Parking/Driveway

Asphalt

35%

2036

* *

Cast in Place Concrete

65%

4+

\$28,300

2046

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Maintenance Courtyard*

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%

2043

* *

1

Panelboards

Molded Case Bkrs

100%

2041

* *

5

\$200

Wiring

Thermoplastic

100%

2043

* *

1

Motor Controllers

Locally Mounted

100%

2038

* *

5

Lighting

Interior Lighting

Fluorescent

70%

2033

\$33,300

10

\$4,400

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Incandescent

20%

2033

\$8,600

2

LED

10%

2038

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : LED Track Light*

Egress Lighting

Emergency, Battery

50%

2033

\$5,600

10

\$800

Exit, LED

50%

2048

* *

1

Exterior Lighting

Incandescent

20%

2033

\$7,600

2

No Component

80%

Lightning Protection

Arresters/Cabling

Generic

100%

2048

* *

5

\$200

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 OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

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

Alarm

Security System
Generic

100% 2038 * * 1 \$2,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Intrusion Alarm Only, Motion Sensors

Fire/Smoke Detection
Generic, Digital

100% 2038 * * 1-3 \$4,500
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Smoke Detectors, Alarm Bells, Strobe Lights And Manual Pull Stations

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

Heating

Energy Source
Natural Gas

100% 2053 * * 1

Conversion Equipment
Hot Water Boiler

100% 2038 * * 1 \$3,400
Other Observation, Extent : Light, Area Affected : 100%
Location : 1st Floor Boiler Room
Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

100% 2041 * * 4 \$500
Corroded, Extent : Moderate, Area Affected : 10%
Location : 1st Floor Boiler Room

Terminal Devices

Air Handler

80% 2033 \$101,100 1 \$3,400

Convactor/Radiator

20% 2038 * * 1 \$400

Air Conditioning

Energy Source
Electricity

100% 2049 * * 1

Conversion Equipment
Int Pkg Unit -
Heating/Cooling

80% 0-2 \$87,600 2038 * * 2 \$300
Not Energy Efficient, Extent : Moderate, Area Affected : 100%
Location : Mechanical Room
R-22 Refrigerant, Extent : Light, Area Affected : 80%
Location : Equipment Room
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Mechanical Room
Explanation : Beyond Useful Life

No Component

20%

Ventilation

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$3,100	
	No Component	20%							
Exhaust Fans									
	Interior	80%			2033	\$23,800	2	\$200	
	Wall Unit	10%			2033	\$300	2		
	No Component	10%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2043	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2028	\$16,700	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : 70 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2038	**	1	\$400	
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	Generic	100%			2043	**	1-2	\$1,900	
	Dry System, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								

*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 : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE
Address : 675 WEST 252 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.010 / 2388 **Yr Built/Renovated** : 1843 / 2013
Area Sq Ft : 21,234 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-May-2022 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$362,200	
Interior Architecture	\$150,600	
Electrical		\$131,500
Mechanical		\$144,500
Site Pavements	\$60,900	
Total	\$573,700	\$276,100
Importance Code A	\$362,200	
Importance Code B	\$150,600	\$276,100
Importance Code C	\$60,900	
Total	\$573,700	\$276,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$6,900	\$800		\$22,400
Interior Architecture	\$1,900	\$13,000	\$1,300	\$1,000
Electrical	\$4,600	\$3,300	\$2,600	\$33,300
Mechanical	\$4,600	\$3,200	\$4,900	\$25,500
Site Enclosure	\$30,300			
Site Pavements	\$26,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$78,900	\$24,300	\$12,700	\$86,200
Importance Code A	\$8,100	\$1,900	\$1,100	\$23,500
Importance Code B	\$44,000	\$22,400	\$11,200	\$62,700
Importance Code C	\$26,800		\$500	
Total	\$78,900	\$24,300	\$12,700	\$86,200



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 OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE
Asset # : 2388

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: Fieldstone	80%			LIFE	**	5	\$17,800	
	Masonry: Granite	5%			LIFE	**	5	\$1,100	
	Wood	10%			2038	**	5	\$14,800	
	Wood	5%	Now	\$6,900	2038	**	5	\$3,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Window Shutters									
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%									
Location : Various Window Sills									
Split/Cracked, Extent : Moderate, Area Affected : 100%									
Location : Window Shutters									
Windows									
	Aluminum	25%			2041	**	5	\$1,700	
	Wood	75%	Now	\$95,000	2041	**	5	\$25,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Thermally Inefficient, Extent : Light, Area Affected : 100%									
Location : Throughout									
Parapets									
	Wood Cornice	100%	Now	\$152,400	2043	**	5	\$34,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : East Side Of Building									
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%									
Location : East Side Of Building									
Open Joints, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
	Copper/Terne	5%			2061	**	10	\$5,300	
	Single Ply Membrane	35%			2038	**	10	\$15,000	
	Slate	60%	Now	\$114,800	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
Soffits									
	Stucco Cement	100%			2038	**	5		
Interior									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE
Asset # : 2388

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	10%			2032	\$62,400	3	\$4,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,600	
	Ceramic Tile	5%			2042	**	5	\$1,600	
	Marble Panels	5%			LIFE	**	5	\$1,200	
	Quarry Tile	5%			2046	**	5	\$2,500	
	Slate	15%			LIFE	**	5	\$5,200	
	Traffic Topping	5%			2038	**	5	\$2,100	
	Vinyl Tile	20%			2038	**	3	\$2,500	
	Wood	30%			2061	**	5	\$18,500	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2042	**	5	\$900	
	Gypsum Board	15%			LIFE	**	5	\$1,700	
	Masonry: Fieldstone	5%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$600	
	Plaster	55%			LIFE	**	5	\$3,000	
	Wood	5%			LIFE	**	5	\$3,700	
Ceilings									
	Exposed Struc: Concrete	15%			LIFE	**	5	\$800	
	Exposed Struc: Wood	25%	Now	\$150,600	LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Roof Valley At Turret Roof							
		Explanation : Structural Wood Beam Below Valley Is Rotted And Broken							
	Gypsum Board	15%	4+	\$1,900	LIFE	**	5	\$6,200	
		Water Penetration, Extent : Moderate, Area Affected : 1%							
		Location : 2nd Floor Office							
	Plaster	45%			LIFE	**	5	\$9,300	
Site Enclosure									
	Free Standing Walls								
	Masonry: Fieldstone	100%			2053	**			
	Retaining Walls								
	Masonry: Fieldstone	100%	Now	\$30,300	2053	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout West Side Of Building And Copings							
Site Pavements									
	On-Site Walkways								
	Pavers/Stone	100%	4+	\$26,800	2036	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Parking/Driveway								
	Asphalt	100%	Now	\$60,900	2036	**			
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Turn Around Circle							
		Explanation : Negatively Pitched Towards South Side Of Building							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE
Asset # : 2388

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%	4+	\$200	2053	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 800 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2059	**	5	\$600	
	Raceway								
	Conduit	100%			2053	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2049	**	5	\$600	
	Wiring								
	Thermoplastic	100%			2053	**	1		
	Motor Controllers								
	Locally Mounted	100%			2046	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2050	**	1	\$6,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Only Transfer Switch Rated 800 Amperes							
Lighting									
	Interior Lighting								
	Fluorescent	45%			2033	\$118,400	10	\$9,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	5%			2033	\$13,200	10	\$1,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Incandescent	10%			2028	\$30,700	2	\$100	
	LED	40%			2041	**			
	Egress Lighting								
	Emergency, Service	25%	Now	\$1,800	2033	\$3,600	1		
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Emergency Battery Backup System Is Not In Service							
	Emergency, Battery	25%			2033	\$9,900	10	\$1,300	
	Exit, LED	50%			2048	**	1		
	Exterior Lighting								
	HID	20%			2033	\$21,200	10		
	No Component	80%							

Lightning Protection

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE

Asset # : 2388

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

Lightning Protection
Arresters/Cabling
Generic

100% 2036 * * 5 \$400

Alarm

Security System
Generic

100% 2038 * * 1 \$7,900

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

Location : Hallways

Explanation : Intrusion Alarm Only, Motion Sensors

Fire/Smoke Detection
Generic, Digital

100% 2038 * * 1-3 \$13,100

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

Location : Throughout The Building

Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations

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

Heating

Energy Source
Natural Gas

100% 2053 * * 1

Conversion Equipment
Hot Water Boiler

100% 2046 * * 1 \$10,900

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

Location : Basement Boiler Room

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

100% 2041 * * 4 \$1,600

Terminal Devices

Air Handler

20% 2038 * * 1 \$2,700

Air Handler

5% 2038 * * 1 \$700

Convactor/Radiator

75% 2031 \$144,500 1 \$5,300

Air Conditioning

Energy Source
Electricity

100% 2041 * * 1

Conversion Equipment
Reciprocating
Compr/Chiller

75% 2038 * * 1 \$7,700

R-134a Refrigerant, Extent : Light, Area Affected : 75%

Location : Throughout

Other Observation, Extent : Light, Area Affected : 75%

Location : Various Locations

Explanation : 4 Units

Window/Wall Unit

25% 2028 \$22,300 1

Distribution

CW & CHW Wtr
Pipe/Pump

100% 2053 * * 4 \$1,600

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE
Asset # : 2388

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	75%			2038	**	1		
	No Component	25%							
	Heat Rejection								
	No Component	25%							
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	25%			LIFE	**	2-5	\$3,100	
	No Component	75%							
	Exhaust Fans								
	Interior	25%			2038	**	2	\$200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$18,300	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Hard To Access. Insufficient Ventilation							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$700	4	\$400	
	Backflow Preventer								
	Generic	100%			2038	**	1	\$1,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1, 2							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	20%							
	Generic	80%			2053	**	1-2	\$4,900	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : WEEKSVILLE HERITAGE CENTER
Address : 158 BUFFALO AVE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0049.000 / 14809 **Yr Built/Renovated** : 2014 /
Area Sq Ft : 19,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1356 **Lot** : 50 **BIN** : 3035918

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$119,800	\$121,800
Interior Architecture		\$106,100
Mechanical		\$291,100
Site Pavements		\$142,500
Total	\$119,800	\$661,500
Importance Code A	\$119,800	\$121,800
Importance Code B		\$397,200
Importance Code C		\$142,500
Total	\$119,800	\$661,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,600		\$17,300	\$2,200
Interior Architecture	\$15,200	\$700		\$17,200
Electrical	\$1,700	\$1,300	\$19,000	\$1,900
Mechanical	\$2,200	\$1,500	\$5,400	\$2,400
Site Pavements	\$200	\$200	\$1,700	\$200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$65,900	\$7,700	\$47,400	\$27,800
Importance Code A	\$42,800		\$17,500	\$2,200
Importance Code B	\$16,200	\$7,400	\$28,100	\$25,400
Importance Code C	\$6,900	\$200	\$1,700	\$200
Total	\$65,900	\$7,700	\$47,400	\$27,800



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DEPARTMENT OF CULTURAL AFFAIRS - 126
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

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	Metal/Glass Curt Wall	20%	Now	\$57,500	LIFE	**	5	\$18,700	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Atrium Area Along Saint Marks							
	Slate Panels	30%			LIFE	**	5	\$11,200	
	Wood	50%			2045	**	5	\$124,700	
Windows									
	Aluminum	98%			2048	**	5	\$4,400	
	Metal Louvers	2%			2041	**	10	\$600	
Parapets									
	Metal Panel	50%			2052	**	5	\$4,800	
	No Component	50%							
Roof									
	Metal Panel	30%	Now	\$6,300	2045	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Over Exhibit Hall And Corridor							
	Single Ply Membrane	50%			2037	**	10	\$14,900	
	Skylight, Metal/Glass	5%			2052	**	10	\$5,000	
	Sloped Glazing	15%	Now	\$36,200	LIFE	**	5	\$59,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Work Shop Corridor							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Atrium							
Soffits									
	Stucco Cement	100%			2045	**	5		
Interior									
Floors									
	Carpet	15%			2031	\$69,800	3	\$8,100	
	Cast in Place Concrete	20%			LIFE	**	5	\$11,800	
	Ceramic Tile	5%			2041	**	5	\$1,300	
	Panel/Paver: Cer/Brk	50%			2048	**	5	\$30,300	
	Wood	10%			2060	**	5	\$5,100	
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**			
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,600	
	Gypsum Board	60%	Now	\$6,600	LIFE	**	5	\$14,600	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : First Floor Exhibit Hall And Corridor							
	Wood	5%			LIFE	**	5	\$8,100	
	Wood	5%			LIFE	**	5	\$8,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

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

AcousTileSusp.Lay-In 25% Now \$2,200 2045 * * 5 \$3,400

Staining/Discoloring, Extent : Light, Area Affected : 10%

Location : First Floor Corridor By Exhibit Hall

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : First Floor Corridor By Exhibit Hall

Exposed Struc: Steel 10% LIFE * *
 Gypsum Board 20% Now \$1,800 LIFE * * 5 \$6,700

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : First Floor Exhibit Hall

Wood 40% LIFE * * 5 \$94,300

Wood 5% LIFE * * 5 \$11,800

Site Enclosure

Fence/Gates

Iron Picket 100% 2067 * *

Free Standing Walls

Masonry: Fieldstone 100% 2052 * *

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout

Explanation : Wall Material Is Slate

Retaining Walls

Masonry: Fieldstone 100% 2052 * *

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout

Explanation : Wall Material Is Slate

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2045 * *

On-Site Walkways

Panel/Paver: Concrete 50% 2052 * *

Slate 5% LIFE * * 5 \$100

Wood 45% 2030 \$142,500 1-3 \$6,900

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% 2052 * * 5 \$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.

Switchgear / Switchboard

Fused Disc Sw 100% 2052 * * 5 \$100

Raceway

Conduit 100% 2052 * * 1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2048	**	5	\$500	
Wiring									
	Thermoplastic	100%			2052	**	1		
Motor Controllers									
	Locally Mounted	70%			2045	**	5	\$100	
	Variable Frequency Drive	30%			2045	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	86%			2037	**	10	\$15,000	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building								
	Fluorescent	2%			2037	**	10	\$300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : First Floor								
	Incandescent	2%			2037	**	2		
	Other Observation, Extent : N/A, Area Affected : 100% Location : First Floor Explanation : Halogen Lamps								
	LED	10%			2037	**			
Egress Lighting									
	Emergency, Battery	50%			2037	**	10	\$2,300	
	Exit, LED	50%			2060	**	1		
Exterior Lighting									
	LED	5%			2037	**			
	No Component	95%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2037	**	1	\$2,100	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Interior And Exterior Spaces Explanation : CCTV Surveillance System								
Fire/Smoke Detection									
	Generic, Digital	100%			2037	**	1-3	\$12,100	

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

Heating

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2052	**	1		
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Back Yard							
		Explanation : Geothermal Energy Is Been Used For This Facility							
	Conversion Equipment								
	Radiant Heater	10%			2037	**	2	\$900	
	No Component	90%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various							
		Explanation : Units Are Heating And Cooling And Covered Under Air Conditioning Section							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Heat Pump Water Sourced	90%			2033	\$291,100			
		Other Observation, Extent : N/A, Area Affected : 90%							
		Location : Various Locations							
		Explanation : 8 Units With Heating And Cooling. Geothermal System							
	Split Unit	10%			2037	**			
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Roof							
		Explanation : 2 Units. R-410a							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$900	
	Heat Rejection								
	Geothermal	100%			2060	**	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,600	
	Exhaust Fans								
	Interior	75%			2037	**	2	\$400	
	Roof	25%			2037	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$23,100	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$1,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$1,200	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$9,900	
Sprinkler									
	Generic	100%			2052	* *	1-2	\$5,300	
Fire Pump									
	Generic	100%			2041	* *	1	\$3,600	

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Print Date : 23-Aug-2023

DEPARTMENT OF CULTURAL AFFAIRS - FY 2024

Asset Name : BROOKLYN BOTANIC GARDEN WALL ENTRANCE AT VISITORS CENTER
Address : ALONG WASHINGTON AVENUE SIDEWALK AT VISITORS CENTER
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0012.060 / 15357 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 2,135 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 1182 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
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Parks' Walls

Total

Importance Code A

Total

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN WALL ENTRANCE AT VISITORS CENTER
Asset # : 15357

Retaining Walls		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Wall								
	Wall/Fence							
	Concrete	80%			LIFE	* *	5	\$300
		<i>Efflorescence, Extent : Light, Area Affected : 1%</i> <i>Location : Random Locations Throughout East Face</i> <i>Cracks-Vertical, Extent : Light, Area Affected : 2%</i> <i>Location : Random Locations Throughout East Face</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Recent Construction</i>						
	Not Accessible	20%						
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i> <i>Location : Inside Building Area</i> <i>Explanation : Part Of Wall Is Behind Gate</i>						
Base								
	Not Accessible	100%						

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DEPARTMENT OF CULTURAL AFFAIRS - 126

Project : CULTURAL AFFAIRS

CAPITAL	FY 2025 - 2028		FY 2029 - 2034	
Miscellaneous Buildings	10,268,100		7,608,600	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Miscellaneous Buildings	558,400	134,700	211,500	174,900

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1578	HISTORIC RICHMOND TOWN TINSMITH SHOP	724	77,800	3,500
1579	HISTORIC RICHMOND TOWN STORAGE BLDG/ CARRIAGE HOUSE	2,400	257,800	11,700
1580	HISTORIC RICHMOND TOWN STORAGE SHED	2,400	257,800	11,700
1581	HISTORIC RICHMOND TOWN CROCHERON HOUSE	4,557	489,500	22,200
1593	HISTORIC RICHMOND TOWN OLD NEW DROP RAILROAD STATION	1,082	116,200	5,300
1594	HISTORIC RICHMOND TOWN ANNADALE STORE/RAILROAD STATION	533	57,300	2,600
1596	HISTORIC RICHMOND TOWN BOEHM HOUSE	2,931	314,800	14,300
1597	HISTORIC RICHMOND TOWN CHRISTOPHER HOUSE	880	94,500	4,300
1599	HISTORIC RICHMOND TOWN BRITTON COTTAGE	4,561	489,900	22,200
1600	HISTORIC RICHMOND TOWN KRUSER - FINLEY HOUSE	1,809	194,300	8,800
1601	HISTORIC RICHMOND TOWN STORAGE	720	77,300	3,500
1602	HISTORIC RICHMOND TOWN BASKET MAKERS HOUSE	1,098	117,900	5,300
1603	HISTORIC RICHMOND TOWN BENNETT HOUSE	2,839	304,900	13,800
1604	HISTORIC RICHMOND TOWN CARPENTER SHOP	302	22,800	11,100
2151	BRONX ZOO STORAGE SHED-#15	280	21,100	10,300
2152	BRONX ZOO SKYRIDE STORAGE BUILDING-#16	3,421	367,500	16,700
2163	BRONX ZOO SAFARI ICE CREAM STAND	624	67,000	3,000
2165	STATEN ISLAND ZOOLOGICAL SOCIETY ENCLOSURE AT CHILDRENS ZOO	240	18,100	8,800
2166	STATEN ISLAND ZOOLOGICAL SOCIETY BARN	325	24,500	12,000
2167	STATEN ISLAND ZOOLOGICAL SOCIETY COVERED BRIDGE	800	85,900	3,900
2168	STATEN ISLAND ZOOLOGICAL SOCIETY PONY BARN	748	80,300	3,600
2169	BRONX ZOO FLAMINGO PUB RESTAURANT - #8	3,075	330,300	15,000
2170	BRONX ZOO BIRDS OF PREY - #9	5,000	537,100	24,300
2171	BRONX ZOO BEEBE'S LAB - #10	2,070	222,300	10,100
2172	BRONX ZOO ELECTRICAL VAULT BUILDING	216	16,300	8,000
2173	BRONX ZOO AFRICAN HIGHLANDS BABOON HOLDING	1,800	193,300	8,800
2174	BRONX ZOO ANIMAL BARN - #13	1,440	154,700	7,000
2175	BRONX ZOO EXISTING ANIMAL HOSPITAL	3,300	354,500	16,100
2176	BRONX ZOO SKY FARI-WEST TERMINAL - #17	2,110	226,600	10,300
2178	BRONX ZOO BRONXDALE PHOTO & RENTAL BOOTH	269	20,300	9,900

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DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2179	BRONX ZOO DESERT HOUSE CANOPY - #26	1,250	134,300	6,100
2180	BRONX ZOO CHILDREN'S ZOO NURSERY - #27	624	67,000	3,000
2181	BRONX ZOO CHILDREN'S ZOO COMFORT STA - #28	320	24,200	11,800
2182	BRONX ZOO SAFARI SNACK BAR	600	64,500	2,900
2183	BRONX ZOO JUNGLE STAND	140	0	9,400
2184	BRONX ZOO COMFORT STATION	1,000	107,400	4,900
2185	BRONX ZOO SOUVENIR BUILDING	4,250	456,500	20,700
2190	BRONX ZOO GARAGE	400	30,200	14,700
2191	BRONX ZOO BIRD CAGES	1,200	128,900	5,800
2193	BRONX ZOO 5 RARE ANIMAL RUN IN SHEDS	2,895	311,000	14,100
2194	BRONX ZOO BISON HOLDING SHED @EXHIBIT BARN	1,186	127,400	5,800
2195	BRONX ZOO WD STORAGE	225	17,000	8,300
2196	BRONX ZOO EQUIPT CHARGING SHED @BISON SHED	35	0	2,300
2197	BRONX ZOO LION BUILDING	1,548	166,300	7,500
2198	BRONX ZOO AFRICAN PLAINS STAND	272	20,500	10,000
2199	BRONX ZOO AFRICAN FOOD HUT @ SOMBA VILLAGE	733	78,700	3,600
2200	BRONX ZOO ECO COMFORT STATION	1,501	161,200	7,300
2201	BRONX ZOO EXHIBIT BARN	2,500	268,500	12,200
2202	BRONX ZOO BLACK SMITH SHOP	4,050	435,000	19,700
2203	BRONX ZOO REFRESHMENT STAND	160	0	10,700
2204	BRONX ZOO CRANES AND TAKINS BUILDING	450	34,000	16,600
2205	BRONX ZOO POLAR BEAR CAGES	850	91,300	4,100
2206	BRONX ZOO SKYFARI EAST TERM	1,920	206,200	9,300
2207	BRONX ZOO REFRESHMENT STAND	160	0	10,700
2208	BRONX ZOO AFRICAN LABS @ SOMBA VILLAGE	1,683	180,800	8,200
2209	BRONX ZOO REFRESHMENT STAND	320	24,200	11,800
2210	BRONX ZOO SOUVENIR STAND	160	0	10,700
2211	BRONX ZOO SOUVENIR STORE	336	25,400	12,400
2212	BRONX ZOO AFRICAN COMFORT STATION	1,680	180,500	8,200
2213	BRONX ZOO BENGALI EXPRESS	4,800	515,600	23,400
2214	BRONX ZOO PROPAGATION BUILDING	1,800	193,300	8,800
2215	BRONX ZOO BARN	1,000	107,400	4,900
2216	BRONX ZOO ANIMAL INCINERATOR BUILDING	598	64,200	2,900
2217	BRONX ZOO COMFORT AND STORAGE BUILDING	784	84,200	3,800
2218	NY AQUARIUM GIFT SHOP	828	88,900	4,000
2219	NY AQUARIUM TRIANG	863	92,700	4,200
2220	NY AQUARIUM REFRESHMENTS	576	61,900	2,800
2221	NY AQUARIUM ART BUILDING	372	28,100	13,700
2222	NY AQUARIUM RESTROOM	1,256	134,900	6,100
2224	NY AQUARIUM EXHIBIT	5,100	547,800	24,800
2225	NY AQUARIUM VAULT	653	70,100	3,200
2226	NY AQUARIUM FOOD PREP	515	55,300	2,500

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DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2228	NEW YORK BOTANICAL GARDEN STONE COTTAGE	2,608	280,100	12,700
2229	BRONX ZOO PENGUIN BUILDING	1,170	125,700	5,700
2230	BRONX ZOO GREENHOUSE	5,860	629,400	28,500
2241	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG J	225	17,000	8,300
2244	BRONX ZOO 2 RARE BIRD SHEDS @ RARE ANIMAL	1,164	125,000	5,700
2248	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG Q	1,870	200,900	9,100
2249	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG U	400	30,200	14,700
2250	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG V	592	63,600	2,900
2251	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG W	697	74,900	3,400
2253	SNUG HARBOR CULT CNTR/ BOTN GDN ART STUDIO 1	2,664	286,100	13,000
2254	SNUG HARBOR CULT CNTR/ BOTN GDN ART STUDIO 3	2,664	286,100	13,000
2255	SNUG HARBOR CULT CNTR/ BOTN GDN PRE-SCHOOL 1	2,664	286,100	13,000
2256	SNUG HARBOR CULT CNTR/ BOTN GDN PRE-SCHOOL 2	2,664	286,100	13,000
2258	NEW YORK BOTANICAL GARDEN GARAGE	1,872	201,100	9,100
2631	HISTORIC RICHMOND TOWN CARRIAGE AND WAGON MANUFACTORY	1,936	207,900	9,400
2648	BRONX ZOO AFRICAN GIFT SHOP- SOMBA VILLAGE	777	83,500	3,800
2798	STATEN ISLAND ZOOLOGICAL SOCIETY TICKET BOOTHS (2)	50	0	3,300
2801	BRONX ZOO CAMEL BUILDING	3,066	329,300	14,900
2856	BRONX ZOO NYALA BARN	3,498	375,700	17,000
14649	NEW YORK BOTANICAL GARDEN HORTICULTURAL OPERATIONS	3,500	375,900	17,000
14831	BRONX ZOO CONSERVATION BLDG	2,500	268,500	12,200
14832	BRONX ZOO BARABARUSA BARN	4,200	451,100	20,400
14833	BRONX ZOO QUARANTINE FACILITY	4,395	472,100	21,400
14834	BRONX ZOO LAMANTINA AMBASSADOR CENTER	8,500	913,000	41,400
15542	WAVE HILL GAZEBO WILD WARDEN	86	0	5,800
15543	WAVE HILL GAZEBO WOODLAND	77	0	5,200
15708	BRONX ZOO 2 GATEHOUSES @ RAINEY GATE	364	27,500	13,400
15709	BRONX ZOO TICKET BOOTH @RAINEY GATE	26	0	1,700
15710	BRONX ZOO TKT BOOTH @ ROCKEFELLER FOUNTAIN	38	0	2,500
15711	BRONX ZOO TKT & INFO BOOTH @BX RIVER GATE	164	0	11,000
15712	BRONX ZOO 2 COMPUTER TKT KIOSK@BX RIV GATE	46	0	3,100
15713	BRONX ZOO - 3 TKT BOOTHS @ JUNGLE WORLD RD PARKING LOT	88	0	5,900
15714	BRONX ZOO 3 PARKING TICKET KIOSKS	90	0	6,000
15715	BRONX ZOO 2 INFORMATION BOOTHS	52	0	3,500
15716	BRONX ZOO BUDGIE LANDING	4,106	441,000	20,000
15717	BRONX ZOO PAVILLION @ BAMBOO RESERVE	563	60,500	2,700

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