

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 24-Jan-2014 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 644 **Lot** : 1 **BIN** : 4441089

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$518,500	\$1,549,300
Interior Architecture		\$256,200
Electrical	\$70,900	\$1,828,400
Mechanical	\$2,454,500	\$1,194,900
Total	\$3,043,900	\$4,828,700
Importance Code A	\$518,500	\$2,352,500
Importance Code B	\$2,525,400	\$2,326,600
Importance Code C		\$149,600
Total	\$3,043,900	\$4,828,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$35,200	
Interior Architecture	\$3,700	\$24,400	\$25,100	
Electrical	\$21,700	\$29,100	\$32,000	\$29,300
Mechanical	\$112,200	\$53,900	\$111,600	\$53,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$145,500	\$115,200	\$211,900	\$91,100
Importance Code A	\$11,800	\$11,800	\$47,400	\$11,800
Importance Code B	\$130,000	\$103,400	\$164,500	\$79,300
Importance Code C	\$3,700			
Total	\$145,500	\$115,200	\$211,900	\$91,100



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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	**	5	\$1,076,200	
Masonry: Granite	2%			LIFE	**	5	\$5,000	
Metal Panel	21%			2051	**	5-10	\$478,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition On North Side</i>								
Stucco Cement	5%			2038	**	5	\$41,400	
Window Wall	7%			2051	**	5	\$86,900	
Windows								
Aluminum	97%			2041	**	5	\$31,200	
Metal Louvers	3%			2034	**	10	\$6,000	
Parapets								
Cast in Place Concrete	70%			LIFE	**	5	\$244,600	
Metal Panel	30%			2051	**	5	\$39,300	
Roof								
Modified Bitumen	30%			2033	**	10	\$54,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2012 Wing</i>								
Modified Bitumen	70%			2030	**	10	\$127,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1920 Wing</i>								
Interior								
Floors								
Carpet	40%			2024		3	\$73,100	
Carpet	40%			2026		3	\$73,100	
Cast in Place Concrete	5%			LIFE	**	5	\$13,300	
Traffic Topping	10%			2033	**	5	\$15,200	
Vinyl Tile	5%			2030	**	3	\$2,300	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$5,900	
Fabric on Framing	5%			2029	**	5	\$7,300	
Glass: Single Pane	5%			LIFE	**	5	\$11,000	
Gypsum Board	30%			LIFE	**	5	\$52,800	
Gypsum Board	55%			LIFE	**	5	\$96,800	
Ceilings								
Exposed Concrete	30%			LIFE	**	5	\$5,700	
Gypsum Board	5%			LIFE	**	5	\$7,600	
Gypsum Board	10%			LIFE	**	5	\$15,200	
Gypsum Board	55%			LIFE	**	5	\$83,700	

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
AMERICAN MUSEUM OF THE MOVING IMAGE**

Asset # : 14458

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%			2051	**	5	\$700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 3000 Amperes</i>							
<hr/>								
Transformers								
Dry Type	100%			2042	**	5	\$600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1000 Kva, 480/277 V</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2051	**	5	\$400	
Molded Case Bkrs	50%			2035	**	5	\$2,200	
<hr/>								
Raceway								
Conduit	60%			2051	**	1		
Conduit	40%			2035	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	60%			2047	**	5	\$2,700	
Molded Case Bkrs	40%			2033	**	5	\$1,800	
<hr/>								
Wiring								
Thermoplastic	60%			2051	**	1		
Thermoplastic	40%			2035	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2030	**	5	\$600	
Variable Frequency Drive	50%			2042	**			
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	**	1	\$52,300	
<hr/>								
Generators								
Diesel	100%	Now	\$70,900	2040	**	1	\$59,200	
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	15%			2033	**	10	\$23,400	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fluorescent	5%			2025	\$30,000	10	\$7,800	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Incandescent	80%			2025	\$1,798,400	2	\$3,000	

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AMERICAN MUSEUM OF THE MOVING IMAGE
Asset # : 14458

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	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$20,500	
Exit, LED	50%			2060	**	1		
Lighting Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2033	**	1	\$63,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Some Areas</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$104,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		
Conversion Equipment								
Hot Water Boiler	60%			2023	\$803,300	1	\$50,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Old Wing Penthouse</i>						
		<i>Explanation : 2 Groups Of Small Boilers (5 Units In Each Group)</i>						
Steam Boiler	40%			2042	**	1	\$67,300	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : New Wing Penthouse</i>						
		<i>Explanation : 2 New Units With 1 New Hot Water Converter</i>						
Distribution								
Hot Wtr Piping/Pump	60%			2033	**	4	\$5,000	
Hot Wtr Piping/Pump	20%			2047	**	4	\$2,500	
Central Plant Steam Piping/Pmp	20%			2051	**	4	\$2,500	
Terminal Devices								
Air Handler	40%			2020	\$976,900	1	\$42,100	
Air Handler	30%			2033	**	1	\$31,500	
Convactor/Radiator	20%			2023	\$186,000	1	\$11,000	
Convactor/Radiator	10%			2042	**	1	\$5,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		

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Asset # : 14458

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	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2038	**	1	\$184,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : AC Room</i>								
<i>Explanation : Refrigerant 407-c</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2035	**	4	\$12,600	
Terminal Devices								
Air Handler/Cool/Ht	60%			2020	\$1,168,700	1	\$63,100	
Air Handler/Cool/Ht	40%			2033	**	1	\$42,100	
Heat Rejection								
Water Cooling Tower	100%			2029	**	2	\$171,100	
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$56,900	
Ductwork/Diffusers	40%			LIFE	**	2-5	\$37,900	
Exhaust Fans								
Interior	50%			2020	\$308,900	2	\$2,600	
Interior	30%			2033	**	2	\$1,600	
Roof	20%			2025	\$57,700	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	60%	2-4	\$15,500	2035	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Water Main</i>								
Brass/Copper	40%			2051	**	1		
Water Heater								
Gas Fired	100%			2024	\$105,900	2	\$2,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$26,500	4	\$3,600	
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$6,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1)I-3 (1)B-3</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								

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AMERICAN MUSEUM OF THE MOVING IMAGE**

Asset # : 14458

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	Generic	100%			2051	* *	1-2	\$47,600	

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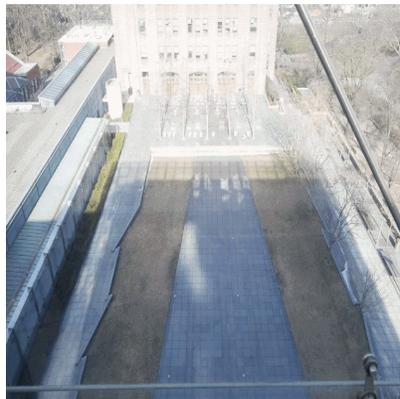
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 19-Mar-2015 Landmark Status : HISTORICAL LANDMARK DISTRICT
 Areas Surveyed : Basement, Roof, Floors P1,P2,LL,1
 Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$162,500	\$144,500
Interior Architecture	\$45,800	\$145,000
Mechanical		\$40,400
Total	\$208,300	\$329,900
Importance Code A	\$162,500	\$144,500
Importance Code B	\$45,800	\$185,400
Total	\$208,300	\$329,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$48,700		\$76,300	
Interior Architecture	\$2,300		\$6,100	\$1,500
Mechanical	\$8,500	\$18,500	\$45,500	\$12,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$63,500	\$22,500	\$131,900	\$17,400
Importance Code A	\$49,100		\$76,700	
Importance Code B	\$13,600	\$22,500	\$55,200	\$17,400
Importance Code C	\$800			
Total	\$63,500	\$22,500	\$131,900	\$17,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	12%			2061	**	10	\$19,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North And West Facades</i>								
<i>Explanation : Copper Panel</i>								
Masonry: Brick	40%			LIFE	**	5	\$27,000	
Masonry: Limestone	3%			LIFE	**	5	\$1,500	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$12,700	
Pre-Cast Concrete	20%	4+	\$24,400	LIFE	**	5	\$43,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Shaftway For Mechanical Equipment Southwesterly Corner</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Window Wall	15%			2046	**	5	\$38,000	
Parapets								
Copper/Terne	5%			2061	**	5	\$1,100	
Masonry: Brick	20%			LIFE	**	5	\$900	
Metal Rail	10%			2039	**	5-10	\$8,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,500	
No Component	60%							
Roof								
Built-Up (BUR)	5%			2031	**	10	\$7,500	
Copper/Terne	5%			2054	**	10	\$18,900	
IRMA/Protected Membrane	20%			2031	**	10	\$30,200	
Plaza Roof: Stone Panels	45%	Now	\$162,500	2046	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Garage</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Trench Drain At Base Of Fountain</i>								
<i>Explanation : Efflorescence</i>								
Plaza Roof: Stone Panels	20%			2046	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Grass Covering, Tree Plantings And Fountain Heads</i>								
Sloped Glazing	5%	Now	\$19,300	LIFE	**	5	\$100,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Grand Stair</i>								
Interior								

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

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								
Asphalt Macadam	75%			2039	**	5	\$91,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : Roadway Pavement</i>								
Terrazzo	20%			LIFE	**	5	\$38,200	
Vinyl Tile	5%			2031	**	3	\$6,100	
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$12,700	
Gypsum Board	20%	Now	\$800	LIFE	**	5	\$5,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Skylight Above Grand Stair</i>								
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%			2031	**	5	\$12,200	
Exposed Concrete	75%			LIFE	**	5	\$28,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Garage</i>								
Gypsum Board	20%			LIFE	**	5	\$61,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	20%			2036	**	1		
No Component	80%							
Conversion Equipment								
HTHW/HW Exchanger	20%			2035	**	2	\$2,000	
No Component	80%							
Distribution								
No Component	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Hot Water Is Supplied From Section 17</i>								
No Component	80%							
Air Conditioning								
Energy Source								
District C.W.	20%			2046	**	1		
No Component	80%							

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Distribution							
CW & CHW Wtr Pipe/Pump	20%			2046	**	4	\$1,600
<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
<i>Location : Section 17</i>							
<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Chiller Plant In Section 17</i>							
No Component	80%						
Terminal Devices							
Air Handler/Cool/Ht	20%			2031	**	1	\$20,200
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,000
Exhaust Fans							
Not Accessible	100%						
Plumbing							
H/C Water Piping							
Galvanized Steel	20%			2039	**	1	
No Component	80%						
Sanitary Piping							
Not Accessible	100%						
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Submersible	100%			2020	\$5,600	4	\$5,200
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Basement : 2nd Floor</i>							
<i>Explanation : 1 Unit</i>							
Fire Suppression							
Standpipe							
Generic	100%			2036	**	1-5	\$82,300
Sprinkler							
Generic	100%			2036	**	1-2	\$45,700

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 19-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$203,400	\$211,400
Interior Architecture		\$201,400
Mechanical	\$131,800	
Total	\$335,300	\$412,800
Importance Code A	\$203,400	\$211,400
Importance Code B	\$131,800	\$161,200
Importance Code C		\$40,300
Total	\$335,300	\$412,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$61,900		\$52,600	
Interior Architecture	\$20,900		\$15,100	\$290,600
Mechanical	\$9,300	\$19,400	\$18,800	\$28,300
Elevators/Escalators	\$45,600	\$45,600	\$45,600	\$45,600
Total	\$137,800	\$65,000	\$132,200	\$364,600
Importance Code A	\$64,200	\$3,500	\$54,900	\$2,200
Importance Code B	\$73,600	\$61,500	\$77,300	\$362,400
Importance Code C				
Total	\$137,800	\$65,000	\$132,200	\$364,600



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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.

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%			2061	**	10	\$9,000	
Exposed Struc: Steel	10%			LIFE	**	5	\$24,100	
Glass: Special Gauge	55%	2-4	\$203,400	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Connections For Plate Glass</i>								
<i>Explanation : Gaskets/washers Are Cracked</i>								
Masonry: Brick	10%			LIFE	**	5	\$7,700	
Masonry: Granite	10%			LIFE	**	5	\$5,800	
Pre-Cast Concrete	10%	Now	\$27,800	LIFE	**	5	\$25,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade - Facing Building 13</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade - Facing Building 13</i>								
Windows								
Metal Louvers	5%			2035	**	10		
No Component	95%							
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$2,000	
Metal Rail	30%			2039	**	5-10	\$19,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	
Stucco Cement	15%			2039	**	5	\$1,400	
Roof								
Built-Up (BUR)	25%			2031	**	10	\$19,800	
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Insulation Exposed, South Roof</i>								
IRMA/Protected Membrane	30%			2031	**	10	\$23,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Flashing And Roof Drains</i>								
Metal Panel	5%			2039	**	10	\$7,300	
Plaza Roof: Stone Panels	15%	Now	\$14,200	2046	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Main Entrance (81st Entrance)</i>								
Skylight, Metal/Glass	5%			2046	**	10	\$13,200	
Sloped Glazing	20%			LIFE	**	5	\$211,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								

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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	
Interior								
Floors								
Carpet	15%			2022	\$279,800	3	\$40,200	
Cast in Place Concrete	5%			LIFE	**	5	\$14,700	
Granite Panels	10%			LIFE	**	5	\$10,000	
Sheet Vinyl/Rubber	15%			2031	**	5	\$30,100	
Terrazzo	50%			LIFE	**	5	\$52,300	
Vinyl Tile	5%			2031	**	3	\$3,300	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Fiberglass Panel	25%			LIFE	**			
Glass: Single Pane	15%			LIFE	**	5	\$16,800	
Gypsum Board	45%			LIFE	**	5	\$40,300	
Metal Panel	10%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sphere</i>								
<i>Explanation : Special Construcion</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2039	**	5	\$20,100	
Exposed Concrete	10%			LIFE	**	5	\$2,100	
Gypsum Board	10%			LIFE	**	5	\$16,700	
Metal Panel	65%			LIFE	**	5	\$108,800	
Mechanical								
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%			2046	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2035	**	1	\$22,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam To Hot Water Converters</i>								
Pres. Reducing Valve/LP Steam	50%			2035	**	5	\$2,700	
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$4,400	
Air Conditioning								
Energy Source								
District C.W.	100%			2046	**	1		

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$6,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Chilled Water Supply And Return Piping Only. Chilled Water Is Pumped From Section 17</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$51,300	2031	**	1	\$49,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Glass Defrost System</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,900	
Exhaust Fans								
Roof	100%			2031	**	2	\$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Water Heater								
Electric	100%			2021		4	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	Now	\$1,500	2020		4	\$1,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : 1-6</i>								
<i>Explanation : Three Units</i>								
Hydraulic	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : B-1</i>								
<i>Explanation : One Unit</i>								
Escalators								
Under 20' Rise	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : L1 To 1, 1 To 2, 2 To 3</i>								
<i>Explanation : Three Units</i>								
Fire Suppression								

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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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2052	* *	1-5	\$46,800
	Sprinkler							
	Generic	100%			2052	* *	1-2	\$25,100

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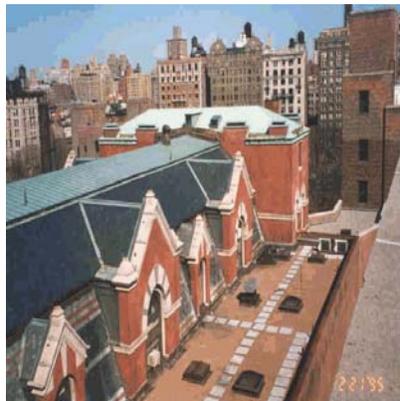
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 26-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Roof, Floors 1,2,3,4,5,5m
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$996,900	
Interior Architecture	\$155,500	\$360,700
Mechanical	\$1,026,300	\$1,758,500
Total	\$2,178,700	\$2,119,300
Importance Code A	\$1,062,200	
Importance Code B	\$1,074,600	\$2,042,700
Importance Code C	\$41,900	\$76,600
Total	\$2,178,700	\$2,119,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$33,900	\$300
Interior Architecture	\$20,700			\$419,000
Mechanical	\$66,600	\$9,500	\$46,400	\$15,500
Total	\$87,400	\$9,500	\$80,300	\$434,700
Importance Code A			\$33,900	\$3,100
Importance Code B	\$87,400	\$9,500	\$46,400	\$431,600
Importance Code C				
Total	\$87,400	\$9,500	\$80,300	\$434,700



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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 1

Asset # : 2327

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	68%	Now	\$502,500	LIFE	**	5	\$33,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Efflorescence, Extent : Severe, Area Affected : 40%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Offices, Especially At Dormers</i>								
Masonry: Granite	7%	Now	\$90,700	LIFE	**	5	\$2,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Dormer On West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Dormers</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%			LIFE	**	5	\$9,200	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	5%			2042	**	5	\$500	
Wood	65%	Now	\$205,000	2051	**	5	\$33,500	1
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade Below Gutter Line</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade Below Gutter Line</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade Below Gutter Line</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade Below Gutter Line</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade Below Gutter Line</i>								
Wood	30%			2048	**	5	\$30,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Gutter Line, West And East Facades</i>								

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

Asset # : 2327

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	25%	Now	\$198,600	2066	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Various</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Various</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Of North Head Building</i>								
<i>Explanation : Beyond Useful Life</i>								
Copper/Terne	25%			2061	**	10	\$33,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Gutter Line, East And West Facades</i>								
Slate	50%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Gutter Line, East And West Facades</i>								
Interior								
Floors								
Carpet	20%			2022	\$401,900	3	\$57,700	
Mosaic Tile	20%			2031	**	5	\$72,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor Exhibition Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Multiple Locations</i>								
<i>Explanation : Historic Minton Tiles - Super Premium.</i>								
Steel Grating	5%			2046	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor Mezzanine</i>								
<i>Explanation : 5m Catwalk</i>								
Terrazzo	40%			LIFE	**	5	\$45,100	
Vinyl Tile	15%			2031	**	3	\$10,800	
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$28,700	
Plaster	50%	Now	\$41,900	LIFE	**	5	\$28,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Mezzanine Stairs</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Mezzanine Stairs</i>								
Plaster	10%			LIFE	**	5	\$5,700	
Wood	10%			LIFE	**	5	\$76,600	

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

Asset # : 2327

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	5%			2039	**	5	\$7,200	
Plaster	10%			LIFE	**	5	\$9,000	
Plaster	75%	Now	\$77,500	LIFE	**	5	\$67,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Dormers</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Dormers And At Mezzanine Stairs</i>								
Wood	10%			LIFE	**	5	\$126,300	
Mechanical								
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%			2036	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022		5	\$5,700	
Distribution								
Central Plant Steam Piping/Pmp	50%	0-2	\$833,600	2056	**	4	\$2,400	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Deteriorating Steam And Condensate Return Piping</i>								
Central Plant Steam Piping/Pmp	50%			2026		4	\$2,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	15%			2024		1	\$4,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	5%	0-2	\$26,400	2046	**	1	\$1,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Through Out</i>								
<i>Explanation : Included In Ac Section</i>								
Air Conditioning								
Energy Source								
District C.W.	80%			2046	**	1		
Electricity	20%			2042	**	1		

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

Asset # : 2327

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	20%			2025	\$41,100	1		
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout 5th Floor</i>						
No Component	80%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2046	**	4	\$3,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Section 17</i>						
		<i>Explanation : Piping Only, Chilled Water Is Supplied From The Central Chiller Plant In Section 17</i>						
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	15%	0-2	\$33,100	2036	**	1	\$8,000	
		<i>Damaged, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : 1 Of 8 Units Damaged Due To Fire, 1 Of 8 Damaged Chilled Water Coil</i>						
Air Handler/Cool/Ht	65%			2026	\$143,600	1	\$38,800	
No Component	20%							
Dehumidifier								
No Component	50%							
Generic	50%			2024				
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Various Floors</i>						
		<i>Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,800	
Exhaust Fans								
Interior	90%			2026	\$315,400	2	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>						
Roof	10%			2021	\$16,400	2	\$300	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	\$86,400	2046	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 30%</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%			2024	\$345,800	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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

Asset # : 2327

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
	Storm Drain Piping							
	Cast Iron	80%			LIFE	**	1	
	Cast Iron	20%	0-2	\$41,100	LIFE	**	1	
<i>Corroded, Extent : Severe, 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>								
<hr/>								
Fixtures								
	Generic	100%						
<hr/>								
Fire Suppression								
	Standpipe							
	Generic	100%			2036	**	1-5	\$48,600
<hr/>								
	Sprinkler							
	No Component	50%						
	Generic	50%			2052	**	1-2	\$13,500
<hr/>								

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 24-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$171,300
Mechanical	\$380,100	\$1,073,900
Total	\$380,100	\$1,245,100
Importance Code A		\$171,300
Importance Code B	\$380,100	\$1,073,900
Total	\$380,100	\$1,245,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Interior Architecture	\$25,300		\$2,800	\$730,900
Mechanical	\$25,400	\$5,000	\$13,100	\$6,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$54,700	\$9,000	\$19,900	\$741,300
Importance Code B	\$54,700	\$9,000	\$19,900	\$741,300
Importance Code C				
Total	\$54,700	\$9,000	\$19,900	\$741,300



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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
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								
Exterior Walls								
Not Accessible	100%							
Roof								
Copper/Terne	100%			2054	**	10	\$171,300	
Interior								
Floors								
Carpet	85%			2022	\$705,500	3	\$101,400	
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Various</i>						
		<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Terrazzo	10%			LIFE	**	5	\$4,700	
Wood	5%			2041	**	5	\$5,600	
Interior Walls								
Fiberglass Panel	28%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$4,400	
Marble Panels	2%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Columns</i>						
		<i>Explanation : Columns</i>						
Plaster	60%			LIFE	**	5	\$13,300	
Ceilings								
Exposed Struc: Steel	25%			LIFE	**			
Glass: Susp Panels	50%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$18,600	
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								
Energy Source								
Utility Steam	100%			2036	**	1		
Distribution								
Central Plant Steam Piping/Pmp	50%	0-2	\$344,400	2056	**	4	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Deteriorating Steam, Condensate Return Piping And Condensate Quenching Tank</i>						
Central Plant Steam Piping/Pmp	50%			2026	\$344,400	4	\$1,000	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</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
AMERICAN MUSEUM OF NATL HISTORY SECTION 10

Asset # : 2653

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convect/Radiator	8%			2024	\$17,400	1	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convect/Radiator	2%	0-2	\$4,400	2046	**	1	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Covered Under A C System</i>								
Air Conditioning								
Energy Source								
District C.W.	100%			2046	**	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$2,000	
<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 Cenyrtral Chiller Plant In Section 17</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$456,400	1	\$24,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,200	
Exhaust Fans								
Interior	90%			2026	\$130,300	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Roof	10%			2031	**	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	\$35,700	2046	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Or Near Points Of Use, Heavy Internal Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues</i>								
Galvanized Steel	80%			2024	\$142,800	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 2653

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	80%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast Iron	20%	0-2	\$17,000	LIFE	**	1		
	<i>Corroded, Extent : Severe, 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>							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1-2, Ocean Life</i>							
	<i>Explanation : 1 Unit, #10</i>							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$20,100	
Sprinkler								
Generic	100%			2052	**	1-2	\$11,200	

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$797,300	\$261,500
Interior Architecture	\$77,000	\$134,900
Mechanical	\$485,800	\$2,434,600
Total	\$1,360,100	\$2,831,000
Importance Code A	\$845,600	\$261,500
Importance Code B	\$514,500	\$2,434,600
Importance Code C		\$134,900
Total	\$1,360,100	\$2,831,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$24,600			\$17,800
Interior Architecture	\$195,000		\$8,700	\$35,300
Mechanical	\$21,700	\$8,000	\$23,200	\$15,900
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$248,200	\$14,900	\$38,700	\$75,800
Importance Code A	\$24,600			\$19,900
Importance Code B	\$223,600	\$14,900	\$38,700	\$55,900
Importance Code C				
Total	\$248,200	\$14,900	\$38,700	\$75,800



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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
AMERICAN MUSEUM OF NATL HISTORY SECTION 11

Asset # : 2314

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$349,700	LIFE	**	5	\$106,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, Upper Floors</i>								
Windows								
Aluminum	25%			2042	**	5	\$4,900	
Wood	75%	Now	\$447,600	2051	**	5	\$73,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$6,200	
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$4,600	
Stucco Cement	5%	4+	\$2,000	2031	**	5	\$500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Parapet Wall</i>								
Roof								
Copper/Terne	75%	4+	\$22,600	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Penetrations</i>								
Roll Roofing	7%			2022	\$12,900	5	\$4,800	
Skylight, Plastic	3%			2031	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Stair</i>								
<i>Explanation : Atop Bulkhead</i>								
Sloped Glazing	15%			LIFE	**	5	\$82,200	

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.

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

Asset # : 2314

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	60%	Now	\$178,500	2025	\$892,300	3	\$96,100	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Basement (its)</i>							
	<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Second Floor</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mezzanine, Third Floor</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Basement, Mezzanine, 3rd Floor</i>							
	<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 3rd Floor</i>							
Cork Tile	5%			2036	**	5	\$4,700	
Sheet Vinyl/Rubber	3%			2034	**	5	\$4,800	
Traffic Topping	5%			2031	**	5	\$6,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement Labs And 2nd Floor</i>							
	<i>Explanation : Liquid Applied Epoxy Floor</i>							
Vinyl Tile	18%			2031	**	3	\$9,600	
Vinyl Tile 9" X 9"	6%	Now	\$77,000	2036	**	3	\$2,400	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Third Floor</i>							
Wood	3%			2041	**	5	\$6,000	
Interior Walls								
Gypsum Board	57%			LIFE	**	5	\$62,200	
Mosaic Tile	3%			LIFE	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Bathrooms</i>							
	<i>Explanation : Regular Ceramic Tile - Not Mosaic Tile</i>							
Plaster	30%			LIFE	**	5	\$16,400	
Wood	10%			LIFE	**	5	\$72,700	
Ceilings								
AcousTile,Adhered	2%			2039	**	5	\$2,100	
AcousTileSusp.Lay-In	20%			2039	**	5	\$21,400	
Exposed Concrete	3%			LIFE	**	5	\$500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Fifth Floor</i>							
Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	11%			LIFE	**	5	\$14,700	
Metal Panel	5%			LIFE	**	5	\$6,700	
Plaster	50%			LIFE	**	5	\$33,400	
No Component	7%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Fifth Floor</i>							
	<i>Explanation : Sloped Glazing</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
AMERICAN MUSEUM OF NATL HISTORY SECTION 11

Asset # : 2314

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2026	\$25,600	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$48,300	5	\$4,200	
Distribution								
Central Plant Steam Piping/Pmp	20%	0-2	\$246,800	2056	**	4	\$700	
	<i>Leak Evident, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout, Deteriorating Steam And Condensate Piping</i>							
Central Plant Steam Piping/Pmp	80%			2026	\$987,200	4	\$2,800	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Terminal Devices								
Air Handler	5%	0-2	\$51,300	2036	**	1	\$2,000	
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Mechanical Room</i>							
Air Handler	45%			2026	\$461,400	1	\$19,900	
Convactor/Radiator	10%	0-2	\$39,000	2046	**	1	\$2,100	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout, Defective Steam Traps And Danfoss Valves</i>							
Convactor/Radiator	40%			2024	\$156,100	1	\$9,200	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Air Conditioning								
Energy Source								
District C.W.	70%			2046	**	1		
Electricity	30%			2042	**	1		
Conversion Equipment								
Split Unit	10%			2026	\$155,600			
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Window/Wall Unit	10%	2-4	\$15,200	2026	\$15,200	1		
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
No Component	80%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Lower Level</i>							
	<i>Explanation : Chilled Water Is Fed From Section 17 Central Chiller Plant</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
AMERICAN MUSEUM OF NATL HISTORY SECTION 11

Asset # : 2314

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2046	**	4	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped From Section 17</i>								
No Component	50%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2026	\$16,300	1		
Air Handler/Cool/Ht	50%			2026	\$81,800	1	\$22,100	
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2026	\$1,500	2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Abandoned Air Condenser Unit Needs To Be Removed</i>								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,800	
Exhaust Fans								
Interior	85%			2026	\$220,500	2	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Roof	15%			2026	\$18,200	2	\$300	
Plumbing								
H/C Water Piping								
Galvanized Steel	80%			2024	\$255,900	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Galvanized Steel	20%	0-2	\$64,000	2046	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Water Flow Restriction Issues</i>								
HW Heat Exchanger								
Steam Fired	100%			2026	\$116,100	4	\$7,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Level</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 2314

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	80%	Now	\$6,100	LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast Iron	20%	0-2	\$30,400	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>							
Fixtures								
Generic	100%							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-5, Education</i>							
	<i>Explanation : 1 Unit, #7</i>							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$36,000	
Sprinkler								
No Component	95%							
Generic	5%			2036	**	1-2	\$1,000	

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

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

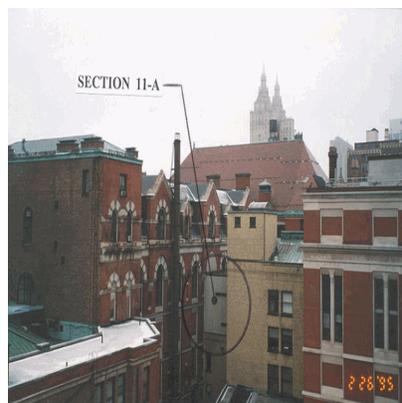
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2,3
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Mechanical		\$48,200
Total		\$48,200
Importance Code B		\$48,200
Total		\$48,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$17,400			
Interior Architecture	\$4,600			\$1,700
Mechanical	\$2,200	\$500	\$33,800	\$400
Total	\$24,100	\$500	\$33,800	\$2,000
Importance Code A	\$17,400			
Importance Code B	\$6,700	\$500	\$33,800	\$2,000
Importance Code C				
Total	\$24,100	\$500	\$33,800	\$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
AMERICAN MUSEUM OF NATL HISTORY SECTION 11A

Asset # : 2330

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$4,900	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Various</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Metal Panel	15%	2-4	\$300	2046	**	5	\$1,600	
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Windows								
Aluminum	10%			2034	**	5	\$100	
Wood	90%	Now	\$13,900	2051	**	5	\$2,300	
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Parapets								
Concrete Masonry Unit	25%	Now	\$400	LIFE	**	5	\$200	
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : South Side</i>					
Masonry: Brick	65%	Now	\$2,600	LIFE	**	5	\$400	
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Pre-Cast Concrete	10%	Now	\$100	LIFE	**	5	\$400	
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Roof								
Modified Bitumen	100%			2026		10	\$4,000	
			<i>Blisters, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Southern Side</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Interior								
Floors								
Carpet	40%			2025		3	\$5,000	
Terrazzo	10%			LIFE	**	5	\$500	
Vinyl Tile	50%			2031	**	3	\$1,600	

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

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

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

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

Asset # : 2330

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

Interior

Interior Walls

Gypsum Board	25%			LIFE	**	5	\$1,300	
Masonry: Brick	5%			LIFE	**			
Plaster	65%			LIFE	**	5	\$1,700	
Wood	5%			LIFE	**	5	\$1,800	

Ceilings

AcousTileSusp.Lay-In	15%			2039	**	5	\$900	
Gypsum Board	30%			LIFE	**	5	\$2,400	
Plaster	55%	Now	\$2,500	LIFE	**	5	\$2,200	

Loose/Delam Surface, Extent : Moderate, Area Affected : 5%

Location : Various

Patching Evident, Extent : Moderate, Area Affected : 10%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Various

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

Heating

Energy Source

Utility Steam	100%			2036	**	1		
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Conversion Equipment

Pres. Reducing Valve/LP Steam	35%			2029	**	5	\$100	
No Component	65%							

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

Location : Throughout

Explanation : Medium Pressure Steam Sourced From Adjacent Building

Distribution

Central Plant Steam Piping/Pmp	100%			2036	**	4	\$300	
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Terminal Devices

Convactor/Radiator	50%			2031	**	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		
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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
AMERICAN MUSEUM OF NATL HISTORY SECTION 11A

Asset # : 2330

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	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	95%			2021	\$33,100	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Exterior Pkg Unit - Cooling	5%	Now	\$1,700	2036	**	2		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Refrigerant Leaks Reported</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$48,200	1	\$2,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,300	
Exhaust Fans								
Interior	100%			2026	\$15,300	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2,5,7
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$91,400
Total		\$91,400
Importance Code B		\$91,400
Total		\$91,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,200		\$2,600	
Interior Architecture	\$29,100	\$900		\$88,000
Mechanical	\$31,700	\$5,000	\$7,800	\$11,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$66,000	\$9,800	\$14,300	\$103,500
Importance Code A	\$1,200	\$1,200	\$2,600	
Importance Code B	\$60,500	\$8,700	\$11,800	\$103,500
Importance Code C	\$4,200			
Total	\$66,000	\$9,800	\$14,300	\$103,500



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
AMERICAN MUSEUM OF NATL HISTORY SECTION 11B - LIBRARY

Asset # : 4247

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

Exterior

Exterior Walls

Masonry: Brick	90%			LIFE	**	5	
Pre-Cast Concrete	10%			LIFE	**	5	

Windows

Aluminum	100%			2042	**	5	
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Parapets

Copper/Terne	25%			2061	**	5	\$5,100
Metal Rail	50%	4+	\$1,200	2039	**	5	\$15,000

Corrosion/Rusting, Extent : Light, Area Affected : 15%

Location : Throughout

Pre-Cast Concrete	25%			LIFE	**	5	\$6,600
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Roof

IRMA/Protected Membrane	100%			2026		10	
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Interior

Floors

Carpet	15%			2025	\$121,200	3	\$17,400
Carpet	10%	Now	\$16,200	2022	\$80,800	3	\$8,700

Staining/Discoloring, Extent : Moderate, Area Affected : 50%

Location : First Floor

Worn/Eroded, Extent : Light, Area Affected : 30%

Location : Throughout First Floor

Cast in Place Concrete	72%			LIFE	**	5	\$91,400
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Liquid Applied Epoxy Coating

Ceramic Tile	3%			2035	**	5	\$1,700
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Interior Walls

Gypsum Board	90%	Now	\$4,200	LIFE	**	5	\$27,800
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Cracking/Crumbling, Extent : Moderate, Area Affected : 2%

Location : North Side Of Stacks On Floor 2a

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

Location : North Side Of Stacks On Floor 2a

Masonry: Brick	10%			LIFE	**		
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Ceilings

AcousTileSusp.Lay-In	15%			2039	**	5	\$8,700
Exposed Struc: Steel	82%			LIFE	**		
Gypsum Board	3%			LIFE	**	5	\$2,200

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

Heating

Energy Source

Utility Steam	100%			2046	**	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
AMERICAN MUSEUM OF NATL HISTORY SECTION 11B - LIBRARY

Asset # : 4247

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2035	**	5	\$2,300	
Distribution								
Central Plant Steam Piping/Pmp	100%			2046	**	4	\$1,900	
Air Conditioning								
Energy Source								
District C.W.	100%			2046	**	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$1,900	
<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>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$24,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,600	
Exhaust Fans								
Interior	50%			2031	**	2	\$600	
Roof	50%			2031	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	10%	Now	\$8,300	LIFE	**	1		
<i>Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1 Of 4 Cracked Storm Drain Risers, Drain Pipe Causes Water Damage Whenever There Is A Rain Event</i>								
Cast Iron	90%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-7, Library</i>								
<i>Explanation : 1 Unit, #11b</i>								
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$20,300	

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

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
Fire Suppression	Sprinkler							
	Generic	100%	Now	\$19,400	2052	**	1-2	\$9,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Failed Test</i>								

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 19-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,4m,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$294,900	\$1,225,000
Interior Architecture	\$172,900	\$773,100
Mechanical	\$814,600	\$3,205,700
Total	\$1,282,400	\$5,203,800
Importance Code A	\$294,900	\$1,225,000
Importance Code B	\$987,500	\$3,935,300
Importance Code C		\$43,600
Total	\$1,282,400	\$5,203,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$32,000			\$1,100
Interior Architecture	\$62,700	\$10,500	\$19,200	\$327,900
Mechanical	\$22,000	\$27,400	\$63,300	\$35,400
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$160,100	\$81,300	\$126,000	\$407,800
Importance Code A	\$35,700	\$6,000	\$3,800	\$4,800
Importance Code B	\$124,400	\$75,300	\$122,200	\$403,000
Importance Code C				
Total	\$160,100	\$81,300	\$126,000	\$407,800



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 12

Asset # : 2315

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	15%	2-4	\$114,500	LIFE	**	5	\$34,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Air Shaft - Visible From Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	85%			LIFE	**	5	\$147,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Windows								
Bronze/Brass	25%			2034	**	5	\$28,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Central Park West Side - East Facade</i>								
<i>Explanation : Painted Surface</i>								
Steel	75%			2025		5	\$168,500	
Parapets								
Masonry: Brick	8%			LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	7%			2052	**	5	\$2,100	
Metal Rail	5%			2039	**	5-10	\$7,200	
Granite Panels	80%			LIFE	**	5	\$7,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : North, South, East Roofs</i>								
Roof								
Built-Up (BUR)	5%	2-4	\$1,800	2026			\$18,500	
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Flat Roof At West Side</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Flat Roof At West Side</i>								
Copper/Terne	70%	Now	\$96,200	2041	**			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	25%	Now	\$11,700	2026			\$117,300	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2022	\$316,500	3	\$45,500	
Cast in Place Concrete	10%	Now	\$25,800	LIFE	**	5	\$49,700	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water Penetration And Flooding</i>								
Ceramic Tile	3%			2035	**	5	\$6,800	
Marble Panels	12%			LIFE	**	5	\$20,500	
Quarry Tile	5%			2031	**	5	\$17,100	
Terrazzo	30%	2-4	\$172,900	LIFE	**	5	\$53,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor And Lower Level Hall And Corridors</i>								
Vinyl Tile	25%			2026	\$527,100	3	\$21,300	
Wood	5%			2041	**	5	\$21,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$17,400	
Panel/Paver: Limestone	25%			LIFE	**			
Marble Panels	10%			LIFE	**			
Plaster	40%			LIFE	**	5	\$34,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 2nd Floor Offices And Corridors</i>								
Plaster	10%			LIFE	**	5	\$8,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Murals - Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : T. Roosevelt Memorial Hall</i>								
<i>Explanation : Murals On Plaster</i>								
Ceilings								
AcousTileConcealSpLn	10%			2039	**	5	\$28,400	
AcousTileSusp.Lay-In	10%			2039	**	5	\$22,700	
Exposed Concrete	10%			LIFE	**	5	\$3,600	
Plaster	20%			LIFE	**	5	\$28,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : T. Roosevelt Memorial Hall And Rotunda</i>								
<i>Explanation : Decorative Coffered Ceilings</i>								
Plaster	50%			LIFE	**	5	\$71,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Offices</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2036	**	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 12

Asset # : 2315

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2039	**	1	\$37,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Unit</i>								
Pres. Reducing Valve/LP Steam	50%			2035	**	5	\$4,500	
Distribution								
Hot Wtr Piping/Pump	50%			2048	**	4	\$5,600	
Central Plant Steam Piping/Pmp	15%			2046	**	4	\$1,100	
Central Plant Steam Piping/Pmp	15%	0-2	\$393,900	2056	**	4	\$1,100	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Steam And Condensate Return Piping</i>								
Central Plant Steam Piping/Pmp	20%			2026	\$525,300	4	\$1,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%			2026	\$872,800	1	\$37,600	
Convactor/Radiator	10%	0-2	\$83,100	2046	**	1	\$4,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps And Condensate Quenching Tank</i>								
Convactor/Radiator	50%			2024	\$415,400	1	\$24,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
District C.W.	90%			2046	**	1		
Electricity	10%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	\$32,300	1		
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chiller Water Is Supplied To This Building From The Central Chiller Plant In Section 17</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
AMERICAN MUSEUM OF NATL HISTORY SECTION 12

Asset # : 2315

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2046	**	4	\$6,700	
<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>								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2034	**	1	\$47,000	
Air Handler/Cool/Ht	40%			2026	\$69,600	1	\$37,600	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$84,700	
Exhaust Fans								
Interior	80%			2026	\$441,700	2	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Roof	20%			2026	\$51,500	2	\$900	
Plumbing								
H/C Water Piping								
Galvanized Steel	80%			2024	\$544,700	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Galvanized Steel	20%	0-2	\$136,200	2046	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Or Near Point Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues</i>								
Water Heater								
Electric	100%			2019	\$136,700	4	\$1,300	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Level</i>								
HW Heat Exchanger								
Steam Fired	100%			2026	\$247,100	4	\$15,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Level</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 2315

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	20%	0-2	\$64,700	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</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	80%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Submersible	100%			2021	\$5,300	4	\$3,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : B-6, Roosevelt Hall</i>								
<i>Explanation : 4 Units, #1, 2, 3, 4</i>								
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$76,600	
Sprinkler								
No Component	90%							
Generic	10%			2036	**	1-2	\$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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 19-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$3,102,100	\$288,400
Interior Architecture	\$314,600	\$254,600
Mechanical	\$776,300	\$2,369,400
Total	\$4,192,900	\$2,912,300
Importance Code A	\$3,102,100	\$288,400
Importance Code B	\$873,900	\$2,575,500
Importance Code C	\$217,000	\$48,400
Total	\$4,192,900	\$2,912,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$53,600		\$12,800	
Interior Architecture	\$24,400	\$1,500	\$8,000	\$263,400
Mechanical	\$67,000	\$13,200	\$63,700	\$11,900
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$153,900	\$23,600	\$93,400	\$284,300
Importance Code A	\$53,600		\$12,800	
Importance Code B	\$100,300	\$23,600	\$80,600	\$284,300
Importance Code C				
Total	\$153,900	\$23,600	\$93,400	\$284,300



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 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	\$888,900	2046		**		
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Throughout Bulkhead</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout Bulkhead</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Throughout Bulkhead</i>							
Masonry: Brick	85%	Now	\$1,138,800	LIFE		**	5	\$173,000
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Various</i>							
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : North Facade - Roof Bulkhead</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : 7th Floor Bulkheads</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Stucco Cement	8%	Now	\$514,600	2046		**	5	\$20,400
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Penthouse</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
<hr/>								
Windows Steel	100%	Now	\$420,600	2034		**	5	\$115,300
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Penthouse</i>							
	<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Throughout</i>							

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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 13 AND 13A

Asset # : 2316

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								
Parapets								
Concrete Masonry Unit	45%	Now	\$8,300	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Of Parapet Wall</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Of Parapet Wall</i>								
Masonry: Brick	32%	Now	\$26,100	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : East And West Stair Tower</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exterior Of Parapet Walls</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Elevator Tower</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of Penthouses</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Roofs</i>								
Masonry: Granite	15%	Now	\$3,600	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	8%	Now	\$14,600	2046	**	5	\$700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Interior Side Of Parapet Wall - Throughout</i>								
Roof								
Built-Up (BUR)	80%	Now	\$139,100	2036	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	10%	2-4	\$1,000	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Low Roof</i>								
Modified Bitumen	5%			2021	\$11,100	10	\$1,700	
Skylight, Plastic	5%			2039	**	1		
Interior								
Floors								
Carpet	15%			2022	\$254,300	3	\$36,500	
Cast in Place Concrete	10%			LIFE	**	5	\$26,600	
Cork Tile	15%			2036	**	5	\$16,000	
Terrazzo	50%			LIFE	**	5	\$47,600	
Vinyl Tile	10%			2026	\$112,900	3	\$4,600	

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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.

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

Asset # : 2316

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$17,600	
Masonry: Brick	10%			LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Behind Exhibits</i>								
Metal Panel	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exhibition Halls</i>								
<i>Explanation : Inset Decorative Panels</i>								
Marble Panels	20%			LIFE	**			
Plaster	5%	Now	\$217,000	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Floors And Bulkhead Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Upper Floors And Bulkhead Walls</i>								
Plaster	50%			LIFE	**	5	\$44,000	
Ceilings								
AcousTile,Adhered	10%			2039	**	5	\$12,200	
AcousTileSusp.Lay-In	15%			2039	**	5	\$18,300	
Gypsum Board	10%			LIFE	**	5	\$15,200	
Masonry: Marble	5%			LIFE	**	1		
Plaster	5%	Now	\$97,600	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Floor Ceilings And Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Upper Floor Ceilings And Bulkhead</i>								
Plaster	55%			LIFE	**	5	\$41,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2036	**	1		
Distribution								
Central Plant Steam Piping/Pmp	50%	0-2	\$703,400	2056	**	4	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorating Steam, Condensate Return Piping And Condensate Quenching Tanks</i>								
Central Plant Steam Piping/Pmp	50%			2026	\$703,400	4	\$2,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	70%			2026	\$818,100	1	\$35,200	
Convactor/Radiator	5%	0-2	\$22,200	2046	* *	1	\$1,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
Convactor/Radiator	25%			2024	\$111,200	1	\$6,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
District C.W.	80%			2046	* *	1		
Electricity	20%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2021	\$34,600	1		
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Is Supplied To This Building From Section</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2036	* *	4	\$4,800	
<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</i>								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2026	\$149,100	1	\$40,300	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$45,400	
Exhaust Fans								
Interior	100%			2026	\$295,700	2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	\$72,900	2046	* *	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Or Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues</i>								
Galvanized Steel	80%			2024	\$291,800	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.

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 13 AND 13A

Asset # : 2316

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater								
Electric	15%			2024	\$11,000	4	\$100	
No Component	85%							
HW Heat Exchanger								
Steam Fired	15%			2052	**	4	\$1,800	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Level</i>						
No Component	85%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Storm Drain Piping								
Cast Iron	20%	0-2	\$34,600	LIFE	**	1		
		<i>Corroded, Extent : Severe, 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%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fixtures								
Generic	100%							
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>						
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-6, Imax</i>						
		<i>Explanation : 1 Unit, #13 Operated Manually - Needs Upgrade</i>						
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$41,000	
Sprinkler								
No Component	90%							
Generic	10%			2036	**	1-2	\$2,300	
Chemical System								
Generic	100%			2024	\$2,100	1-3	\$3,700	

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 15 AND 15A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.015 / 2317 **Yr Built/Renovated** : 1903 / 1966
Area Sq Ft : 39,203 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,4
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$557,800	
Interior Architecture	\$161,800	
Mechanical	\$338,900	\$800,200
Total	\$1,058,500	\$800,200
Importance Code A	\$557,800	
Importance Code B	\$500,700	\$800,200
Total	\$1,058,500	\$800,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$59,400		\$3,100	\$100
Interior Architecture	\$46,300	\$900	\$20,200	\$44,500
Mechanical	\$41,200	\$4,000	\$18,800	\$33,000
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$151,900	\$9,800	\$47,000	\$82,600
Importance Code A	\$59,400		\$3,100	\$27,800
Importance Code B	\$76,600	\$9,800	\$43,900	\$54,800
Importance Code C	\$15,900			
Total	\$151,900	\$9,800	\$47,000	\$82,600



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 SECTION 15 AND 15A

Asset # : 2317

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%	Now	\$51,000	2046	**			
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gutters And Dormers</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gutters And Dormers</i>								
Masonry: Brick	30%	Now	\$98,100	LIFE	**	5	\$9,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Section 15 South Facade Above 15A</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade Of Section 15</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Section 15 Facades Above 15A</i>								
Masonry: Granite	20%	Now	\$43,000	LIFE	**	5	\$4,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade Of Section 15</i>								
Stucco Cement	45%	Now	\$23,200	2039	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade Of Section 15A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor, Section 15A North Façade At Imax Stair</i>								
Windows								
Aluminum	10%			2042	**	5	\$300	
Wood	90%	Now	\$104,800	2051	**	5	\$12,800	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	10%			2046	**	5	\$1,800	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%			2039	**	5-10	\$16,700	
No Component	65%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 15 AND 15A

Asset # : 2317

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)	30%	2-4	\$26,100	2036		**		
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Debris on Roof, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Section 15A</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Roof Penetration, Damper</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Section 15A</i>								
Copper/Terne	5%			2041		**	10	\$2,200
<i>Corrosion/Rusting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Northwest Corner Of Section 15</i>								
Slate	65%	Now	\$260,900	LIFE		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Section 15</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Section 15</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Section 15</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Offices, Stairwell, Library And Collection Storage Areas</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Section 15</i>								
<i>Explanation : On Extended Life - Much Older Than Rated Life Of Material.</i>								
Interior								
Floors								
Carpet	5%			2022	\$40,800		3	\$5,900
Cast in Place Concrete	7%			LIFE		**	5	\$9,000
Ceramic Tile	3%			2035		**	5	\$1,800
Traffic Topping	55%			2031		**	5	\$40,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fluid Applied Epoxy Floors</i>								
Vinyl Tile	30%			2031		**	3	\$8,800
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First And Second Floor</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 15 AND 15A

Asset # : 2317

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	25%	Now	\$13,100	LIFE	**	5	\$4,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Gypsum Board	40%			LIFE	**	5	\$10,400	
Masonry: Brick	20%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Collections Storage Areas, East Wall At Imax Stair</i>								
Plaster	15%	Now	\$2,800	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Western Portion Of Section 15, Stairs And Attic</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Western Portion Of Section 15, Stairs And Attic</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$1,600	2039	**	5	\$4,400	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Areas Of Previous Water Intrusion - Various Offices</i>								
Exposed Struc: Steel	60%	Now	\$161,800	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Damper Leading To Roof - Floors 2 And 3</i>								
Gypsum Board	10%			LIFE	**	5	\$7,300	
Plaster	15%	Now	\$25,200	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Library, Offices, Attic, Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Library, Offices, Attic, Stairs</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2036	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$26,500	5	\$2,300	
Distribution								
Central Plant Steam Piping/Pmp	50%	0-2	\$338,900	2056	**	4	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorating Steam And Condensate Return Piping</i>								
Central Plant Steam Piping/Pmp	50%			2026	\$338,900	4	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 15 AND 15A

Asset # : 2317

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								
Terminal Devices								
Convactor/Radiator	40%			2024	\$85,800	1	\$5,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	10%	0-2	\$21,400	2046	**	1	\$1,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Covered Under AC System</i>								
Air Conditioning								
Energy Source								
District C.W.	85%			2046	**	1		
Electricity	15%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2021	\$12,500	1		
No Component	85%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2046	**	4	\$1,600	
<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>								
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2026	\$57,300	1	\$20,600	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,900	
Exhaust Fans								
Interior	100%			2026	\$142,500	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2024	\$175,700	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 15 AND 15A

Asset # : 2317

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
<hr/>									
	Storm Drain Piping								
	Cast Iron	20%	0-2	\$16,700	LIFE	* *	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout Basement</i>							
		<i>Cracked, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
	Cast Iron	80%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
<hr/>									
	Fixtures								
	Generic	100%							
<hr/>									
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : 1-4, Ichthyology</i>							
		<i>Explanation : 1 Unit, #15h</i>							
<hr/>									
Fire Suppression									
	Sprinkler								
	No Component	25%							
	Generic	75%			2052	* *	1-2	\$8,200	

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,125,400	\$331,600
Interior Architecture	\$213,200	\$182,500
Mechanical	\$519,800	\$3,363,000
Total	\$2,858,300	\$3,877,100
Importance Code A	\$2,186,000	\$331,600
Importance Code B	\$576,800	\$3,509,500
Importance Code C	\$95,600	\$36,000
Total	\$2,858,300	\$3,877,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$49,600			\$13,100
Interior Architecture	\$46,900		\$10,000	\$14,200
Mechanical	\$84,800	\$24,900	\$49,500	\$29,200
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$190,100	\$33,800	\$68,400	\$65,400
Importance Code A	\$49,600			\$15,700
Importance Code B	\$140,600	\$33,800	\$68,400	\$49,700
Importance Code C				
Total	\$190,100	\$33,800	\$68,400	\$65,400



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
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								
Exterior Walls								
Masonry: Brick	100%	Now	\$892,700	LIFE	**	5	\$135,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bricks Below Parapet Line</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fifth Floor And Western Extension On First Floor</i>								
Windows								
Steel	90%	4+	\$1,073,200	2051	**	5	\$117,700	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Beyond Useful Life</i>								
Steel	10%			2042	**	5	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storefront Windows</i>								
<i>Explanation : East Facade</i>								
Parapets								
Masonry: Brick	90%	Now	\$61,800	LIFE	**	5	\$4,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Efflorescence, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Underside Of Coping Throughout</i>								
Masonry: Granite	10%	Now	\$30,700	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Coping Stones</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.

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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	\$97,700	2036	**			1
	<i>Embed. 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>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%	0-2	\$18,900	2041	**			
	<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 Work Spaces</i>							
Skylight, Plastic Sloped Glazing	2%			2031	**	1		
	15%			LIFE	**	5	\$78,300	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Eastern Bay</i>							
	<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Carpet	20%			2025	\$373,000	3	\$53,600	
Cast in Place Concrete	50%			LIFE	**	5	\$146,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Ground Water</i>							
Quarry Tile	10%			2031	**	5	\$20,100	
Slate	5%			LIFE	**	5	\$7,100	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Stair Treads</i>							
Vinyl Tile	5%			2031	**	3	\$3,300	
Wood	10%			2054	**	5	\$25,100	

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

Asset # : 2318

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,400	
Gypsum Board	35%			LIFE	**	5	\$36,000	
Masonry: Brick	10%			LIFE	**			
<i>Efflorescence, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Fifth Floor Mechanical Spaces</i>								
Plaster	15%	Now	\$45,000	LIFE	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth And Fifth Floors; West Facade At First Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Fourth And Fifth Floors; Western Extension Of First Floor</i>								
SGFT/Glazed Masonry	35%	4+	\$50,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Studio Space</i>								
Ceilings								
AcousTileSusp.Lay-In	30%			2039	**	5	\$40,200	
Exposed Concrete	50%	Now	\$117,500	LIFE	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sloped Glazing Structure At West Side Of First Floor</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fourth And Fifth Floors; West Side Of First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fourth And Fifth Floors; West Side Of First Floor</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$16,700	
Mechanical								
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%			2036	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Museum Complex</i>								
<i>Explanation : Supplied By Con Edison - Serves All Building Sections</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$60,600	5	\$5,300	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</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
AMERICAN MUSEUM OF NATL HISTORY SECTION 17

Asset # : 2318

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	20%	0-2	\$309,500	2056	* *	4	\$900	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Deteriorating Steam And Condensate Return Piping</i>								
Central Plant Steam Piping/Pmp	80%			2026	\$1,238,000	4	\$3,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	30%			2026	\$385,700	1	\$16,600	
Convactor/Radiator	65%			2024	\$318,200	1	\$18,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	5%	0-2	\$24,500	2046	* *	1	\$1,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
District C.W.	60%			2046	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Central Chiller Plant That Serves The Entire Campus Is Located In This Section</i>								
Electricity	40%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2035	* *	1	\$58,100	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units - Equipment Serves All Museum Building Sections</i>								
Split Unit	2%			2026	\$39,000			
Window/Wall Unit	10%	0-2	\$19,100	2026	\$19,100	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms, Multiple Mechanical And / Or Electrical Defects</i>								
Window/Wall Unit	28%			2021	\$53,400	1		

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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 17

Asset # : 2318

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	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	2%	Now	\$2,200	2056	**	4	\$100	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Rear Yard Between Sections 4 And 11</i>								
CW & CHW Wtr Pipe/Pump	58%			2046	**	4	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Level Of Section 17</i>								
<i>Explanation : The Condenser And Chilled Water Pumps In This Section Serves All Sections</i>								
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2026	\$615,300	1	\$33,200	
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	2%			2026	\$3,700	2	\$1,200	
Water Cooling Tower	60%	Now	\$20,800	2027	\$208,200	2	\$43,200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Component Located Between Sections 4 And 11</i>								
<i>Explanation : 2 Units Out Of 8 Are Inoperable</i>								
No Component	38%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,900	
Exhaust Fans								
Interior	50%			2026	\$162,700	2	\$1,400	
Roof	50%			2026	\$75,900	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2046	**	1		
Galvanized Steel	75%			2024	\$300,900	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Steam Fired	60%			2046	**	4	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units Provide Domestic Hot Water To Other Building Sections</i>								
Steam Fired	40%	0-2	\$58,200	2056	**	4	\$3,500	
<i>Damaged, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Lower Level Of Section 17, 2 Of 3 Defective Heat Exchangers</i>								
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
AMERICAN MUSEUM OF NATL HISTORY SECTION 17**

Asset # : 2318

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	20%	0-2	\$38,100	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%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2020	\$3,100	4	\$2,800	
Backflow Preventer								
Generic	100%			2026	\$23,200	1	\$5,500	
Fixtures								
Generic	100%							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-5</i>							
	<i>Explanation : 1 Freight Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$45,100	
Sprinkler								
Generic	100%			2046	**	1-2	\$25,100	
Fire Pump								
Generic	100%			2029	**	1	\$16,700	

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 19-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,523,300	\$181,200
Interior Architecture		\$419,300
Mechanical	\$768,900	\$3,036,400
Total	\$2,292,200	\$3,636,900
Importance Code A	\$1,523,300	\$181,200
Importance Code B	\$768,900	\$3,076,000
Importance Code C		\$379,800
Total	\$2,292,200	\$3,636,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$15,300			\$1,300
Interior Architecture	\$13,600	\$2,200	\$24,100	\$5,300
Mechanical	\$68,300	\$13,400	\$30,400	\$16,300
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$113,000	\$31,400	\$70,300	\$38,700
Importance Code A	\$15,300			\$1,300
Importance Code B	\$97,700	\$29,200	\$70,300	\$36,700
Importance Code C		\$2,200		\$700
Total	\$113,000	\$31,400	\$70,300	\$38,700



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

Asset # : 2337

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	2%			2046	**	10	\$5,100	
Masonry: Brick	40%	Now	\$144,200	LIFE	**	5	\$43,800	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Facade, North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West Facade</i>								
Masonry: Granite	58%	Now	\$418,100	LIFE	**	5	\$47,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	15%			2042	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Collections Storage</i>								
<i>Explanation : Interior Storm Windows.</i>								
Steel	85%	Now	\$817,700	2051	**	5	\$89,700	
<i>Air Infiltration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Collections Storage And Various Offices</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Offices</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Offices</i>								
Parapets								
Masonry: Brick	20%	2-4	\$100	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	80%			LIFE	**	5	\$600	

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

Asset # : 2337

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)	5%			2026	\$8,600	10	\$1,700	
Copper/Terne	30%	Now	\$15,100	2041	**			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2036	**	10	\$5,700	
Slate	60%	Now	\$143,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Slate Roof</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Red Slate Roof</i>								
<i>Explanation : Approaching Extent Of Useful Life</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$39,600	
Cork Tile	10%			2036	**	5	\$10,600	
Marble Panels	7%			LIFE	**	5	\$6,300	
Slate	3%			LIFE	**	5	\$3,800	
Terrazzo	20%			LIFE	**	5	\$18,800	
Traffic Topping	15%			2031	**	5	\$22,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Collection Storage Areas</i>								
<i>Explanation : Epoxy Flooring</i>								
Vinyl Tile	30%			2031	**	3	\$18,100	
Interior Walls								
Ceramic Tile	3%			2035	**	5	\$4,500	
Fabric on Framing	2%			2027	\$332,200	5	\$1,500	
Gypsum Board	53%			LIFE	**	5	\$47,500	
Marble Panels	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$6,700	
SGFT/Glazed Masonry	20%			LIFE	**			
Wood	2%			LIFE	**	5	\$12,000	
Ceilings								
AcousTileConcealSpLn	10%			2031	**	5	\$15,100	
AcousTileSusp.Lay-In	15%			2039	**	5	\$18,100	
Exposed Concrete	50%			LIFE	**	5	\$9,400	
Plaster	10%			LIFE	**	5	\$7,500	
Plaster	15%			LIFE	**	5	\$11,300	

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

Asset # : 2337

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2026	\$29,000	1		
Distribution								
Central Plant Steam Piping/Pmp	50%			2026	\$696,600	4	\$2,000	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Central Plant Steam Piping/Pmp	50%	0-2	\$696,600	2056	**	4	\$2,000	
	<i>Corroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout, Deteriorating Steam And Condensate Return Piping</i>							
Terminal Devices								
Air Handler	75%			2026	\$868,200	1	\$37,400	
Convactor/Radiator	20%			2024	\$88,100	1	\$5,200	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Convactor/Radiator	5%	0-2	\$22,000	2046	**	1	\$1,200	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout, Defective Steam Traps</i>							
Air Conditioning								
Energy Source								
District C.W.	100%			2046	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Section 17</i>							
	<i>Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17</i>							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$4,000	
	<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>							
Terminal Devices								
Air Handler/Cool/Ht	90%			2026	\$830,900	1	\$44,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : All Dx Systems Are Being Converted To Chilled Water System</i>							
Air Handler/Cool/Ht	10%			2034	**	1	\$5,000	
Dehumidifier								
No Component	50%							
Generic	50%			2024	\$100			
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Various Floors</i>							
	<i>Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle</i>							
Ventilation								

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

Asset # : 2337

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	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Exhaust Fans								
Interior	90%			2026	\$263,600	2	\$2,200	
Roof	10%			2026	\$13,700	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	80%			2024	\$289,000	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Galvanized Steel	20%	0-2	\$72,200	2046	**	1		
<i>Corroded, Extent : Severe, 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>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	20%	0-2	\$34,300	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%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Backflow Preventer								
Generic	100%			2031	**	1	\$4,900	
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-6, Ornithology And 4th Floor : 6th Floor D C System</i>								
<i>Explanation : 2 Units, #19f And 19p</i>								
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$40,600	

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

Asset # : 2337

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
Fire Suppression	Sprinkler							
	No Component	50%						
	Generic	50%			2052	* *	1-2	\$11,300

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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.*

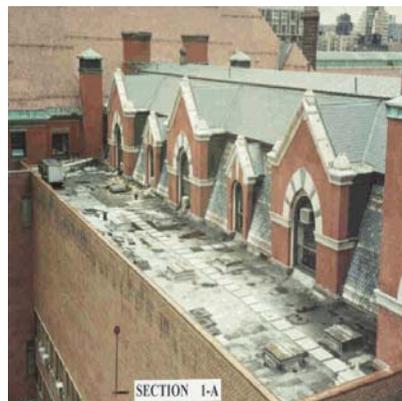
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 26-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,4,mez
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$350,200	
Interior Architecture		\$238,900
Mechanical	\$555,400	\$520,000
Total	\$905,600	\$758,900
Importance Code A	\$350,200	
Importance Code B	\$555,400	\$758,900
Total	\$905,600	\$758,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$24,900			
Interior Architecture	\$398,400	\$3,200	\$14,300	\$14,300
Mechanical	\$103,100	\$3,400	\$18,400	\$31,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$530,400	\$10,600	\$36,700	\$49,700
Importance Code A	\$24,900			\$27,000
Importance Code B	\$505,500	\$10,600	\$36,700	\$22,700
Importance Code C				
Total	\$530,400	\$10,600	\$36,700	\$49,700



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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 1A

Asset # : 2338

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	93%	Now	\$97,000	LIFE	**	5	\$29,500	
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	7%	Now	\$5,900	LIFE	**	5	\$1,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills And Headers</i>								
Windows								
Steel	100%	2-4	\$163,700	2051	**	5	\$18,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices</i>								
Parapets								
Cast Stone/Terra Cotta	5%	2-4	\$1,400	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	2-4	\$17,600	LIFE	**	5	\$1,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Deformed Copper Flashing Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Exterior Parapet Wall</i>								
Roof								
Modified Bitumen	98%	Now	\$89,400	2036	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dunnage Flashing</i>								
Skylight, Plastic	2%			2039	**	1		
Interior								

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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

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	50%	2-4	\$398,400	2028	\$398,400	3	\$42,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$6,300	
Vinyl Tile	45%			2026	\$238,900	3	\$9,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Lower Levels</i>								
Interior Walls								
Gypsum Board	30%			LIFE	**	5	\$22,100	
Masonry: Brick	10%			LIFE	**			
Plaster	60%			LIFE	**	5	\$22,100	
Ceilings								
AcousTileSusp.Lay-In	50%			2031	**	5	\$28,600	
Exposed Concrete	10%			LIFE	**	5	\$900	
Exposed Struc: Steel	10%			LIFE	**			
Masonry: Infill Arch	10%			LIFE	**			
Plaster	20%			LIFE	**	5	\$7,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2036	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$25,900	5	\$2,300	
Distribution								
Central Plant Steam Piping/Pmp	50%	0-2	\$330,600	2056	**	4	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Deteriorated Steam And Condensate Return Piping</i>								
Central Plant Steam Piping/Pmp	50%			2026	\$330,600	4	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Asset # : 2338

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								
Terminal Devices								
Convactor/Radiator	10%	0-2	\$20,900	2046	* *	1	\$1,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
Convactor/Radiator	25%			2024	\$52,300	1	\$3,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	65%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered Under A C</i>								
<hr/>								
Air Conditioning								
Energy Source								
District C.W.	65%			2046	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sectionh 17</i>								
<i>Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17</i>								
Electricity	35%			2042	* *	1		
<hr/>								
Conversion Equipment								
Window/Wall Unit	35%	0-2	\$28,500	2026	\$28,500	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	65%							
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	65%			2046	* *	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>								
No Component	35%							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	65%			2021	\$99,700	1	\$15,400	
No Component	35%							
<hr/>								
Dehumidifier								
No Component	50%							
Generic	50%			2020				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
<i>Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle</i>								
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,300	

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

Asset # : 2338

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
Ventilation								
	Exhaust Fans							
	Interior	90%			2021	\$125,100	2	\$1,100
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Fan Rooms</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>						
	Roof	10%			2021	\$6,500	2	\$100
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Plumbing								
	H/C Water Piping							
	Galvanized Steel	20%	0-2	\$34,300	2046	**	1	
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : At or Near Points Of Use, Heavy Internal Corrosion Reported, The Internatal Corrosion Is Creating Water Flow Retstriction Issues.</i>						
	Galvanized Steel	80%			2024	\$137,100	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Storm Drain Piping							
	Cast Iron	20%	0-2	\$16,300	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%			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 : Gallery 77</i>						
		<i>Explanation : 1 Unit Travel From Basement : 2nd Floor</i>						
Fire Suppression								
	Standpipe							
	Generic	100%			2036	**	1-5	\$19,300
	Sprinkler							
	No Component	50%						
	Generic	40%			2052	**	1-2	\$4,300
	Generic	10%			2036	**	1-2	\$1,100

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 24-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,345,600	\$84,400
Interior Architecture	\$39,300	\$4,550,100
Mechanical	\$480,200	\$2,967,300
Total	\$1,865,100	\$7,601,800
Importance Code A	\$1,345,600	\$84,400
Importance Code B	\$519,500	\$3,195,600
Importance Code C		\$4,321,800
Total	\$1,865,100	\$7,601,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$40,900			\$11,600
Interior Architecture	\$40,000	\$5,900	\$10,800	\$25,200
Mechanical	\$14,100	\$12,800	\$34,300	\$17,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$104,800	\$28,600	\$55,000	\$64,500
Importance Code A	\$40,900			\$11,600
Importance Code B	\$63,900	\$28,600	\$55,000	\$43,400
Importance Code C				\$9,500
Total	\$104,800	\$28,600	\$55,000	\$64,500



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$34,900	LIFE	**	5	\$10,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Masonry: Granite	80%	Now	\$111,700	LIFE	**	5	\$31,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 80%</i>								
<i>Location : South Facade</i>								
Windows								
Wood	10%	Now	\$76,900	2051	**	5	\$9,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Wood	90%			2042	**	5	\$168,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</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 2, 2A, 2B
Asset # : 2328

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								
Copper/Terne	5%	Now	\$4,800	2041		**		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gutters And Throughout</i>								
Roll Roofing	5%	Now	\$1,200	2022	\$11,600	5	\$2,200	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Lower Roof</i>								
Slate	90%	Now	\$1,072,600	LIFE		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/MISS Fasteners, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Is 59 Years Beyond Highest Rated Lifespan.</i>								
Interior								
Floors								
Carpet	20%			2025	\$438,000	3	\$62,900	
Cast in Place Concrete	5%			LIFE	**	5	\$17,200	
Ceramic Tile	5%			2035	**	5	\$7,900	
Cork Tile	5%			2046	**	5	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 5th Fl</i>								
<i>Explanation : New Buildout</i>								
Mosaic Tile	20%			2031	**	5	\$78,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors, Various Offices</i>								
<i>Explanation : Historic Decorative Minton Tiles - Super Premium.</i>								
Marble Panels	10%			LIFE	**	5	\$11,800	
Terrazzo	20%			LIFE	**	5	\$24,600	
Vinyl Tile 9" X 9"	10%			2026	\$189,000	3	\$5,900	
Wood	5%			2041	**	5	\$14,700	
Interior Walls								
Fabric on Framing	15%			2027	\$4,220,500	5	\$19,000	
Glass: Single Pane	15%			LIFE	**	5	\$28,500	
Gypsum Board	15%			LIFE	**	5	\$22,800	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	35%			LIFE	**	5	\$26,600	
Wood	10%			LIFE	**	5	\$101,300	

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

Interior

Ceilings

AcousTileConcealSpLn	10%			2039	**	5	\$15,600	
AcousTileSusp.Lay-In	30%	Now	\$16,500	2039	**	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	**			
Gypsum Board	10%			LIFE	**	5	\$15,600	
Plaster	40%			LIFE	**	5	\$31,100	
Plaster	3%			LIFE	**	5	\$2,300	

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

Heating

Energy Source

Utility Steam	100%			2036	**	1		
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Distribution

Central Plant Steam Piping/Pmp	15%	0-2	\$272,600	2056	**	4	\$800	
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Corroded, Extent : Severe, Area Affected : 50%

Location : Throughout, Deteriorating Steam And Condensate Return Piping

Central Plant Steam Piping/Pmp	15%			2052	**	4	\$1,200	
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Recent Installation, Extent : Light, Area Affected : 10%

Location : Fifth Floor

Central Plant Steam Piping/Pmp	70%			2026	\$1,271,900	4	\$3,600	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Terminal Devices

Air Handler	50%			2026	\$754,800	1	\$32,500	
Convactor/Radiator	10%	0-2	\$57,500	2046	**	1	\$3,100	

Malfunctioning, Extent : Severe, Area Affected : 50%

Location : Throughout, Defective Steam Traps

Convactor/Radiator	40%			2024	\$229,900	1	\$13,600	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Air Conditioning

Energy Source

District C.W.	60%			2046	**	1		
Electricity	40%			2042	**	1		

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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		Priority
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	20%			2031	**	2	\$1,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Top Units</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Serves Lobby Area</i>								
Window/Wall Unit	20%			2024	\$44,700	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Serves Offices</i>								
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2046	**	4	\$3,100	
<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>								
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2026	\$289,000	1	\$39,000	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,600	
Exhaust Fans								
Interior	90%			2031	**	2	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Roof	10%			2026	\$17,800	2	\$300	
Plumbing								
H/C Water Piping								
Galvanized Steel	80%			2024	\$376,900	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Galvanized Steel	20%	0-2	\$94,200	2046	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Points Of Use, Heavy Internal Corrosion Reported. The Internal Pipe Corrosion Is Creating Water Flow Restrictions Issues!</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	75%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast Iron	25%	Now	\$55,900	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>							
	<i>Cracked, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : 2 Of 6 Cracked Risers</i>							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-5, 77th Street Side Of Complex</i>							
	<i>Explanation : 2 Units, #15 And #16</i>							
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$54,900	
Sprinkler								
No Component	60%							
Generic	40%			2046	**	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 24-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,8
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$95,600	\$162,800
Interior Architecture		\$229,600
Total	\$95,600	\$392,400
Importance Code A	\$95,600	\$162,800
Importance Code B		\$130,700
Importance Code C		\$98,900
Total	\$95,600	\$392,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$38,900		\$20,700	\$400
Interior Architecture	\$52,300	\$16,600	\$25,400	\$8,500
Mechanical	\$11,300	\$14,800	\$16,100	\$23,100
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$124,200	\$53,200	\$83,900	\$53,700
Importance Code A	\$39,500	\$600	\$21,300	\$1,100
Importance Code B	\$84,700	\$48,300	\$62,600	\$52,600
Importance Code C		\$4,300		
Total	\$124,200	\$53,200	\$83,900	\$53,700



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 20

Asset # : 13555

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	10%			2061	**	10	\$40,800	
Masonry: Brick	71%			LIFE	**	5	\$123,600	
Masonry: Limestone	5%			LIFE	**	5	\$6,500	
Metal, Corrugated	2%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Mechanical Enclosures</i>								
Window Wall	12%	Now	\$54,800	2046	**	5	\$39,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facing Thresholds At 8th Floor Terrace</i>								
Windows								
Aluminum	95%			2042	**	5	\$900	
Metal Louvers	5%			2035	**	10	\$300	
Parapets								
Copper/Terne	15%			2061	**	5	\$4,300	
Masonry: Brick	45%	0-2	\$16,700	LIFE	**	5	\$2,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Wall Of Parapet - 8th Floor Terrace</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Wall Of Parapet - 8th Floor Terrace</i>								
Metal Rail	25%			2039	**	5-10	\$26,600	
Pre-Cast Concrete	15%	0-2	\$1,700	LIFE	**	5	\$5,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stone</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Underside Of Coping Stone</i>								
Roof								
IRMA/Protected Membrane	30%	0-2	\$4,300	2031	**			
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 8th Floor Terrace</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 8th Floor Terrace</i>								
Modified Bitumen	70%			2031	**	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.

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

Asset # : 13555

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	10%			2025	\$171,200	3	\$24,600	
Cast in Place Concrete	5%			LIFE	**	5	\$13,500	
Ceramic Tile	20%			2035	**	5	\$24,600	
Sheet Vinyl/Rubber	15%			2031	**	5	\$27,700	
Terrazzo	10%			LIFE	**	5	\$9,600	
Traffic Topping	15%			2031	**	5	\$23,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Labs And Various</i>								
<i>Explanation : Fluid Applied Epoxy Floor</i>								
Vinyl Tile	15%			2031	**	3	\$9,200	
Wood	10%			2054	**	5	\$23,100	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$8,700	
Gypsum Board	95%			LIFE	**	5	\$98,900	
Ceilings								
AcousTileSusp.Lay-In	15%			2039	**	5	\$18,500	
Gypsum Board	85%	0-2	\$23,100	LIFE	**	5	\$130,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : 8th Floor Corridor</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2046	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	15%			2035	**	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit Converts Steam To Hot Water System</i>								
No Component	85%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Lower Level</i>								
<i>Explanation : Low Pressure Steam Sourced From Adjacent Section</i>								
Distribution								
Hot Wtr Piping/Pump	15%			2048	**	4	\$900	
Central Plant Steam Piping/Pmp	85%			2052	**	4	\$5,200	
Air Conditioning								
Energy Source								
District C.W.	100%			2046	**	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
AMERICAN MUSEUM OF NATL HISTORY SECTION 20

Asset # : 13555

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	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$6,100	
<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>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$50,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,800	
Exhaust Fans								
Interior	90%			2031	**	2	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Roof	10%			2031	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$5,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement - 8 (10 Stops)</i>								
<i>Explanation : 1 Unit #20 F</i>								
Hydraulic	50%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 3 Levels - Museum Shop</i>								
<i>Explanation : 1 Unit #20 P</i>								
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$43,000	
Sprinkler								
Generic	100%			2052	**	1-2	\$23,000	

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.*

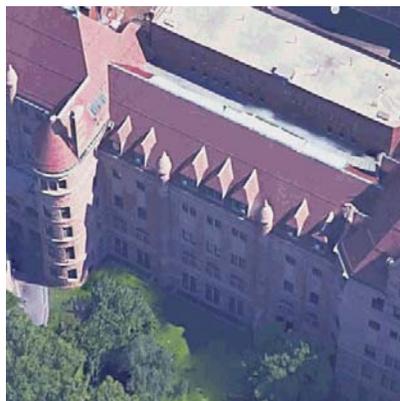
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 24-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,5M
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,465,700	\$161,900
Interior Architecture	\$238,100	\$355,000
Mechanical	\$341,700	\$1,554,400
Total	\$2,045,500	\$2,071,300
Importance Code A	\$1,511,600	\$161,900
Importance Code B	\$533,900	\$1,790,100
Importance Code C		\$119,300
Total	\$2,045,500	\$2,071,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$35,500		\$44,500	\$32,500
Mechanical	\$44,100	\$4,900	\$49,600	\$9,300
Total	\$79,500	\$4,900	\$94,100	\$41,800
Importance Code A				\$2,000
Importance Code B	\$54,700	\$4,900	\$94,100	\$39,700
Importance Code C	\$24,900			
Total	\$79,500	\$4,900	\$94,100	\$41,800



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.

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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 3**

Asset # : 2808

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2046	**	10	\$7,300	
Masonry: Granite	95%			LIFE	**	5	\$44,300	
Windows								
Wood	100%			2042	**	5	\$235,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
Roof								
Copper/Terne	20%	Now	\$52,200	2041	**			
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North West Corner Of Roof, Adjacent To Building 3a</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At North West Roof Drain</i>								
Slate	80%	Now	\$1,295,900	LIFE	**			1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout - Especially Near Window Dormers</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Is Over 100 Years Old. Long Past Rated Life.</i>								
Interior								

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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
AMERICAN MUSEUM OF NATL HISTORY SECTION 3

Asset # : 2808

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	2%			2022	\$28,300	3	\$4,100	
Ceramic Tile	3%			2029	**	5	\$3,100	
Mosaic Tile	15%			2031	**	5	\$38,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Historic Minton Tiles - Super Premium</i>								
Terrazzo	40%	Now	\$103,100	LIFE	**	5	\$31,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Corridor - Asian Peoples Exhibit</i>								
Vinyl Tile	25%	Now	\$94,300	2026	\$235,700	3	\$9,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Fifth Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement And Fifth Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : 9x9 Tile</i>								
Wood	15%			2041	**	5	\$28,600	
Interior Walls								
Glass: Single Pane	3%			LIFE	**	5	\$3,200	
Gypsum Board	60%			LIFE	**	5	\$51,100	
Masonry: Brick	2%			LIFE	**			
Mosaic Tile	3%			LIFE	**			
Plaster	20%	Now	\$24,900	LIFE	**	5	\$8,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fifth Floor Offices And Mezzanine</i>								
Wood	12%			LIFE	**	5	\$68,200	

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 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	45%	4+	\$8,100	2031	**	5	\$28,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
AcousTileSusp.Lay-In	22%			2031	**	5	\$22,400	
Plaster	28%	Now	\$40,800	LIFE	**	5	\$17,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fifth Floor And Mezzanine</i>								
Plaster	5%			LIFE	**	5	\$3,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fifth Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fifth Floor</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								
Utility Steam	100%			2036	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$46,000	5	\$4,000	
Distribution								
Central Plant Steam Piping/Pmp	20%	0-2	\$234,900	2056	**	4	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorating Steam And Condensate Return Piping</i>								
Central Plant Steam Piping/Pmp	80%			2026	\$939,500	4	\$2,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	15%			2024	\$55,700	1	\$3,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Covered Under A C System</i>								
No Component	15%							

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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

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	
Air Conditioning								
Energy Source								
District C.W.	70%			2046	**	1		
Electricity	30%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2021	\$28,900	1		
No Component	80%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2046	**	4	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped From The Central Chiller Plant</i>								
No Component	40%							
Terminal Devices								
Air Handler/Dir Expansion	10%	Now	\$3,100	2031	**	1		
<i>Broken, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Electrical Vault, 2 Of 3 Units Defective One With A Defective Compressor And The Other With Refrigerant Leaks</i>								
Air Handler/Cool/Ht	60%			2026	\$93,400	1	\$25,200	
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2031	**	2	\$4,700	
No Component	90%							
Dehumidifier								
No Component	60%							
Generic	40%			2024				
<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 Capablty To Perform A Dehumidification Cycle</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,900	
Exhaust Fans								
Interior	90%			2026	\$222,200	2	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Ventilation Occurs Through The Air Handlers</i>								
Roof	10%			2026	\$11,500	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
AMERICAN MUSEUM OF NATL HISTORY SECTION 3

Asset # : 2808

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Galvanized Steel	80%			2024	\$243,600	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Galvanized Steel	20%	0-2	\$60,900	2046	**	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>							
<hr/>								
Water Heater								
Electric	10%			2024	\$6,100	4	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Cafeteria</i>							
	<i>Explanation : For Dish Washing Only</i>							
No Component	90%							
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Storm Drain Piping								
Cast Iron	20%	0-2	\$28,900	LIFE	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>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</i>							
Cast Iron	80%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$34,200	
<hr/>								
Sprinkler								
No Component	85%							
Generic	1%	Now	\$6,800	2056	**	1-2	\$200	
	<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Lower Level</i>							
Generic	14%			2036	**	1-2	\$2,700	

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

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

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

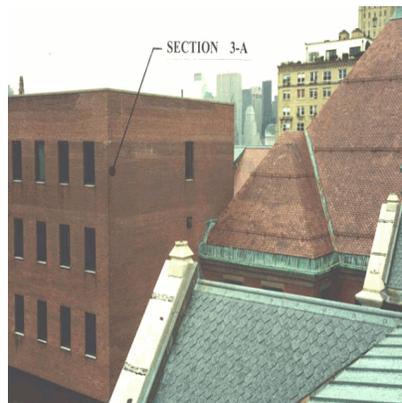
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 24-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,3,8,9,10
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$125,900	\$203,700
Interior Architecture	\$263,500	\$931,900
Mechanical	\$1,692,000	\$1,394,200
Total	\$2,081,300	\$2,529,900
Importance Code A	\$174,000	\$203,700
Importance Code B	\$1,643,900	\$2,282,600
Importance Code C	\$263,500	\$43,500
Total	\$2,081,300	\$2,529,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$36,700			
Interior Architecture	\$14,300	\$12,000		
Mechanical	\$39,000	\$8,200	\$24,100	\$9,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$99,800	\$30,000	\$34,000	\$19,500
Importance Code A	\$37,600			
Importance Code B	\$62,200	\$30,000	\$34,000	\$19,500
Importance Code C				
Total	\$99,800	\$30,000	\$34,000	\$19,500



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
AMERICAN MUSEUM OF NATL HISTORY SECTION 3A

Asset # : 2341

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$125,900	LIFE	**	5	\$76,500	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : Upper Floors, North Facade</i>								
Windows								
Aluminum	100%			2034	**	5	\$5,000	
<i>Condensation Present, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Offices</i>								
Parapets								
Masonry: Brick	95%	Now	\$31,400	LIFE	**	5	\$5,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	4+	\$200	LIFE	**	5	\$1,700	
<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
Roof								
Built-Up (BUR)	100%	0-2	\$2,500	2026	\$127,200			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,300	
Vinyl Tile	90%			2026	\$888,400	3	\$35,900	
Interior Walls								
Concrete Masonry Unit	75%	0-2	\$263,500	LIFE	**	5	\$43,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 9th And 10th Floor Corridors And Stairs</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 9th And 10th Floor Stairwells</i>								
Plaster	25%			LIFE	**	5	\$10,900	
Ceilings								
AcousTileConcealSpLn	10%			2039	**	5	\$13,300	
Exposed Struc: Steel	80%			LIFE	**			
Plaster	10%	2-4	\$7,600	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	**	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 3A

Asset # : 2341

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	0-2	\$1,000	2022	\$48,100	5	\$2,100	
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	20%	Now	\$245,900	2056	**	4	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Explanation : Deteriorated Steam And Condensate Return Piping</i>								
Central Plant Steam Piping/Pmp	80%			2026	\$983,700	4	\$2,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	10%	0-2	\$38,900	2046	**	1	\$2,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
Convactor/Radiator	40%			2024	\$155,600	1	\$9,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Covered Under A C Section</i>								
<hr/>								
Air Conditioning								
Energy Source								
District C.W.	100%			2046	**	1		
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$4,400	2046	**	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>								
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	\$814,800	2036	**	1	\$39,600	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 8th Floor Fan Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fan Room Air Handler</i>								
<i>Explanation : Control System Malfunction</i>								
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,700	

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
AMERICAN MUSEUM OF NATL HISTORY SECTION 3A

Asset # : 2341

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%			2021	\$258,500	2	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	\$63,800	2046	**	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%			2024	\$255,000	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Steam Fired	100%	0-2	\$115,700	2056	**	4	\$7,000	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
Sanitary Piping								
Cast Iron	20%	0-2	\$106,300	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 70%</i>								
<i>Location : 1st Floor Through 7th Floor</i>								
Cast Iron	80%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	20%	0-2	\$30,300	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%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-10, Frick Building</i>								
<i>Explanation : 1 Unit, #8</i>								
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$35,900	
Sprinkler								
No Component	50%							
Generic	50%			2036	**	1-2	\$10,000	

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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 3A
Asset # : 2341

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 26-Mar-2015 Landmark Status : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,913,100	\$111,700
Interior Architecture		\$152,500
Mechanical	\$366,000	\$1,798,200
Total	\$2,279,200	\$2,062,300
Importance Code A	\$1,962,700	\$111,700
Importance Code B	\$316,500	\$1,950,700
Total	\$2,279,200	\$2,062,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$26,900			
Interior Architecture	\$53,600	\$2,700	\$13,700	\$13,000
Mechanical	\$29,500	\$6,900	\$54,100	\$11,800
Total	\$110,100	\$9,600	\$67,800	\$24,800
Importance Code A	\$26,900			\$2,200
Importance Code B	\$83,100	\$9,600	\$67,800	\$22,700
Importance Code C				
Total	\$110,100	\$9,600	\$67,800	\$24,800



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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 4

Asset # : 2329

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	35%	Now	\$108,900	LIFE	**	5	\$21,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Masonry: Granite	50%			LIFE	**	5	\$23,300	
Masonry: Granite	15%	Now	\$61,400	LIFE	**	5	\$7,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
Windows								
Metal Louvers	5%			2029	**	10	\$7,300	
Wood	45%	Now	\$434,000	2051	**	5	\$52,900	1
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
Wood	50%			2042	**	5	\$117,600	
Roof								
Built-Up (BUR)	10%	Now	\$35,000	2036	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Lower Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Side Roof</i>								
<i>Explanation : Past Useful Life</i>								
Copper/Terne	15%	Now	\$19,600	2041	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
Slate	75%	Now	\$1,214,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout, Especially Near Dormers</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Already 59 Years Beyond Material Lifespan</i>								

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

Asset # : 2329

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	20%			2025	\$305,200	3	\$43,800	
Cast in Place Concrete	5%			LIFE	**	5	\$12,000	
Ceramic Tile	5%			2035	**	5	\$5,500	
Mosaic Tile	10%			2031	**	5	\$27,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Historic Decorative Minton Tiles</i>								
Slate	10%			LIFE	**	5	\$11,600	
Terrazzo	35%			LIFE	**	5	\$30,000	
Vinyl Tile	15%	Now	\$15,200	2026	\$152,500	3	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various</i>								
<i>Explanation : 9x9 Tile</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,800	
Glass: Single Pane	10%			LIFE	**	5	\$10,600	
Masonry: Brick	5%			LIFE	**			
Marble Panels	10%			LIFE	**			
Plaster	55%			LIFE	**	5	\$23,200	
Plywood/Hardboard	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$28,100	
Ceilings								
AcousTile,Adhered	10%			2039	**	5	\$11,000	
AcousTileSusp.Lay-In	40%			2039	**	5	\$43,800	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$30,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2036	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$49,500	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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*** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	25%	0-2	\$316,500	2056	**	4	\$900	
<i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Deteriorating Steam Supply And Condensate Return Piping</i>								
Central Plant Steam Piping/Pmp	75%			2026	\$949,500	4	\$2,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	5%	0-2	\$20,000	2046	**	1	\$1,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout, Defective Steam Traps And Danfoss Valves</i>								
Convactor/Radiator	30%			2024	\$120,100	1	\$7,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	65%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Covered Under AC System</i>								
Air Conditioning								
Energy Source								
District C.W.	80%			2046	**	1		
Electricity	20%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2021	\$31,200	1		
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Is Fed From Section 17</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2046	**	4	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping Only, Chilled Water Is Fed From Section 17</i>								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2026	\$134,200	1	\$36,200	
No Component	20%							
Heat Rejection								
No Component	80%							
No Component	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Abandoned Air Condenser Unit Needs To Be Removed</i>								
Ventilation								

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

Asset # : 2329

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,800	
Exhaust Fans								
Interior	100%			2026	\$266,100	2	\$2,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Fan Room</i>						
		<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>						
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2024	\$328,200	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Water Heater								
Electric	10%			2024	\$6,600	4	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Near Lab</i>						
		<i>Explanation : For Lab Only The Remainder Of The Building Gets Its Domestic Hot Water From Section 17</i>						
No Component	90%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Section 17</i>						
		<i>Explanation : Domestic Hot Water Is Fed From Section 17</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Storm Drain Piping								
Cast Iron	10%			LIFE	* *	1		
		<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Cast Iron	90%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s)								
Submersible	100%			2019	\$2,500	4	\$2,300	
Backflow Preventer								
Generic	100%			2031	* *	1	\$4,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Level</i>						
		<i>Explanation : Backflow Preventer Observed On Lower Level</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$36,900	

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 4**

Asset # : 2329

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
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2036	* *	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 24-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,5M
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,532,500	\$224,700
Interior Architecture	\$135,700	\$310,100
Mechanical	\$656,100	\$1,223,400
Total	\$2,324,300	\$1,758,200
Importance Code A	\$1,532,500	\$224,700
Importance Code B	\$791,900	\$1,472,500
Importance Code C		\$61,000
Total	\$2,324,300	\$1,758,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,500			
Interior Architecture	\$114,700	\$2,400	\$3,700	\$210,600
Mechanical	\$33,400	\$6,400	\$34,500	\$8,700
Total	\$151,600	\$8,900	\$38,100	\$219,200
Importance Code A	\$3,500			
Importance Code B	\$123,600	\$8,900	\$38,100	\$219,200
Importance Code C	\$24,500			
Total	\$151,600	\$8,900	\$38,100	\$219,200



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 5

Asset # : 2309

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2046	**	10	\$9,300	
Masonry: Granite	20%	Now	\$207,900	LIFE	**	5	\$11,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Masonry: Granite	75%			LIFE	**	5	\$44,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade And Corner</i>								
Windows								
Wood								
Wood	40%	Now	\$260,300	2051	**	5	\$42,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : East Facade</i>								
Wood	60%			2042	**	5	\$127,600	
Roof								
Copper/Terne								
Copper/Terne	8%	Now	\$3,500	2041	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Underneath Cap At Crown Of Tower</i>								
Slate								
Slate	82%	Now	\$881,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Is Original. Currently 50 Years Past Its Rated Life.</i>								
Sloped Glazing	10%	Now	\$118,900	LIFE	**	5	\$62,100	1
<i>Glazing Clouded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Framing Joints</i>								

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 5

Asset # : 2309

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%	Now	\$40,700	2022	\$203,300	3	\$21,900	
<i>Wrinkling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Third Floor Offices</i>								
Ceramic Tile	2%			2029	**	5	\$1,900	
Quarry Tile	5%			2031	**	5	\$7,300	
Slate	3%			LIFE	**	5	\$3,100	
Terrazzo	55%	4+	\$135,700	LIFE	**	5	\$41,800	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor</i>								
Vinyl Tile	10%			2026	\$90,300	3	\$3,700	
Vinyl Tile 9" X 9"	10%			2026	\$117,000	3	\$3,700	
Interior Walls								
Gypsum Board	22%			LIFE	**	5	\$13,400	
Masonry: Brick	5%			LIFE	**			
Mosaic Tile	3%			LIFE	**			
Plaster	55%	Now	\$24,500	LIFE	**	5	\$16,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Primitive Mammals Exhibit Hall And Various Offices</i>								
Wood	15%			LIFE	**	5	\$61,000	
Ceilings								
AcousTileConcealSpLn	20%			2039	**	5	\$24,300	
AcousTileSusp.Lay-In	20%	Now	\$8,600	2039	**	5	\$9,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Gypsum Board	18%			LIFE	**	5	\$21,900	
Plaster	40%	Now	\$27,900	LIFE	**	5	\$24,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Offices</i>								
Plaster	2%			LIFE	**	5	\$1,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	**	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 5

Asset # : 2309

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	50%	0-2	\$562,200	2056	**	4	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Deteriorating Steam And Condensate Return Piping</i>								
Central Plant Steam Piping/Pmp	50%			2026	\$562,200	4	\$1,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	35%			2024	\$124,500	1	\$7,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	10%	0-2	\$35,600	2046	**	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								
Energy Source								
District C.W.	90%			2046	**	1		
Electricity	10%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2021	\$13,800	1		
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2046	**	4	\$2,900	
<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>								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2026	\$67,100	1	\$36,200	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,300	

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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** 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

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	
Ventilation								
Exhaust Fans								
Interior	100%			2026	\$236,400	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Ventilation Occurs Through The Air Handlers</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	\$58,300	2046	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Water Flow Restriction Issues</i>								
Galvanized Steel	80%			2024	\$233,200	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	20%	0-2	\$27,700	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%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>								
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$32,800	
Sprinkler								
No Component	90%							
Generic	10%			2036	**	1-2	\$1,800	

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.

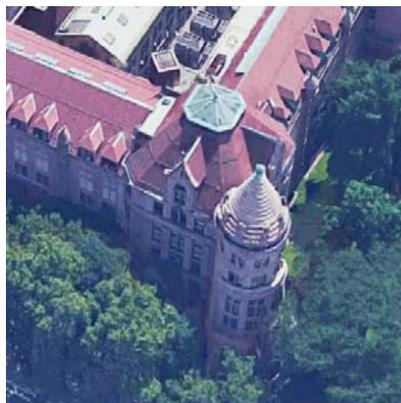
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 26-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,389,900	\$192,100
Interior Architecture	\$38,000	\$617,500
Mechanical	\$735,800	\$3,293,700
Total	\$2,163,600	\$4,103,300
Importance Code A	\$1,389,900	\$192,100
Importance Code B	\$735,800	\$3,869,500
Importance Code C	\$38,000	\$41,700
Total	\$2,163,600	\$4,103,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$11,400	\$800	\$9,900	
Interior Architecture	\$131,500		\$22,500	\$403,400
Mechanical	\$42,700	\$16,500	\$77,400	\$14,100
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$194,500	\$26,200	\$118,700	\$426,400
Importance Code A	\$13,800	\$800	\$9,900	
Importance Code B	\$180,700	\$25,400	\$108,700	\$426,400
Importance Code C				
Total	\$194,500	\$26,200	\$118,700	\$426,400



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 6 AND 6A

Asset # : 2310

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%			2046	**	10	\$8,100	
Masonry: Brick	5%	0-2	\$11,400	LIFE	**	5	\$3,500	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Above Lintels</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Above Lintels</i>							
Masonry: Granite	20%	Now	\$182,200	LIFE	**	5	\$10,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Northern Portion Of West Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Northern Portion Of West Facade</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Northern Portion Of West Facade</i>							
Masonry: Granite	70%			LIFE	**	5	\$36,400	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : South And Partial West Facades</i>							
Windows								
Wood	25%	Now	\$218,000	2051	**	5	\$26,600	
	<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : West Facade</i>							
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : West Facade</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : West Facade</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : West Facade</i>							
Wood	75%			2042	**	5	\$159,400	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : South And Partial West Facades</i>							
Parapets								
Masonry: Brick	2%			LIFE	**	5		
Masonry: Granite	97%			LIFE	**	5	\$1,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Cornice, Turrets And Decorations</i>							
	<i>Explanation : Rose Granite</i>							
Metal Rail	1%			2031	**	5-10	\$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 6 AND 6A

Asset # : 2310

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	8%			2041	**	10	\$9,900	
Roll Roofing	2%			2025	\$4,400	5	\$1,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Drain</i>								
Slate	80%	Now	\$909,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Slate In Place For 139 Years - 59 Years Beyond Material Lifespan.</i>								
Sloped Glazing	10%			LIFE	**	5	\$65,700	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	23%	Now	\$76,700	2022	\$383,700	3	\$41,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Meteorite Exhibit Area</i>								
<i>Wrinkling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Fourth And Fifth Floor Offices</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Meteorite Exhibit</i>								
<i>Explanation : Rips / Tears</i>								
Cast in Place Concrete	2%			LIFE	**	5	\$5,200	
Ceramic Tile	5%			2029	**	5	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Foyer</i>								
<i>Explanation : Minton Tile</i>								
Ceramic Tile	5%			2029	**	5	\$6,000	
Mosaic Tile	10%			2031	**	5	\$30,000	
Slate	5%			LIFE	**	5	\$6,400	
Traffic Topping	10%			2031	**	5	\$15,000	
Vinyl Tile 9" X 9"	40%	Now	\$28,800	2026	\$575,800	3	\$18,000	
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Collections Areas</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
AMERICAN MUSEUM OF NATL HISTORY SECTION 6 AND 6A

Asset # : 2310

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	40%			LIFE	**	5	\$41,700	
Masonry: Brick	5%			LIFE	**			
Plaster	50%	Now	\$38,000	LIFE	**	5	\$26,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Offices</i>								
Wood	5%			LIFE	**	5	\$34,700	
Ceilings								
AcousTile,Adhered	5%			2039	**	5	\$4,000	
AcousTileSusp.Lay-In	25%	Now	\$8,800	2039	**	5	\$10,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$20,000	
Plaster	40%	Now	\$9,200	LIFE	**	5	\$20,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Collections Areas (Various Floors), Anthropology, Paint Shop</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2036	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	**	5	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Room</i>								
<i>Explanation : P R V Station Observed</i>								
Distribution								
Central Plant Steam Piping/Pmp	50%	0-2	\$692,000	2056	**	4	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorating Steam And Condensate Return Piping</i>								
Central Plant Steam Piping/Pmp	50%			2026	\$692,000	4	\$2,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 2310

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								
Terminal Devices								
Air Handler	30%			2026	\$345,000	1	\$14,900	
Convactor/Radiator	60%			2024	\$262,700	1	\$15,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	10%	0-2	\$43,800	2046	**	1	\$2,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
Air Conditioning								
Energy Source								
District C.W.	30%			2046	**	1		
Electricity	70%			2042	**	1		
Conversion Equipment								
Split Unit	50%			2026	\$872,800			
Window/Wall Unit	15%			2021	\$25,600	1		
No Component	35%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2046	**	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>								
No Component	70%							
Terminal Devices								
Air Handler/Dir Expansion	50%			2026	\$297,200	1		
Air Handler/Cool/Ht	30%			2026	\$178,800	1	\$14,900	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2026	\$53,600	2	\$27,900	
No Component	50%							
Dehumidifier								
No Component	70%							
Generic	30%			2024				
<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								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
Exhaust Fans								
Interior	80%			2026	\$232,800	2	\$2,000	
Roof	20%			2021	\$27,200	2	\$500	
Plumbing								

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

Asset # : 2310

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2024	\$358,800	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
HW Heat Exchanger Steam Fired	100%			2036	**	4	\$11,900	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Storm Drain Piping Cast Iron	80%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast Iron	20%	0-2	\$34,100	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>							
Fixtures								
Generic	100%							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-5, Anthropology</i>							
	<i>Explanation : 1 Unit, #6a</i>							
Fire Suppression								
Standpipe Generic	100%			2036	**	1-5	\$40,400	
Sprinkler No Component	90%							
Generic	10%			2036	**	1-2	\$2,200	

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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.

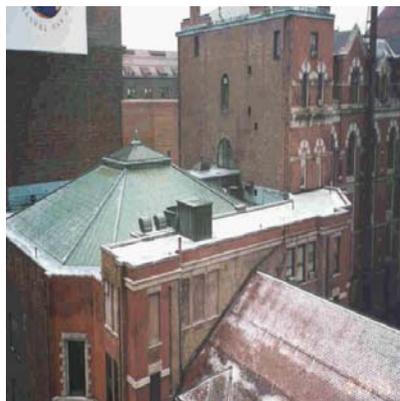
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 26-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$270,000	
Interior Architecture		\$170,500
Mechanical	\$390,800	\$1,759,100
Total	\$660,800	\$1,929,700
Importance Code A	\$270,000	
Importance Code B	\$390,800	\$1,929,700
Total	\$660,800	\$1,929,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$71,200			
Interior Architecture	\$16,900	\$2,300	\$2,900	\$15,300
Mechanical	\$27,100	\$7,600	\$15,900	\$11,200
Total	\$115,200	\$9,900	\$18,800	\$26,500
Importance Code A	\$72,400			
Importance Code B	\$42,700	\$9,900	\$18,800	\$26,500
Importance Code C				
Total	\$115,200	\$9,900	\$18,800	\$26,500



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
AMERICAN MUSEUM OF NATL HISTORY SECTION 7 AND 7A

Asset # : 2311

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$174,800	LIFE	**	5	\$17,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade And Ground Level Tunnel South Side</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Wing Of 7a</i>								
Masonry: Granite	15%	Now	\$21,800	LIFE	**	5	\$2,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
Stucco Cement	5%	Now	\$1,700	2031	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Windows								
Wood	100%	Now	\$33,000	2051	**	5	\$5,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
Parapets								
Masonry: Brick	93%	Now	\$14,600	LIFE	**	5	\$2,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	7%			LIFE	**	5	\$1,100	
Roof								
Built-Up (BUR)	15%	Now	\$38,600	2036	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Wing Of 7a</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West Wing Of 7a</i>								
Copper/Terne	75%	4+	\$56,600	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Crown And Perimeter Gutter</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Adjacent To Section 1</i>								
Single Ply Membrane	5%			2026	\$9,500	10	\$2,600	
Skylight, Metal/Glass	5%			2046	**	10	\$8,600	
Interior								

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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 7 AND 7A

Asset # : 2311

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	50%			2025	\$426,700	3	\$61,300	
Terrazzo	15%			LIFE	**	5	\$7,200	
Vinyl Tile	30%			2026	\$170,500	3	\$6,900	
Wood	5%			2041	**	5	\$5,700	
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$5,800	
Plaster	55%			LIFE	**	5	\$8,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Wing Of Section 7a</i>								
Plaster	25%			LIFE	**	5	\$3,700	
Ceilings								
AcousTileSusp.Lay-In	5%			2039	**	5	\$3,100	
Gypsum Board	15%			LIFE	**	5	\$11,500	
Plaster	50%			LIFE	**	5	\$19,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Wing Of 7a</i>								
Plaster	30%			LIFE	**	5	\$11,500	
Mechanical								
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%			2036	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	**	5	\$2,400	
Distribution								
Central Plant Steam Piping/Pmp	50%	0-2	\$354,100	2056	**	4	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorating Steam And Condensate Return Piping Corroded</i>								
Central Plant Steam Piping/Pmp	50%			2026	\$354,100	4	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	100%			2026	\$588,300	1	\$25,300	
Air Conditioning								
Energy Source								
District C.W.	100%			2046	**	1		

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

Asset # : 2311

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$2,000	
<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>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$469,300	1	\$25,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,800	
Exhaust Fans								
Interior	90%			2026	\$134,000	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Roof	10%			2026	\$6,900	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	\$36,700	2046	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Or Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues</i>								
Galvanized Steel	80%			2024	\$146,900	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Steam Fired	100%			2026	\$66,600	4	\$4,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	80%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast Iron	20%	0-2	\$17,400	LIFE	**	1		
<i>Corroded, Extent : Severe, 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>								
Sump Pump(s)								
Submersible	100%			2019	\$1,400	4	\$1,300	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Toilet Rooms</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
AMERICAN MUSEUM OF NATL HISTORY SECTION 7 AND 7A

Asset # : 2311

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
Fire Suppression	Standpipe							
	Generic	100%			2036	* *	1-5	\$20,700
	Sprinkler							
	Generic	100%			2052	* *	1-2	\$11,500

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 26-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,835,400	\$224,300
Interior Architecture	\$139,100	\$244,300
Mechanical	\$926,000	\$1,848,400
Total	\$3,900,500	\$2,317,000
Importance Code A	\$2,835,400	\$224,300
Importance Code B	\$1,021,900	\$2,055,600
Importance Code C	\$43,200	\$37,000
Total	\$3,900,500	\$2,317,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$2,000	
Interior Architecture	\$219,600	\$5,700	\$16,800	\$773,400
Mechanical	\$35,000	\$7,800	\$27,300	\$10,400
Total	\$254,600	\$13,500	\$46,100	\$783,800
Importance Code A	\$2,700		\$2,000	
Importance Code B	\$211,800	\$13,500	\$44,000	\$783,800
Importance Code C	\$40,200			
Total	\$254,600	\$13,500	\$46,100	\$783,800



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.

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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		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%			2046	**	10	\$9,100	
Masonry: Brick	20%	Now	\$153,100	LIFE	**	5	\$15,500	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lintels On North Facade</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Around Windows On North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Masonry: Brick	25%			LIFE	**	5	\$19,400	
Masonry: Granite	50%	Now	\$510,000	LIFE	**	5	\$29,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade, East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 21</i>								
Windows								
Wood	100%	Now	\$956,300	2051	**	5	\$116,600	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	5%			2031	**	10	\$2,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Roof Of 8a</i>							
Slate	75%	Now	\$700,000	LIFE	**			1
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Roof Over 100 Years Old - Long Past Material Rated Life Span.</i>							
Sloped Glazing	20%	Now	\$516,100	LIFE	**	5	\$107,800	
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Various</i>							
Interior								
Floors								
Carpet	40%	Now	\$149,300	2022	\$746,500	3	\$80,400	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Margaret Mead Hall, Meteorite Exhibit Hall</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>							
	<i>Location : Margaret Mead Hall, Meteorite Hall, Offices</i>							
	<i>Wrinkling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Margaret Mead Hall, Offices</i>							
Cast in Place Concrete	14%			LIFE	**	5	\$41,100	
Ceramic Tile	6%			2035	**	5	\$8,000	
Mosaic Tile	10%			2031	**	5	\$33,500	
Slate	5%			LIFE	**	5	\$7,100	
Terrazzo	15%			LIFE	**	5	\$15,700	
Vinyl Tile	10%			2026	\$124,300	3	\$5,000	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Offices</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
AMERICAN MUSEUM OF NATL HISTORY SECTION 8 AND 8A

Asset # : 2312

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	50%	Now	\$14,000	LIFE	**	5	\$37,000	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sixth Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Under Skylights</i>								
Masonry: Brick	10%	Now	\$26,200	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Shops</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Shops</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Shops</i>								
Plaster	40%	Now	\$43,200	LIFE	**	5	\$14,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Around Door To Roof</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Offices And Collection Storage Areas, At Roof Door And Skylights, Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Offices And Collection Storage Areas, Especially Severe At Roof Door</i>								
Ceilings								
AcousTile,Adhered	22%			2039	**	5	\$29,500	
AcousTileSusp.Lay-In	13%	Now	\$15,400	2039	**	5	\$8,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor</i>								
Gypsum Board	15%			LIFE	**	5	\$25,100	
Plaster	50%	Now	\$96,000	LIFE	**	5	\$41,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Offices, Collection Storage Areas, Skylights And Roof Door, Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Offices, Collection Storage Areas, Skylights And Roof Door</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	**	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 8 AND 8A
Asset # : 2312

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2039	**	5	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Carpenter Shop</i>								
<i>Explanation : P R V Station Observed In Carpenter Shop</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	50%	0-2	\$774,300	2056	**	4	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorating Steam And Condensate Return Piping</i>								
Central Plant Steam Piping/Pmp	50%			2026	**	4	\$2,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	30%	Now	\$7,300	2024	**	1	\$7,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	10%	0-2	\$49,000	2046	**	1	\$2,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Defective Steam Traps And Condensate Flash Tank</i>								
No Component	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Covered Under AC System</i>								
<hr/>								
Air Conditioning								
Energy Source								
District C.W.	70%			2046	**	1		
Electricity	30%			2042	**	1		
<hr/>								
Conversion Equipment								
Window/Wall Unit	30%	0-2	\$11,400	2019	**	1	\$57,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Offices, Multiple Mechanical And / Or Electrical Defects</i>								
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17</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.

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2046	**	4	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</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>								
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	5%	0-2	\$15,400	2036	**	1	\$2,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fan Room, 2 Of 4 Defective Humidifiers</i>								
Air Handler/Cool/Ht	65%			2026	\$200,100	1	\$36,000	
No Component	30%							
Dehumidifier								
Generic	100%			2024	\$100			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
<i>Explanation : The Air Handling Units Have The Capability To Perform A Dehumidification Cycle</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,900	
Exhaust Fans								
Interior	100%			2026	\$325,500	2	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Most Of Ventilation Occurs Through Air Handlers</i>								
<i>Explanation : Fan Room</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2024	\$401,500	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	20%	0-2	\$38,100	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>								
Cast Iron	80%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fixtures								
Generic	100%							
Fire Suppression								

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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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2036	* *	1-5	\$45,200
	Sprinkler							
	No Component	85%						
	Generic	15%			2036	* *	1-2	\$3,800

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 24-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$3,815,400	\$241,100
Interior Architecture	\$1,349,300	\$331,800
Mechanical	\$856,600	\$1,497,400
Total	\$6,021,200	\$2,070,400
Importance Code A	\$3,869,300	\$241,100
Importance Code B	\$2,029,800	\$1,829,200
Importance Code C	\$122,200	
Total	\$6,021,200	\$2,070,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$37,000	\$3,100		
Interior Architecture	\$70,500		\$27,900	\$4,500
Mechanical	\$82,500	\$10,900	\$24,800	\$12,300
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$196,900	\$20,900	\$59,600	\$23,600
Importance Code A	\$37,000	\$3,100		\$2,400
Importance Code B	\$159,900	\$17,900	\$59,600	\$21,300
Importance Code C				
Total	\$196,900	\$20,900	\$59,600	\$23,600



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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	10%	Now	\$23,200	2046	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Dormers, North Facade</i>								
Masonry: Brick	40%	Now	\$111,800	LIFE	**	5	\$44,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade At Roof Level</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
Masonry: Granite	50%	Now	\$367,600	LIFE	**	5	\$41,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade, East Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Windows								
Steel	80%	Now	\$1,606,100	2051	**	5	\$154,500	1
<i>Condensation Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Long Past Rated Life</i>								
Wood	20%	Now	\$189,200	2051	**	5	\$30,900	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Granite	10%			LIFE	**	5		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
No Component	90%							

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

Asset # : 2313

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								
Copper/Terne	5%	Now	\$13,800	2041		**		1
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Dormers</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : West Side Of Roof</i>								
<i>Explanation : Some Areas Covered With Roll Roofing.</i>								
Roll Roofing	5%			2025	\$16,700	5	\$6,200	
Slate	90%	Now	\$1,540,600	LIFE		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Is 130 Years Old. Long Past Rated Life.</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		**	\$26,100	
Mosaic Tile	10%			2031		**	\$29,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Historic Minton Tile - Super Premium</i>								
Mosaic Tile	15%	Now	\$1,167,300	2046		**	\$22,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Exhibit Area</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Second Floor Exhibit Area</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout 2nd Floor Exhibit Hall</i>								
Terrazzo	25%			LIFE		**	\$23,300	
Vinyl Tile	30%	0-2	\$33,200	2026	\$331,800	3	\$13,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Corridors</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fifth Floor</i>								
<i>Explanation : 9x9 Tile</i>								
Wood	10%			2041		**	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$53,500	LIFE	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room In Sub-basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement Fan Room Area</i>								
Concrete Masonry Unit	7%			LIFE	**	5	\$4,300	
Glass: Single Pane	3%			LIFE	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Hall Of Biodiversity</i>								
Gypsum Board	15%			LIFE	**	5	\$13,900	
Metal Panel	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third Floor Exhibition Area</i>								
<i>Explanation : Sliding Panels Covering Windows</i>								
Plaster	49%	Now	\$66,400	LIFE	**	5	\$22,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Numerous Offices</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Numerous Offices</i>								
Plaster	5%	Now	\$2,300	LIFE	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exhibit Areas</i>								
<i>Explanation : Columns And Decorations</i>								
Plywood/Hardboard	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third Floor Exhibition Area</i>								
<i>Explanation : Applied Aggregate Finish</i>								
Wood	3%			LIFE	**	5	\$18,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor Exhibit Area</i>								
<i>Explanation : Column Decorations And Paneling</i>								

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

Asset # : 2313

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%			2039	**	5	\$17,900	
AcousTileConcealSpLn	10%			2039	**	5	\$14,900	
AcousTileSusp.Lay-In	3%			2031	**	5	\$3,600	
Exposed Concrete	5%	Now	\$20,900	LIFE	**	5	\$900	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement Air Handler Area</i>								
Gypsum Board	19%			LIFE	**	5	\$28,300	
Metal Panel	8%			LIFE	**	5	\$11,900	
Plaster	35%	Now	\$59,800	LIFE	**	5	\$26,100	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 6th Floor Offices - Especially North Most Dormer</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various 6th Floor Offices</i>								
Plaster	5%			LIFE	**	5	\$3,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$53,900	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Main District Steam Supply Valve For Entire Museum</i>								
Distribution								
Central Plant Steam Piping/Pmp	50%	Now	\$688,800	2056	**	4	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorating Steam And Condensate Return Piping</i>								
Central Plant Steam Piping/Pmp	50%			2026	\$688,800	4	\$2,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Asset # : 2313

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								
Terminal Devices								
Convactor/Radiator	5%	0-2	\$21,800	2046	**	1	\$1,200	
	<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout, Defective Steam Traps</i>							
Convactor/Radiator	20%			2024	\$87,200	1	\$5,200	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout 5th And 6th Floor</i>							
No Component	75%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Fan Room</i>							
	<i>Explanation : Covered Under AC</i>							
Air Conditioning								
Energy Source								
District C.W.	80%			2046	**	1		
Electricity	20%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2019	\$33,900	1		
No Component	80%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Section 17</i>							
	<i>Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17</i>							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2046	**	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%			2026	\$146,100	1	\$39,400	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,400	
Exhaust Fans								
Interior	100%			2026	\$289,600	2	\$2,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>							
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
AMERICAN MUSEUM OF NATL HISTORY SECTION 9

Asset # : 2313

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	\$71,400	2046	**	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	80%			2024	\$285,700	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Storm Drain Piping								
Cast Iron	25%	Now	\$42,400	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	75%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Sump Pump(s)								
Submersible	100%			2020	\$2,800	4	\$2,500	
Backflow Preventer								
Generic	100%	0-2	\$20,700	2036	**	1	\$4,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Lower Level</i>							
	<i>Explanation : Leaky Unit</i>							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-7, Biodiversity</i>							
	<i>Explanation : 1 Unit, #9</i>							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$40,200	
Sprinkler								
No Component	90%							
Generic	10%			2036	**	1-2	\$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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : AMERICAN MUSEUM OF NATL. HISTORY ELECTRICAL SYSTEM
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.ELE / 4164 **Yr Built/Renovated** : 1877 / 2003
Area Sq Ft : 1,148,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical	\$1,027,600	\$6,639,900
Total	\$1,027,600	\$6,639,900
Importance Code A		\$68,000
Importance Code B	\$1,027,600	\$6,571,900
Total	\$1,027,600	\$6,639,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Electrical	\$230,200	\$181,800	\$219,700	\$210,200
Total	\$230,200	\$181,800	\$219,700	\$210,200
Importance Code A			\$2,500	
Importance Code B	\$230,200	\$181,800	\$217,200	\$210,200
Total	\$230,200	\$181,800	\$219,700	\$210,200



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 ELECTRICAL SYSTEM
Asset # : 4164

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2046	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1 (North Side / Columbus Avenue And 81 Street) Building 17</i>								
<i>Explanation : 5- Main Service Disconnect Switches Rated @ 4000 Amperes Each.</i>								
Fused Disc Sw	50%			2026	\$68,000	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2 (Southside / West 77 Street) Building 3</i>								
<i>Explanation : 3- Main Service Disconnect Switches Rated @ 4000 Amperes Each.</i>								
Transformers								
Dry Type	70%			2031	**	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2 (South Side, Building 3)</i>								
<i>Explanation : 1-500kva, 1-300kva, 2-150kva, 2-225kva , 480/277 Volts</i>								
Dry Type	30%			2039	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1 (Northside / Building 17)</i>								
<i>Explanation : 1-500kva, 1-300kva, 1-75kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	10%			2026	\$64,000	5	\$600	
Fused Disc Sw	15%			2026	\$95,900	5	\$700	
Fused Disc Sw	50%			2046	**	5	\$2,500	
Molded Case Bkrs	5%			2046	**	5	\$1,500	
Molded Case Bkrs	20%			2026	\$127,900	5	\$6,000	
Raceway								
Busway	1%			2024	\$7,400	1		
Conduit	64%			2026	\$471,600	1		
Conduit	35%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2025	\$33,000	5	\$1,300	
Fused Disc Sw	5%			2034	**	5	\$1,300	
Molded Case Bkrs	15%			2025	\$99,000	5	\$4,500	
Molded Case Bkrs	65%			2042	**	5	\$19,600	
Molded Case Bkrs	10%			2034	**	5	\$3,000	
Wiring								
Braided Cloth	20%	2-4	\$147,800	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Older Building Sections</i>								
Rubber	30%	2-4	\$221,700	2051	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Older Building Sections</i>								
<i>Explanation : On Extended Life</i>								
Thermoplastic	50%			2046	**	1		

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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 ELECTRICAL SYSTEM
Asset # : 4164

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2024	\$767,500	5	\$1,500	
Locally Mounted	20%			2031	**	5	\$1,500	
Motor Control Center	10%			2039	**	5	\$3,100	
Variable Frequency Drive	50%			2039	**			
Ground								
Grounding Devices								
Not Accessible	50%							
Generic	50%			LIFE	**	5	\$8,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Side Sprinkler Room</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$353,200	
Generators								
Diesel	50%			2039	**	1	\$222,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside / Yard</i>								
<i>Explanation : Emergency Generator Rated @ 1500kw</i>								
Diesel	50%			2029	**	1	\$222,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room / Building 17</i>								
<i>Explanation : Emergency Generator Rated @ 1000kw</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$42,500	
Fuel Storage								
Day Tank	25%			2048	**	5	\$50,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Yard / Outside</i>								
<i>Explanation : 100 Gallon Capacity</i>								
Day Tank	25%			2034	**	5	\$50,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room / Building 17</i>								
<i>Explanation : 500 Gallon Capacity</i>								
Main Tank	25%			2061	**	5	\$8,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground / Yard</i>								
<i>Explanation : 4000 Gallon Capacity</i>								
Main Tank	25%			2041	**	5	\$8,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage / West</i>								
<i>Explanation : 1000 Gallon Capacity</i>								

Lighting

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL. HISTORY ELECTRICAL SYSTEM
Asset # : 4164

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	55%			2031	**	10	\$548,400	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i>							
Fluorescent	20%			2026	\$767,700	10	\$199,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout Older Building Sections</i> <i>Explanation : T-12 Lamps</i>							
Fluorescent	10%			2031	**	10	\$99,700	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i> <i>Location : Building 1, 3, 4, 9, 13, 4th Floors</i>							
Fluorescent	1%			2031	**	10	\$10,000	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> <i>Location : Building 2a</i>							
HID	1%			2026		10	\$400	
Incandescent	11%			2026	\$1,581,300	2	\$2,700	
LED	2%			2034	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Building 1a</i> <i>Explanation : Led Lights Fixtures</i>							
Egress Lighting								
Emergency, Service	50%			2031	**	1		
Exit, LED	50%			2054	**	1		
Exterior Lighting								
HID	50%			2026	\$2,364,500	10	\$1,800	
LED	50%			2034	**			
Alarm								
Security System								
No Component	20%							
Generic	80%			2034	**	1	\$343,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Inside And Outside</i> <i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$728,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alam Bells, Horns</i>							

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 21-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2095 **Lot** : 1 **BIN** : 3058597

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$301,400	\$329,500
Interior Architecture	\$224,500	\$174,300
Electrical		\$51,500
Total	\$525,900	\$555,200
Importance Code A	\$301,400	\$329,500
Importance Code B	\$224,500	\$225,700
Total	\$525,900	\$555,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,300	\$2,600		
Interior Architecture	\$9,900	\$22,300	\$7,900	
Electrical	\$3,100	\$1,900	\$2,200	\$1,900
Mechanical	\$63,300	\$27,400	\$38,900	\$25,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$84,500	\$58,200	\$52,900	\$31,600
Importance Code A	\$7,700	\$5,900	\$3,300	\$3,300
Importance Code B	\$75,500	\$52,300	\$49,700	\$28,400
Importance Code C	\$1,300			
Total	\$84,500	\$58,200	\$52,900	\$31,600



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$300,600	
Masonry: Brick	72%			LIFE	**	5	\$110,800	
Window Wall	3%			2054	**	5	\$8,700	
Windows								
Aluminum	100%			2050	**	5	\$5,200	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5-10	\$50,600	
Masonry: Brick	85%			LIFE	**	5-10	\$69,000	
Roof								
Spray-on Foam	100%			2033	**	5	\$123,800	
Soffits								
Cast in Place Concrete	80%			LIFE	**	5		
Cast Stone/Terra Cotta	20%			LIFE	**	5		
Interior								
Floors								
Carpet	25%			2029	**	3	\$33,500	
Cast in Place Concrete	55%			LIFE	**	5	\$214,700	
Ceramic Tile	2%			2041	**	5	\$1,800	
Sheet Vinyl/Rubber	10%			2036	**	5	\$13,400	
Vinyl Tile	3%			2036	**	3	\$1,000	
Wood	5%			2063	**	5	\$8,400	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$300	
Glass: Single Pane	5%			LIFE	**	5	\$100	
Gypsum Board	55%			LIFE	**	5-10	\$1,500	
Masonry: Brick	15%			LIFE	**	10	\$100	
Ceilings								
AcousTileSusp.Lay-In	25%			2045	**	5	\$22,300	
Exposed Concrete	15%	4+	\$8,600	LIFE	**	5	\$2,100	
								<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>
								<i>Location : Basement</i>
								<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>
								<i>Location : Basement</i>
Gypsum Board	60%			LIFE	**	5-10	\$184,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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
BRIC/ URBAN GLASS (STRAND)
Asset # : 14803

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	**	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 800 Amperes For Cellar, One 2000 Amperes For 1st. Floor, Two 1600 Amperes For 2nd Floor, One 1000 Amperes For 3rd Floor</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$300	
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Fused Disc Sw	5%			2050	**	5	\$100	
Molded Case Bkrs	95%			2053	**	5	\$1,700	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Locally Mounted	10%			2045	**	5		
Variable Frequency Drive	90%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Lighting								
Interior Lighting								
Fluorescent	45%			2036	**	10	\$27,200	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	40%			2036	**	10	\$24,200	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Incandescent	10%			2036	**	2	\$100	
LED	5%			2036	**			
Egress Lighting								
Emergency, Battery	60%			2036	**	10	\$9,600	
Exit, LED	25%			2063	**	1		
Exit, Service	15%			2036	**	1		
Exterior Lighting								
HID	100%			2036	**	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$7,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$12,200	

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
BRIC/ URBAN GLASS (STRAND)
Asset # : 14803

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating							
Energy Source							
Natural Gas	100%		2048	**	1		
Conversion Equipment							
Hot Water Boiler	100%		2045	**	1	\$32,600	
Distribution							
Hot Wtr Piping/Pump	100%		2044	**	4	\$4,900	
Terminal Devices							
Air Handler	100%		2036	**	1	\$40,800	
Air Conditioning							
Energy Source							
Electricity	100%		2050	**	1		
Conversion Equipment							
Ext Pkg Unit - Heating/Cooling Split Unit	80%		2036	**	2	\$3,200	
Split Unit	20%		2036	**			
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2	\$107,300	
Heat Rejection							
Air Cooled Condenser Unit	20%		2036	**	2	\$9,200	
Water Cooling Tower	80%		2032	**	2	\$53,100	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2-5	\$58,300	
Exhaust Fans							
Interior	30%		2036	**	2	\$600	
Roof	70%		2036	**	2	\$1,400	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2054	**	1		
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%		2023	\$2,100	4	\$2,100	
Sewage Ejector(s)							
Not Accessible	100%						
Backflow Preventer							
Not Accessible	100%						
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
BRIC/ URBAN GLASS (STRAND)
Asset # : 14803

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	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-3</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2054		* *	1-5	\$33,300
Sprinkler								
Generic	100%			2054		* *	1-2	\$18,500
Fire Pump								
Generic	100%			2041		* *	1	\$12,300

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3338 **Lot** : 54 **BIN** : 2018096

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$91,000	
Total	\$91,000	
Importance Code A	\$91,000	
Total	\$91,000	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$19,900			
Interior Architecture	\$25,600		\$1,700	\$100
Electrical	\$200	\$900	\$200	\$200
Mechanical	\$900	\$9,100	\$800	\$700
Total	\$46,600	\$10,000	\$2,700	\$1,000
Importance Code A	\$20,500	\$600	\$600	\$600
Importance Code B	\$19,100	\$9,400	\$2,100	\$500
Importance Code C	\$7,000			
Total	\$46,600	\$10,000	\$2,700	\$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
BRONX COUNTY HISTORICAL SOCIETY ADMINISTRATION AND LIBRARY BLDG.
Asset # : 3003

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								
Cement-Fiber Panel	5%	4+	\$1,300	2025	\$6,300			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Masonry: Brick	85%	Now	\$91,000	LIFE	**	5	\$15,100	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade, West Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade, West Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lintels, West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade, West Facade</i>								
Masonry: Fieldstone	10%			LIFE	**	5	\$1,300	
Windows								
Aluminum	100%	Now	\$18,700	2041	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Access Door Inoperable</i>								
Interior								
Floors								
Carpet	40%			2024	\$43,500	3	\$5,100	
Cast in Place Concrete	10%			LIFE	**	5	\$1,900	
Ceramic Tile	5%			2034	**	5	\$400	
Vinyl Tile	10%	Now	\$700	2025	\$7,200	3	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor File Room</i>								
Wood	35%	4+	\$9,800	2040	**	5	\$2,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 3003

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$1,200	2028	\$11,800	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Masonry: Fieldstone	10%			LIFE	**			
Plaster	85%	Now	\$5,800	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2038	**	5	\$1,700	
Gypsum Board	10%			LIFE	**	5	\$1,100	
Plaster	70%	Now	\$7,800	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2035	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1 Electrical Service Rated @ 1500 Amperes</i>								
Raceway								
Conduit	50%			2035	**	1		
Conduit	50%			2025	\$15,600	1		
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$200	
Wiring								
Thermoplastic	100%			2035	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								

Lighting

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

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

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

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	
Lighting								
Interior Lighting Fluorescent	48%			2025	\$27,400	10	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2025	\$800	10		
Incandescent	50%			2025	\$28,500	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$700	
Exit, Service	50%			2025	\$400	1		
Exterior Lighting								
HID	100%			2025	\$21,500	10		
Alarm								
Security System								
No Component	75%							
Generic	25%			2030	**	1	\$500	
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2030	**	1-3	\$1,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2045	**	1		
Conversion Equipment								
Steam Boiler	100%			2038	**	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2035	**	4	\$400	
Terminal Devices								
Convactor/Radiator	100%			2023	\$28,500	1	\$1,800	
Air Conditioning								
Energy Source Electricity	100%			2033	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2020	\$8,300	1		
No Component	25%							
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2045	**	1		
Galvanized Steel	75%			2023	\$17,500	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 COUNTY HISTORICAL SOCIETY ADMINISTRATION AND LIBRARY BLDG.

Asset # : 3003

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Gas Fired	100%			2023	\$3,300	2	\$100
	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3338 **Lot** : 52 **BIN** : 2018094

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$37,500	
Total	\$37,500	
Importance Code A	\$37,500	
Total	\$37,500	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$19,300			
Interior Architecture	\$19,400		\$100	
Electrical	\$11,300	\$6,100	\$300	\$200
Mechanical	\$400	\$800	\$700	\$800
Total	\$50,500	\$6,900	\$1,000	\$1,000
Importance Code A	\$19,500	\$300	\$200	\$300
Importance Code B	\$25,500	\$6,600	\$800	\$700
Importance Code C	\$5,500			
Total	\$50,500	\$6,900	\$1,000	\$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
BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING

Asset # : 4526

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								
Cement-Fiber Panel	5%	Now	\$3,100	2030		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Concrete Masonry Unit	15%	Now	\$11,000	LIFE		**	5	\$1,700
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$37,500	LIFE		**	5	\$12,400
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West, North Facades</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Masonry: Fieldstone	10%			LIFE		**	5	\$1,300
Windows								
Aluminum	100%	Now	\$4,700	2041		**	5	\$1,100
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Second Floor East</i>								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE		**	5	\$400
Concrete Masonry Unit	15%			LIFE		**	5	\$300
Masonry: Brick	80%			LIFE		**	5	\$1,400
Masonry: Limestone	2%			LIFE		**	5	
Roof								
Modified Bitumen	85%			2025	\$21,600		10	\$3,700
Roll Roofing	15%			2024	\$2,700		5	\$1,100
Interior								

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

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

** 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%			2034	**	5	\$400	
Steel Grating	10%			2045	**	1		
Vinyl Tile	5%			2030	**	3	\$200	
Wood	70%	Now	\$9,800	2040	**	5	\$5,600	
<i>Split/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Uneven Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Floors Are Sloping</i>								
Interior Walls								
Ceramic Tile	5%			2028	\$11,800	5	\$400	
Concrete Masonry Unit	10%			LIFE	**	5	\$300	
Gypsum Board	65%	Now	\$1,200	LIFE	**	5	\$3,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor East</i>								
Masonry: Fieldstone	15%	Now	\$4,300	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Storage Rooms - Basement</i>								
<i>Explanation : Horizontal Cracks, Water Penetration</i>								
Plaster	5%			LIFE	**	5	\$100	
Ceilings								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	90%	Now	\$3,900	LIFE	**	5	\$9,600	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement File Room</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%			2045	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Electrical Service Rated @ 100 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	**	5	\$200	
Raceway								
Conduit	80%			2045	**	1		
Conduit	20%			2025	\$700	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	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
BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING

Asset # : 4526

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	\$1,600	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	80%			2045	**	1		
Ground								
Grounding Devices								
Generic	100%	Now	\$9,500	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Covered With Paint</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2030	**	10		
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$700	
Exit, Service	50%			2030	**	1		
Alarm								
Security System								
No Component	75%							
Generic	25%			2030	**	1	\$500	
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2030	**	1-3	\$1,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	30%			2035	**	1		
Natural Gas	70%			2045	**	1		
Conversion Equipment								
Heat Pump Air Sourced	30%			2026	\$6,000	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : New Addition Area</i>								
<i>Explanation : 1 Unit</i>								
Hot Water Boiler	70%			2038	**	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</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
BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING

Asset # : 4526

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Distribution							
Ductwork/Diffusers	30%			LIFE	**	2-5	\$1,000
Hot Wtr Piping/Pump	70%			2033	**	4	\$200
Terminal Devices							
Convactor/Radiator	70%			2023	\$20,000	1	\$1,300
Induction Unit	30%			2034	**	1	\$600
Air Conditioning							
Energy Source							
Electricity	100%			2033	**	1	
Conversion Equipment							
Heat Pump Air Sourced	30%			2026	\$15,800	2	\$100
No Component	70%						
Terminal Devices							
Induction Unit	30%			2030	**	1	\$600
No Component	70%						
Heat Rejection							
Evaporative Condenser	30%			2030	**	2	\$1,200
No Component	70%						
Plumbing							
H/C Water Piping							
Brass/Copper	20%			2051	**	1	
Galvanized Steel	80%			2023	\$18,700	1	
Water Heater							
Gas Fired	100%			2024	\$3,300	2	\$100
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 27-Feb-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2462 **Lot** : 1 **BIN** : 2002826

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$122,700
Interior Architecture		\$110,600
Electrical		\$190,500
Mechanical		\$342,100
Total		\$765,900
Importance Code A		\$122,700
Importance Code B		\$643,200
Total		\$765,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$97,400	\$67,600	\$28,200	
Interior Architecture	\$100,200	\$8,800	\$2,000	\$2,700
Electrical	\$3,900	\$4,100	\$5,000	\$4,200
Mechanical	\$16,300	\$5,800	\$14,200	\$6,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$225,700	\$94,300	\$57,100	\$20,900
Importance Code A	\$100,100	\$70,300	\$30,900	\$2,700
Importance Code B	\$125,600	\$24,000	\$26,300	\$18,300
Importance Code C				
Total	\$225,700	\$94,300	\$57,100	\$20,900



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 MUSEUM OF THE ARTS
Asset # : 2368

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								
Concrete Masonry Unit	15%	Now	\$26,500	LIFE	**	5	\$4,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above East Facade Windows Of 2005 Wing</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade Of 2005 Wing</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade Of 2005 Wing</i>								
<i>Explanation : Efflorescence</i>								
Masonry: Brick	25%			LIFE	**	5	\$10,700	
Metal Panel	30%			2045	**	5-10	\$88,500	
Metal Panel	12%			2051	**	5-10	\$35,400	
Granite Panels	5%			LIFE	**	5	\$1,600	
Window Wall	10%			2045	**	5	\$16,100	
Window Wall	3%			2051	**	5	\$4,800	
Windows								
Aluminum	100%	Now	\$3,800	2041	**	5	\$2,200	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window At West Facade Of 2005 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade Windows Of 2005 Wing</i>								
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$800	
Masonry: Brick	33%	Now	\$6,700	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	2%			LIFE	**	5	\$200	
Metal Panel	25%			2045	**	5	\$6,800	
Metal Panel	20%			2045	**	5	\$5,400	
Metal: Cage/Fence	5%			2038	**	5-10	\$2,700	
Granite Panels	5%			LIFE	**	5	\$400	

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

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)	40%			2030	**	10	\$17,500	
Built-Up (BUR)	15%	2-4	\$30,000	2035	**			
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$4,900	2030	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead At East Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stair At East Side</i>								
Metal Panel	3%			2038	**	10	\$2,400	
Single Ply Membrane	27%			2030	**	10	\$11,800	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2005 Wing</i>								
<i>Explanation : Concrete Pavers Over Membrane</i>								
Sloped Glazing	10%	Now	\$25,600	LIFE	**	5	\$58,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								

Interior

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

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	5%			2024	\$33,200	3	\$3,900	
Carpet	3%	0-2	\$19,900	2027	\$19,900	3	\$2,300	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : First Floor Office</i>							
	<i>Wrinkling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : First Floor Office</i>							
Cast in Place Concrete	18%	2-4	\$4,900	LIFE	**	5	\$20,500	
	<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>							
	<i>Location : First Floor Of 2005 Wing</i>							
Ceramic Tile	4%	0-2	\$4,000	2034	**	5	\$1,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Terrazzo	5%	0-2	\$6,000	LIFE	**	5	\$2,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	5%	0-2	\$22,100	2035	**	3	\$1,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : First Floor Near Boiler Area</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : First Floor Near Boiler Area</i>							
Vinyl Tile	25%	2-4	\$11,100	2025	\$110,600	3	\$4,900	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	10%			2030	**	3	\$2,000	
Wood	25%			2053	**	5	\$24,400	
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	2%			2038	**	5	\$800	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Gypsum Board	45%			LIFE	**	5	\$10,400	
Gypsum Board	23%			LIFE	**	5	\$5,300	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2030	**	5	\$12,600	
AcousTileConcealSpLn	5%	0-2	\$20,400	2045	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Office</i>								
AcousTileSusp.Lay-In	10%			2030	**	5	\$5,100	
AcousTileSusp.Lay-In	10%			2038	**	5	\$5,100	
Exposed Concrete	5%			LIFE	**	5	\$400	
Gypsum Board	10%			LIFE	**	5	\$6,300	
Gypsum Board	20%	Now	\$5,100	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Windows Of Education Room (2005 Wing)</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Windows Of Education Room (2005 Wing)</i>								
Plaster	20%	Now	\$6,600	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Stair</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								
Service Equipment								
Fused Disc Sw	50%			2035	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	50%			2051	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - New Wing</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	**	5	\$100	
Fused Disc Sw	40%			2051	**	5	\$100	
Molded Case Bkrs	10%			2035	**	5	\$100	
Raceway								
Conduit	60%			2035	**	1		
Conduit	40%			2051	**	1		
Panelboards								
Molded Case Bkrs	60%			2033	**	5	\$800	
Molded Case Bkrs	40%			2047	**	5	\$500	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	60%			2035	**	1		
Thermoplastic	40%			2051	**	1		
Motor Controllers								
Locally Mounted	60%			2030	**	5	\$200	
Locally Mounted	40%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Metal Water Pipe</i>						
Generic	50%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	40%			2025	\$66,300	10	\$18,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Old Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	20%			2033	**	10	\$9,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : New Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	20%			2025	\$124,200	2	\$200	
Incandescent	10%			2033	**	2	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Galleries</i>						
		<i>Explanation : Track Lights</i>						
LED	10%			2033	**			
Egress Lighting								
Emergency, Battery	30%			2025	\$20,700	10	\$3,700	
Emergency, Battery	20%			2033	**	10	\$2,500	
Exit, LED	5%			2060	**	1		
Exit, Service	30%			2025	\$4,100	1		
Exit, Service	15%			2033	**	1		
Exterior Lighting								
Not Accessible	100%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2033	**	1	\$9,600	
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$31,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Furnace	30%			2025	\$33,900	1	\$7,600	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Roof Of South Wing</i>						
		<i>Explanation : 4 Gas Fired Packaged Roof Top Air Conditioning Units Units Serve The Entire South Wing Of The Building.</i>						
Hot Water Boiler	40%			2042	* *	1	\$10,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Of North Wing</i>						
		<i>Explanation : 6 Gas Fired Modular Hot Water Boilers</i>						
Hot Water Boiler	25%			2038	* *	1	\$6,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Of South Wing</i>						
		<i>Explanation : 1 Gas Fired Hot Water Boiler serving Terminal Equipment On The South Wing Of The Building</i>						
Steam Boiler	5%			2042	* *	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Of North Wing</i>						
		<i>Explanation : 2 Gas Fired Modular Steam Boilers steam Produced By These Boilers Is Used To Humidify The North Wing Of The Building.</i>						
Distribution								
Hot Wtr Piping/Pump	60%			2041	* *	4	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Of South Wing</i>						
		<i>Explanation : Serves Basement Air Handlers, Fin Tube Radiators And Fan Coil Units</i>						
Hot Wtr Piping/Pump	40%			2047	* *	4	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Of North Wing</i>						
		<i>Explanation : Serves Packaged Roof Top Air Conditioning Equipment</i>						
Terminal Devices								
Air Handler	30%			2033	* *	1	\$9,500	
Air Handler	5%			2030	* *	1	\$1,600	
Convactor/Radiator	30%			2038	* *	1	\$5,000	
Fan Coil Unit/Heat	5%			2030	* *	1	\$800	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating	30%			2025	\$122,100	1	\$7,100	
Compr/Chiller								
Ext Pkg Unit - Heating/Cooling	40%			2033	* *	2	\$1,300	
Ext Pkg Unit - Heating/Cooling	30%			2025	\$180,100	2	\$900	

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

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	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2045	**	4	\$800	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2030	**	1	\$1,600	
Fan Coil - 4 Pipe	5%			2030	**	1	\$800	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2025	\$9,700	2	\$3,600	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,600	
Exhaust Fans								
Roof	40%			2033	**	2	\$600	
Roof	10%	0-2	\$8,000	2035	**	2	\$100	
		<i>Corroded, Extent : Moderate, Area Affected : 60%</i>						
		<i>Location : Roof Of South Wing, 1 Of 5 Units Badly Corroded</i>						
Roof	50%			2025	\$39,800	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2051	**	1		
Galvanized Steel	60%			2030	**	1		
Water Heater								
Gas Fired	100%			2023	\$29,300	2	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : South And North Wing Basements</i>						
		<i>Explanation : 2 Units Observed</i>						
Sanitary Piping								
Cast Iron	60%			LIFE	**	1		
Cast Iron	40%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	60%			LIFE	**	1		
Cast Iron	40%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	40%			2033	**	4	\$400	
Non-Submersible	60%			2030	**	4	\$700	
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$2,000	
Backflow Preventer								
No Component	60%							
Generic	40%			2033	**	1	\$1,300	
Fixtures								
Generic	100%							
Vertical Transport								

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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
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : B, 1 And 2 - One Unit In Each Wing Of The Building</i>							
		<i>Explanation : Two Units</i>							
Fire Suppression	Sprinkler								
	No Component	60%							
	Generic	40%			2051		**	1-2	\$5,700

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 16-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		\$36,300
Total		\$36,300
Importance Code B		\$36,300
Total		\$36,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$20,100			\$1,100
Interior Architecture				\$2,100
Electrical			\$100	
Mechanical				
Total	\$20,100		\$100	\$3,200
Importance Code A	\$20,100			\$1,100
Importance Code B			\$100	\$2,100
Total	\$20,100		\$100	\$3,200



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	70%			LIFE	**	5	\$4,800		
Metal Sect. OHD	10%			2032	**	5	\$2,200		
Pre-Cast Concrete	10%			LIFE	**	5	\$2,200		
Stucco Cement	5%	2-4	\$2,000	2032	**	5	\$400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Locations</i>									
Wood	5%	2-4	\$3,600	2032	**	5	\$900		
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Decorative Trim - Various Locations</i>									
Windows									
Wood	100%	Now	\$14,500	2052	**	5	\$2,600		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Roof									
Asphalt Shingle	100%			2036	**	10	\$900		
Interior									
Floors									
Cast in Place Concrete	50%			LIFE	**	5	\$4,900		
Wood	50%			2042	**	5	\$4,200		
Interior Walls									
Masonry: Brick	100%			LIFE	**				
Ceilings									
Exposed Struc: Wood	100%			LIFE	**				
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2027	\$2,500	5			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Main Service Disconnect Switch Is Rated @ 200 Amperes. Enclosure Is Corroded</i>									
Raceway									
Conduit	50%			2027	\$6,900	1			
Conduit	50%			2037	**	1			
Panelboards									
Fused Disc Sw	5%			2026	\$700	5			
Molded Case Bkrs	65%			2026	\$9,700	5	\$100		
Molded Case Bkrs	30%			2035	**	5	\$100		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	70%			2027	\$12,800	1		
Thermoplastic	30%			2037	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$36,300	10	\$5,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	20%			2027	\$4,800	10		
No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Wall Unit	100%			2027	\$2,100	2	\$200	

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 16-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116670

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$155,000	\$74,000
Interior Architecture		\$55,300
Electrical		\$86,100
Mechanical	\$52,600	\$171,900
Total	\$207,600	\$387,300
Importance Code A	\$155,000	\$74,000
Importance Code B	\$52,600	\$313,400
Total	\$207,600	\$387,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$27,600	\$400		\$40,900
Interior Architecture	\$58,600	\$400		\$1,500
Electrical	\$12,000	\$4,800	\$2,700	\$38,100
Mechanical	\$9,400	\$2,400	\$5,100	\$6,000
Total	\$107,600	\$8,000	\$7,900	\$86,600
Importance Code A	\$28,500	\$1,300	\$900	\$41,900
Importance Code B	\$50,400	\$6,700	\$6,900	\$44,600
Importance Code C	\$28,700			
Total	\$107,600	\$8,000	\$7,900	\$86,600



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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.

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

Asset # : 2809

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$31,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Concrete Masonry Unit	3%	Now	\$10,400	LIFE	**	5	\$800	
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
Metal Coiling Doors	12%			2032	**	5	\$15,900	
Wood	70%	0-2	\$155,000	2040	**	5	\$74,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	10%			2030	**	10	\$400	
No Component	90%							
Roof								
Single Ply Membrane	85%			2032	**	10	\$33,000	
Skylight, Metal/Glass	15%	4+	\$17,200	2037	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Curb Of Skylights</i>								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$55,300	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout Corridors</i>								
<i>Explanation : Inter-locking Rubber Matting Atop Concrete</i>								
Ceramic Tile	3%			2030	**	5	\$800	
Quarry Tile	7%			2032	**	5	\$3,000	
Interior Walls								
Concrete Masonry Unit	60%	4+	\$25,600	LIFE	**	5	\$9,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%			LIFE	**	5	\$1,400	
Metal Security Bars	15%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Animal Holding Cells</i>								
<i>Explanation : Custom Security Bars</i>								
Plaster	20%	0-2	\$3,100	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Workshops</i>								

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

Asset # : 2809

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Wood	85%	Now	\$29,900	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Curbs Of Skylights</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Curbs Of Skylights</i>								
Plaster	15%			LIFE	**	5	\$2,600	
Electrical								
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%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								
Transformers								
Dry Type	100%			2025	\$15,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kva, 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2027	\$48,800	5		
Fused Disc Sw	50%			2037	**	5		
Raceway								
Conduit	80%			2027	\$22,200	1		
Conduit	20%			2037	**	1		
Panelboards								
Fused Disc Sw	15%			2026	\$4,500	5	\$100	
Molded Case Bkrs	85%			2026	\$25,400	5	\$400	
Wiring								
Thermoplastic	20%			2037	**	1		
Thermoplastic	80%			2027	\$37,300	1		
Motor Controllers								
Locally Mounted	50%			2025	\$14,700	5	\$100	
Motor Control Center	50%			2025	\$14,700	5	\$200	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,500	LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$5,600	

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

Asset # : 2809

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2030	* *	1	\$7,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Emergency Generator Rated @ 125kw</i>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$700	
Fuel Storage								
Main Tank	100%			2042	* *	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	* *	10	\$16,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2022	\$11,900	2		
Egress Lighting								
Emergency, Service	40%			2022	\$3,700	1		
Emergency, Battery	10%			2022	\$2,500	10	\$500	
Exit, Service	50%			2022	\$3,100	1		
Exterior Lighting								
HID	20%			2022	\$13,600	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$16,400	1	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *	1-3	\$11,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Horns</i>								

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

Heating

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

Asset # : 2809

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Yard</i>								
<i>Explanation : (1) 10,000 Gallon Tank</i>								
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$9,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : (2) #2 Oil Burning Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$1,400	
Terminal Devices								
Air Handler	80%			2032	**	1	\$9,300	
Fan Coil Unit/Heat	20%			2022	\$52,600	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	2%			2022	\$700	1		
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,500	
Exhaust Fans								
Interior	50%			2027	\$12,400	2	\$300	
Roof	30%			2032	**	2	\$200	
Roof	20%	0-2	\$5,800	2037	**	2	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Domestic Hot Water Tanks With Hot Water Coil</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

Asset # : 2809

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s)								
Electric	100%			2027	\$4,900	4	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Yard</i>						
		<i>Explanation : 1 Unit</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2027	\$171,900	1-2	\$5,300	

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : BRONX ZOO ANIMAL HOSPITAL-#12
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 : 02-Feb-2016 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 Lot : 20 BIN : 2116671

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$50,200	\$135,400
Interior Architecture	\$65,400	\$35,200
Mechanical	\$448,200	\$55,900
Total	\$563,800	\$226,500
Importance Code A	\$50,200	\$135,400
Importance Code B	\$513,700	\$91,100
Total	\$563,800	\$226,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$26,700	\$1,400		\$17,900
Interior Architecture	\$18,100	\$18,600		
Electrical	\$3,500	\$6,700	\$4,400	\$4,200
Mechanical	\$55,200	\$6,500	\$12,100	\$20,100
Total	\$103,500	\$33,200	\$16,500	\$42,200
Importance Code A	\$33,800	\$2,700	\$1,300	\$19,300
Importance Code B	\$52,600	\$30,500	\$15,200	\$22,900
Importance Code C	\$17,100			
Total	\$103,500	\$33,200	\$16,500	\$42,200



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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 HOSPITAL-#12
Asset # : 2348

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	88%			LIFE	**	5	\$76,300	
Metal Coiling Doors	2%			2032	**	5	\$5,400	
Metal: Cage/Fence	8%			2032	**	5	\$30,400	
Window Wall	2%	Now	\$8,300	2047	**	5	\$3,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Entrance At East Facade</i>								
Windows								
Aluminum	90%			2035	**	5	\$1,100	
Metal Louvers	10%			2030	**	10	\$800	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$5,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$3,600	
Roof								
IRMA/Protected Membrane	20%	Now	\$17,700	2027		\$59,100		
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Scuppers Misplaced, Unable To Shed Water From Roof</i>								
Metal Panel	60%	Now	\$50,200	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Sloped Roof And At Pathology Suite</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ice Damming</i>								
Modified Bitumen	5%			2027	\$10,800	10	\$1,900	
Single Ply Membrane	10%	Now	\$600	2032	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Roof</i>								
Skylight, Metal/Glass	5%			2037	**	10	\$6,200	
Interior								
Floors								
Carpet	20%			2023	\$102,700	3	\$12,100	
Cast in Place Concrete	40%			LIFE	**	5	\$35,200	
Quarry Tile	5%			2040	**	5	\$3,000	
Terrazzo	35%	0-2	\$65,400	LIFE	**	5	\$11,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along The Corridor Edges, 2nd Floor Corridor</i>								
Interior Walls								
Concrete Masonry Unit	70%	Now	\$17,100	LIFE	**	5	\$15,400	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Pathology Suite</i>								
Glass: Single Pane	5%			LIFE	**	5	\$2,100	
Gypsum Board	20%			LIFE	**	5	\$6,600	
Plywood/Hardboard	5%			LIFE	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HOSPITAL-#12
Asset # : 2348

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	65%			2040	**	5	\$26,200	
Exposed Concrete	10%			LIFE	**	5	\$600	
Gypsum Board	20%			LIFE	**	5	\$10,100	
Gypsum Board	5%	0-2	\$1,000	LIFE	**	5	\$2,500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Field Veterinarian Office</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	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2037	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Fused Disc Sw	50%			2047	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Switch Rated @200 Amperes , 4160 Volts</i>								
Transformers								
Dry Type	50%			2032	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 225 Kva, 4160hv-480/277lv</i>								
Dry Type	50%			2040	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 1000 Kva, 4160hv-480/277lv</i>								
Feeders								
Cable	50%			2035	**	1		
Cable	50%			2043	**	1		
Raceway								
Conduit	50%			2037	**	1		
Conduit	50%			2047	**	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes.</i>								
Fused Disc Sw	50%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes.</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HOSPITAL-#12
Asset # : 2348

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	35%			2032	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kva, 480hv-208/120lv</i>								
Dry Type	35%			2032	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Barn</i>								
<i>Explanation : One 15 Kva, 480hv-208/120lv</i>								
Dry Type	30%			2032	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 30 Kva, 480hv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$700	
Raceway								
Conduit	95%			2037	**	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5	\$100	
Molded Case Bkrs	85%			2035	**	5	\$600	
Molded Case Bkrs	5%			2043	**	5		
Wiring								
Thermoplastic	95%			2037	**	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2032	**	5	\$100	
Motor Control Center	50%			2032	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	50%			2040	**	1	\$4,000	
Automatic	50%			2032	**	1	\$4,000	
Generators								
Diesel	50%			2030	**	1	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 80kw</i>								
Diesel	50%			2036	**	1	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 610kw</i>								
Batteries								
Lead/Acid	50%			2021		5	\$500	
Lead/Acid	50%			2020		5	\$500	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HOSPITAL-#12
Asset # : 2348

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage Day Tank	50%			2035	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 55 Gallons Rated Capacity</i>								
Main Tank	50%			2055	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting Fluorescent	98%			2035	**	10	\$24,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2035	**	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Morgue Room</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Service	20%			2032	**	1		
Emergency, Battery	30%			2027		10	\$1,900	
Exit, Service	50%			2027		1		
Exterior Lighting								
HID	30%			2032	**	10		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027		1	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$16,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Strobe Lights And Horns</i>								

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

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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 HOSPITAL-#12
Asset # : 2348

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	10%	Now	\$5,900	2037	**	1	\$1,200	
	<i>Damaged, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : 1 Obsolete Unit, Barn</i>							
Hot Water Boiler	90%			2032	**	1	\$12,000	
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : 2nd Floor M E R</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Hot Wtr Piping/Pump	90%			2035	**	4	\$1,800	
No Component	10%							
Terminal Devices								
Air Handler	80%	Now	\$28,300	2022	\$283,100	1	\$12,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Old Section</i>							
	<i>Explanation : Inefficient Unit. There Is Not Sufficient Heat And AC In The Old Section</i>							
Convactor/Radiator	10%			2032	**	1	\$900	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	35%			2035	**	1		
Natural Gas	65%			2047	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	65%			2032	**	1	\$18,900	
	<i>Other Observation, Extent : Light, Area Affected : 65%</i>							
	<i>Location : Adjoining House</i>							
	<i>Explanation : 1 Unit, Refrigerant Lithium Bromide</i>							
Reciprocating Compr/Chiller	15%			2027	\$32,000	1	\$1,900	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Rear Yard</i>							
Exterior Pkg Unit - Cooling	10%			2027	\$2,300	2	\$200	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 2 Units, The Roof</i>							
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2047	**	4	\$1,600	
No Component	20%							
Terminal Devices								
Air Handler/Dir Expansion	15%			2027	\$1,500	1		
Air Handler/Cool/Ht	65%			2022	\$165,100	1	\$10,800	
No Component	20%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HOSPITAL-#12
Asset # : 2348

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	15%			2027	\$6,900	2	\$2,800	
Water Cooling Tower	65%	Now	\$5,600	2025	\$55,900	2	\$14,100	
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Rear Yard</i>							
No Component	20%							
Dehumidifier								
No Component	80%							
Generic	20%	Now	\$9,100	2032		**		
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : 2nd Floor Mechanical Room</i>							
	<i>Explanation : 3 Condemn Units</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$13,500	
No Component	10%							
Exhaust Fans								
Interior	40%			2022	\$14,200	2	\$300	
Roof	50%			2027	\$20,900	2	\$400	
Wall Unit	10%			2027	\$900	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2025	\$15,300	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,500	
Fixtures								
Generic	100%							

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116672

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,089,600	\$51,900
Interior Architecture	\$157,500	
Electrical	\$73,000	\$223,000
Mechanical		\$40,500
Total	\$1,320,100	\$315,300
Importance Code A	\$1,089,600	\$51,900
Importance Code B	\$230,500	\$263,500
Total	\$1,320,100	\$315,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,700	\$3,100		
Interior Architecture	\$11,100	\$1,900		\$19,000
Electrical	\$9,700	\$200	\$400	\$27,700
Mechanical	\$16,900	\$2,600	\$5,900	\$37,300
Total	\$41,300	\$7,900	\$6,300	\$84,000
Importance Code A	\$4,800	\$4,300	\$1,100	\$1,200
Importance Code B	\$36,500	\$3,600	\$5,100	\$82,800
Importance Code C				
Total	\$41,300	\$7,900	\$6,300	\$84,000



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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								
Masonry: Brick	90%	Now	\$312,400	LIFE	**	5	\$51,900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southwest Corner, Northeast Corner</i>								
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads, West Facades</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$9,400	
Window Wall	5%			2053	**	5	\$10,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	90%			2035	**	5	\$2,600	
Metal Louvers	10%			2030	**	10	\$1,800	
Parapets								
Masonry: Brick	90%	Now	\$319,400	LIFE	**	5	\$18,500	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Southwest Corner, Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Parapet Walls</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Southwest Corner, Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$64,400	LIFE	**	5	\$2,600	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Under Coping Stone - Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Southwest Corner Coping</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Southwest Corner</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Southwest Corner, Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	5%	Now	\$3,700	2032		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead Above Stair @ Roof Penetration</i>								
Modified Bitumen	60%	Now	\$226,100	2037		**		
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Parapets And Skylights</i>								
<i>Ponding, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	35%	0-2	\$167,300	2037		**		
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Southeast Side, Throughout, Above Entry Displays</i>								
Interior								
Floors								
Asphalt Poured	65%			2032		**	5	\$11,200
Cast in Place Concrete	20%			LIFE		**	5	\$15,100
Panel/Paver: Cer/Brk	5%			2035		**	5	\$3,900
Quarry Tile	5%			2032		**	5	\$2,600
Steel Plate	5%	Now	\$157,500	LIFE		**	1	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Stair Treads And Risers</i>								
Interior Walls								
Concrete Masonry Unit	30%			LIFE		**	5	\$1,000
Glass: Special Gauge	10%			LIFE		**	1	
Plaster	10%			LIFE		**	5	\$300
Plaster	20%			LIFE		**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Exhibit Areas</i>								
<i>Explanation : Hand Painted Murals</i>								
SGFT/Glazed Masonry	30%			LIFE		**		
Ceilings								
AcousTileSusp.Lay-In	70%			2032		**	5	\$24,200
Exposed Concrete	20%	Now	\$11,100	LIFE		**	5	\$1,100
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Holding Cages In Wingding</i>								
Gypsum Board	10%			LIFE		**	5	\$4,300
Electrical								
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
BRONX ZOO AQUATIC BIRD HOUSE-#7
Asset # : 2324

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%			2027	\$8,300	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside The Building</i>							
	<i>Explanation : Main Service Disconnect Switch Rated @ 400 Amperes.</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$122,000	5	\$500	
Raceway								
Conduit	90%			2027	\$53,300	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$6,000	5		
Molded Case Bkrs	10%			2035	**	5	\$100	
Molded Case Bkrs	80%			2026	\$47,800	5	\$400	
Wiring								
Braided Cloth	90%	2-4	\$73,000	2052	**	1		
	<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	10%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$29,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE	**	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$20,100	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%			2035	**	10	\$1,100	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
Egress Lighting								
Emergency, Battery	40%			2035	**	10	\$2,200	
Emergency, Battery	10%			2022	\$3,100	10	\$600	
Exit, Service	40%			2035	**	1		
Exit, Service	10%			2022	\$800	1		
Exterior Lighting								
HID	30%			2022	\$22,700	10		
No Component	70%							
Alarm								

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

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

Alarm

Security System

No Component

80%

Generic

20%

2027

\$12,100

1

\$1,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

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

Heating

Energy Source

Natural Gas

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 2nd Floor Boiler Room**Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers*

Conversion Equipment

Hot Water Boiler

100%

2040

* *

1

\$11,400

*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%

2035

* *

4

\$1,700

Terminal Devices

Air Handler

50%

2032

* *

1

\$7,100

Convactor/Radiator

35%

2025

\$40,500

1

\$2,600

Unit Heater - Steam

15%

2022

\$11,600

4

\$300

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Reciprocating

20%

2035

* *

1

\$2,100

*Other Observation, Extent : Light, Area Affected : 20%**Location : Roof**Explanation : 1 Unit, R-404a*

Ext Pkg Unit - Heating/Cooling

30%

2032

* *

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 30%**Location : Roof*

No Component

50%

Terminal Devices

Air Handler/Dir

20%

2035

* *

1

Expansion

No Component

80%

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	20%			2035	**	2	\$3,200	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,900	
Exhaust Fans								
Interior	30%			2022	\$23,100	2	\$200	
Roof	70%			2032	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%			2053	**	4	\$2,300	
Sanitary Piping								
Cast Iron	100%	Now	\$7,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Backs Up Into Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%	Now	\$5,400	2037	**	4	\$800	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 03-Feb-2016 Landmark Status : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$50,900	
Electrical		\$215,100
Total	\$50,900	\$215,100
Importance Code A	\$50,900	
Importance Code B		\$215,100
Total	\$50,900	\$215,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$13,300	\$2,000		\$700
Interior Architecture	\$600	\$4,900	\$800	
Electrical	\$700	\$800	\$900	\$800
Mechanical	\$4,400	\$900	\$1,800	\$900
Total	\$19,000	\$8,700	\$3,500	\$2,400
Importance Code A	\$13,800	\$2,500	\$500	\$1,300
Importance Code B	\$5,300	\$6,200	\$2,800	\$1,200
Importance Code C			\$100	
Total	\$19,000	\$8,700	\$3,500	\$2,400



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
BRONX ZOO BRONX ZOO STORE/ FIRST AID STA.**

Asset # : 2800

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$3,000	
Masonry: Fieldstone	10%			LIFE	**	5	\$1,000	
Metal Sect. OHD	10%			2040	**	5	\$4,000	
Window Wall	3%			2047	**	5	\$1,500	
Wood	37%			2044	**	5	\$24,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : West And South Facades</i>								
Wood	5%	Now	\$10,200	2032	**	5	\$1,600	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Trellis At Main Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Ridge And Trellis At Main Entrance</i>								
<i>Explanation : Insect Damage</i>								
Wood	30%	Now	\$40,700	2032	**	5	\$9,700	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Soffit And Facia Boards</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And East Facades @ First Aid And Bathrooms</i>								
<i>Explanation : Vegetative Growth</i>								
Windows								
Wood	100%			2043	**	5	\$19,400	
Roof								
Asphalt Shingle	75%	0-2	\$1,300	2036	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Facade</i>								
Fiberglass Panel	10%			2036	**	1		
Single Ply Membrane	15%			2027		10	\$3,800	
Interior								
Floors								
Carpet	65%			2023	\$125,700	3	\$14,800	
Cast in Place Concrete	5%			LIFE	**	5	\$1,700	
Ceramic Tile	5%			2036	**	5	\$800	
Slate	10%			LIFE	**	5	\$1,600	
Vinyl Tile	15%			2027	\$19,300	3	\$900	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$300	
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Gypsum Board	85%			LIFE	**	5	\$2,700	
Wood	5%			LIFE	**	5	\$1,100	

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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.

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

Asset # : 2800

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	4+	\$600	2032	**	5	\$800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Store Area</i>								
Exposed Struc: Wood	85%			LIFE	**			
Plaster	5%			LIFE	**	5	\$500	
Electrical								
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%			2037	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes.</i>								
Transformers								
Dry Type	100%			2032	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kva 480hv-208/120lv And One 45 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5		
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$300	
Wiring								
Thermoplastic	100%			2037	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	20%			2027	\$20,300	10	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2027	\$40,500	10	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	40%			2027	\$40,500	10	\$3,700	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Store Area</i>								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2027	\$6,800	10	\$1,200	
Exit, LED	50%			2042	**	1		
<hr/>								
Exterior Lighting								
HID	30%			2027	\$12,400	10		
No Component	70%							
<hr/>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$6,600	1	\$800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>					
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$113,700	1-3	\$6,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>					
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : External Unit</i>					
			<i>Explanation : Combination A C And Furnace</i>					
<hr/>								
Conversion Equipment								
Furnace	100%			2032	**	1	\$5,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) On The Ground (1) On The Roof</i>					
			<i>Explanation : 2 External Units</i>					
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) On The Ground (1) On The Roof</i>					
			<i>Explanation : 2 Units. R-22</i>					
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
<hr/>								
Exhaust Fans								
Roof	100%			2032	**	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.

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2047	* *	1		
Water Heater Gas Fired	100%			2025	\$5,800	2	\$100	
Sanitary Piping Cast Iron	100%	Now	\$3,500	LIFE	* *	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Water Backs Up Into The Office</i>						
Backflow Preventer Generic	100%			2032	* *	1	\$700	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler Generic	100%			2047	* *	1-2	\$2,800	

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL		FY 2019 - 2022	FY 2023 - 2028
Mechanical			\$52,200
Total			\$52,200
Importance Code A			\$52,200
Total			\$52,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$19,900	\$9,900		\$1,700
Interior Architecture		\$900		
Electrical				\$200
Mechanical	\$300		\$300	
Total	\$20,200	\$10,800	\$300	\$1,900
Importance Code A	\$20,200	\$9,900	\$300	\$1,700
Importance Code B		\$900		\$200
Total	\$20,200	\$10,800	\$300	\$1,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$4,000	
Metal Panel	5%			2047	**	5-10	\$2,700	
Metal Sect. OHD	80%			2040	**	5	\$19,800	
Wood	5%			2032	**	5	\$2,000	
Windows								
Aluminum	100%			2043	**	5	\$3,400	
Roof								
Metal Panel	100%	2-4	\$19,900	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Edges And At Clerstory Area During Driving Rain</i>								
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	**	5	\$8,300	
Wood	20%			2055	**	5	\$1,800	
Ceilings								
Exposed Struc: Steel	10%			LIFE	**			
No Component	90%							
Electrical								
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%			2037	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Switch Rated 200 Amperes</i>								
Transformers								
Dry Type	100%			2032	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kva 480hv-208/120lv</i>								
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5		
Molded Case Bkrs	90%			2035	**	5	\$100	
Wiring								
Thermoplastic	100%			2037	**	1		
Lighting								

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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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	5%			2032	**	10	\$100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	15%			2027	\$3,900	10		
LED	80%			2032	**			

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Electricity	100%			2047	**	1		
Conversion Equipment Radiant Heater	100%			2027	\$52,200	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mounted On The Ceiling</i>								
<i>Explanation : 12 Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment Heat Pump Air Sourced	5%			2025	\$1,500	2		
No Component	95%							

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : BRONX ZOO CENTRE FOR GLOBAL CONSERVATION
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.050 / 14215 Yr Built/Renovated : 2009 /
Area Sq Ft : 43,000 Project Type : CULTURAL AFFAIRS
Date of Survey : 04-Feb-2016 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3120 Lot : 20 BIN : 2830645

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical	\$39,400	
Mechanical		\$76,300
Total	\$39,400	\$76,300
Importance Code B	\$39,400	\$76,300
Total	\$39,400	\$76,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$5,600	\$1,400		\$17,200
Interior Architecture		\$7,000	\$900	
Electrical	\$3,700	\$4,700	\$6,000	\$5,400
Mechanical	\$16,400	\$23,100	\$19,700	\$21,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$29,700	\$40,100	\$30,600	\$47,500
Importance Code A	\$7,800	\$3,500	\$2,100	\$19,600
Importance Code B	\$21,900	\$36,700	\$28,400	\$27,900
Importance Code C				
Total	\$29,700	\$40,100	\$30,600	\$47,500



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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 CENTRE FOR GLOBAL CONSERVATION

Asset # : 14215

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$5,500	
Metal/Glass Curt Wall	40%			LIFE	**	5	\$8,300	
Pre-Cast Concrete	15%	4+	\$2,700	LIFE	**	5	\$5,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Soffits - South Facade</i>								
Window Wall	25%			2047	**	5	\$10,400	
Wood	10%	2-4	\$2,900	2040	**	5	\$2,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2043	**	5	\$2,800	
Parapets								
Metal Rail	10%			2040	**	5-10	\$2,200	
Pre-Cast Concrete	90%			LIFE	**	5	\$7,000	
Roof								
Cast in Place Concrete	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Articulated Ramp - Rear Facade</i>								
<i>Explanation : Green Roof</i>								
Plaza Roof: Stone Panels	5%			2047	**			
Single Ply Membrane	75%			2032	**	10	\$12,000	
Interior								
Floors								
Carpet	40%			2026	\$122,100	3	\$14,400	
Cast in Place Concrete	50%			LIFE	**	5	\$26,200	
Panel/Paver: Concrete	5%			2047	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 2nd Floor Conference Room</i>								
Raised Access Floor	2%			2036	**	5	\$1,800	
Wood	3%			2055	**	5	\$1,300	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Glass: Single Pane	10%			LIFE	**	5	\$500	
Gypsum Board	75%			LIFE	**	5	\$3,200	
Travertine Panels	2%			LIFE	**			
Wood	3%			LIFE	**	5	\$800	
Ceilings								
AcousTileConcealSpLn	10%			2040	**	5	\$3,000	
Exposed Concrete	40%			LIFE	**	5	\$1,500	
Gypsum Board	30%			LIFE	**	5	\$9,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Offices</i>								
<i>Explanation : Spray On Popcorn Finish</i>								
Gypsum Board	20%			LIFE	**	5	\$6,000	

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

Asset # : 14215

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes</i>								
Molded Case Bkrs	50%			2047	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1000 Amperes</i>								
Transformers								
Dry Type	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 225 Kva 480hv-208/120lv & One 45 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2047	**	5	\$1,100	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$100	
Molded Case Bkrs	90%			2043	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	50%			2040	**	5	\$100	
Variable Frequency Drive	50%			2040	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$13,200	
Generators								
Diesel	100%			2036	**	1	\$16,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 250kw</i>								
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$1,600	
Fuel Storage								
Main Tank	100%			2055	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 500 Gallons Rated Capacity</i>								
Lighting								

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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								
Interior Lighting								
Fluorescent	65%			2032	**	10	\$25,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	30%			2032	**	10	\$11,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	5%			2032	**	10	\$2,000	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, LED	35%			2055	**	1		
Exit, Service	15%			2032	**	1		
Exterior Lighting								
Fluorescent	20%			2032	**	10	\$800	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$8,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</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%			2040	**	1	\$21,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Natural Gas Fueled Sectional Hot Water Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$2,100	
Terminal Devices								
Air Handler	100%			2032	**	1	\$26,600	

Air Conditioning

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

Asset # : 14215

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	50%			2049	**	1		
Natural Gas	50%			2053	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	50%			2036	**	1	\$23,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Building</i>								
<i>Explanation : Refrigerant Lithium Bromide</i>								
Reciprocating Compr/Chiller	50%			2032	**	1	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Building</i>								
<i>Explanation : Refrigerant 134a, Packaged Air Cooled Chiller</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$2,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$26,600	
Heat Rejection								
Air Cooled Condenser Unit	50%			2032	**	2	\$15,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Building</i>								
<i>Explanation : Packaged Air Cooled Chiller</i>								
Water Cooling Tower	50%			2028		2	\$21,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,000	
Exhaust Fans								
Interior	90%			2032	**	2	\$1,200	
Roof	10%			2032	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
HW Heat Exchanger								
Steam Fired	100%			2047	**	4	\$6,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,400	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$2,600	
Backflow Preventer								
Generic	100%			2035	**	1	\$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
BRONX ZOO CENTRE FOR GLOBAL CONSERVATION

Asset # : 14215

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : C, I, M, 2, 3.</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2053	**	1-5	\$21,700
Sprinkler								
	Generic	100%			2053	**	1-2	\$12,000
Fire Pump								
	Generic	100%			2036	**	1	\$8,000

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116674

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$44,900	
Electrical		\$77,300
Mechanical		\$109,800
Total	\$44,900	\$187,100
Importance Code A	\$44,900	
Importance Code B		\$187,100
Total	\$44,900	\$187,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,800	\$19,700		\$11,000
Interior Architecture				\$400
Electrical	\$300	\$400	\$400	\$800
Mechanical	\$500	\$300	\$300	\$1,000
Total	\$4,700	\$20,300	\$700	\$13,300
Importance Code A	\$3,800	\$19,700		\$11,000
Importance Code B	\$800	\$700	\$700	\$2,300
Importance Code C				
Total	\$4,700	\$20,300	\$700	\$13,300



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 CONGENERATION PLANT
Asset # : 2654

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$10,100	
Metal Panel	30%			2037	**	5-10	\$34,600	
Metal Sect. OHD	10%			2040	**	5	\$5,200	
Windows								
Metal Louvers	100%			2030	**	10	\$44,900	
Parapets								
Masonry: Brick Cavity	20%			LIFE	**	5	\$1,600	
Metal Panel	10%			2047	**	5	\$3,100	
No Component	70%							
Roof								
Metal Panel	82%			2040	**	10	\$17,000	
Single Ply Membrane	10%	Now	\$3,800	2037	**			
<i>Blisters, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Roof Abutting Jungle World</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof Abutting Jungle World</i>								
Skylight, Metal/Glass	3%			2037	**	10	\$1,100	
Skylight, Plastic	5%			2032	**	1		
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$24,400	
Quarry Tile	5%			2032	**	5	\$900	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$900	
Metal Panel	90%			LIFE	**			
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$200	
Exposed Struc: Steel	15%			LIFE	**			
Metal Panel	75%			LIFE	**	5	\$11,000	

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%			2037	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside - Cogeneration Plant</i>								
<i>Explanation : 7- 200 Amperes, 4160V Main Disconnect Switches For Substations In Different Locations</i>								
Transformers								
Dry Type	100%			2032	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Next To The Driveway</i>								
<i>Explanation : 1000kva, 4160/480/277 Volts</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
BRONX ZOO CONGENERATION PLANT
Asset # : 2654

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Feeders								
Cable	100%			2035	**	1		
Raceway								
Conduit	100%			2037	**	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical And Mechanical Room</i>					
			<i>Explanation : Main Service Switch Rated @ 2000 Amperes.</i>					
Transformers								
Dry Type	100%			2032	**	5		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 30 Kva, 480hv-208/120lv</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5		
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Molded Case Bkrs	100%			2035	**	5	\$100	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Motor Control Center	50%			2025	\$20,000	5	\$100	
Motor Control Center	50%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$7,200	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Egress Lighting								
Emergency, Service	50%			2027	\$3,800	1		
Exit, Service	50%			2022	\$400	1		
Exterior Lighting								
LED	30%			2035	**			
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$57,400	1-3	\$3,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</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
BRONX ZOO CONGENERATION PLANT
Asset # : 2654

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Terminal Devices								
Fan Coil Unit/Heat	100%			2027	\$109,800	1	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cogen Plant Main Floor</i>								
<i>Explanation : Cogen Plant Unit Heaters Are Abandoned In Place. Building Relies On Residual Heat From Power Generating Equipment.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2022	\$800	1		
No Component	95%							
Ventilation								
Exhaust Fans								
Roof	50%			2027	\$6,100	2	\$100	
Wall Unit	50%			2027	\$1,300	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2026	\$6,500	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2019	\$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.

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 02-Feb-2016 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 Lot : 20 BIN : 2116675

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$66,100
Interior Architecture		\$2,950,800
Electrical		\$769,000
Mechanical	\$54,200	\$257,700
Total	\$54,200	\$4,043,600
Importance Code A		\$137,100
Importance Code B	\$54,200	\$1,111,300
Importance Code C		\$2,795,200
Total	\$54,200	\$4,043,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$101,100	\$3,100		\$4,200
Interior Architecture	\$26,400	\$21,100	\$400	\$13,300
Electrical	\$5,500	\$10,100	\$6,300	\$6,500
Mechanical	\$21,100	\$11,200	\$24,400	\$17,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$158,000	\$49,400	\$35,000	\$45,200
Importance Code A	\$102,700	\$5,200	\$1,600	\$6,300
Importance Code B	\$55,400	\$36,500	\$33,500	\$34,100
Importance Code C		\$7,800		\$4,800
Total	\$158,000	\$49,400	\$35,000	\$45,200



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
BRONX ZOO CONGO GORILLA FOREST BUILDING
Asset # : 13396

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								
Concrete Masonry Unit	70%	Now	\$24,700	LIFE	**	5	\$18,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen Entrance</i>								
Glazed Ceramic Panel	10%			LIFE	**	5	\$20,100	
Metal, Corrugated	5%			2037	**	1		
Window Wall	15%	Now	\$30,900	2047	**	5	\$12,100	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stairwell To Classrooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stairwell To Classrooms</i>								
Windows								
Aluminum	95%			2035	**	5	\$3,800	
Metal Louvers	5%			2030	**	10	\$1,200	
Parapets								
Cast in Place Concrete	15%			LIFE	**	5	\$3,700	
Metal Rail	10%			2032	**	5-10	\$4,300	
No Component	75%							
Roof								
Cast in Place Concrete	5%			LIFE	**			
Metal Panel	5%			2032	**	10	\$1,600	
Modified Bitumen	67%	Now	\$3,300	2027	\$66,100			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Proximate To Skylights Above Cage 3 And Andrill Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Cage 3 And Mandrill Corridor Proximate To Skylights</i>								
Skylight, Plastic	8%	Now	\$12,500	2040	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Mandrill Corridor, Above Cage 3</i>								
Sloped Glazing	15%	2-4	\$29,700	LIFE	**	5	\$33,900	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	40%			2026	\$302,200	3	\$35,600	
Cast in Place Concrete	40%			LIFE	**	5	\$51,900	
Ceramic Tile	5%			2030	**	5	\$3,000	
Vinyl Tile	5%			2027	\$25,200	3	\$1,100	
Wood	10%			2042	**	5	\$11,100	
Interior Walls								
Ceramic Tile	2%			2030	**	5	\$1,800	
Concrete Masonry Unit	40%			LIFE	**	5	\$14,700	
Fabric on Framing	30%			2025	\$2,795,200	5	\$13,700	
Glass: Special Gauge	10%			LIFE	**	1		
Gypsum Board	15%			LIFE	**	5	\$8,200	
Operable Wall	3%			2037	**	5	\$9,600	

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 CONGO GORILLA FOREST BUILDING

Asset # : 13396

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	10%			2032	**	5	\$5,900	
Exposed Concrete	40%	Now	\$15,200	LIFE	**	5	\$3,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Cage 3 And Mandrill Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$18,500	
Wood	20%	Now	\$11,100	LIFE	**	5	\$103,700	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stairwell To Classrooms</i>								
<hr/>								
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%			2037	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3- Main Service Disconnect Switches Rated @ 1- 1200 A And 2-600 Amperes.</i>								
<hr/>								
Transformers								
Dry Type	100%			2032	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2-45kva, 1-112kva, 1-45kva, 480/208/120v</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$200	
<hr/>								
Raceway								
Conduit	100%			2037	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$1,000	
<hr/>								
Wiring								
Thermoplastic	100%			2037	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2032	**	5		
Motor Control Center	80%			2032	**	5	\$900	
Variable Frequency Drive	10%			2032	**			
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$12,300	

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2030	**	1	\$15,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Emergency Generator Rated @ 300kw</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2020		5	\$1,500	
<hr/>								
Fuel Storage								
Day Tank	50%			2035	**	5	\$3,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 30 Gallons Rated Capacity</i>							
<hr/>								
Main Tank	50%			2042	**	5	\$600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 200 Gallons Rated Capacity</i>							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	50%			2027	\$112,600	10	\$18,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
<hr/>								
Fluorescent	5%			2027	\$11,300	10	\$1,800	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
<hr/>								
HID	15%			2027		10	\$200	
Incandescent	30%			2027	\$150,000	2	\$300	
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2027	\$26,700	10	\$4,800	
Exit, Service	50%			2027	\$6,600	1		
<hr/>								
Exterior Lighting								
HID	30%			2027	\$45,200	10		
No Component	70%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$36,200	1	\$4,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Entry And Exit Points</i>							
	<i>Explanation : Intrusion Alarm Only</i>							
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$413,600	1-3	\$24,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Strobe Lights And Horns</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
BRONX ZOO CONGO GORILLA FOREST BUILDING
Asset # : 13396

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2047	**	1		
Natural Gas	80%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers</i>								
<hr/>								
Conversion Equipment								
Heat Pump Air Sourced	20%			2028	\$71,000	2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Elec. H / C Package Units</i>								
Hot Water Boiler	80%			2040	**	1	\$15,700	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$900	2043	**	4	\$1,600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor AC Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Valves In 1st Floor AC Room</i>								
No Component	20%							
<hr/>								
Terminal Devices								
Air Handler	70%			2032	**	1	\$17,200	
Convactor/Radiator	10%			2032	**	1	\$1,300	
No Component	20%							
<hr/>								
Air Conditioning								
Energy Source								
Electricity	20%			2043	**	1		
Steam/HW System	80%			2047	**	1		
<hr/>								
Conversion Equipment								
Absorption Chiller/Steam/HW	80%			2036	**	1	\$34,300	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : 1st Floor AC Room</i>								
<i>Explanation : Refrigerant Lithium Bromide</i>								
Ext Pkg Unit - Heating/Cooling	20%			2032	**	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2 Units, Roof</i>								
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2047	**	4	\$2,300	
No Component	20%							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	80%			2032	**	1	\$19,600	
No Component	20%							

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Heat Rejection							
Water Cooling Tower	100%			2025	\$140,500	2	\$39,900
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,100
Exhaust Fans							
Interior	25%			2032	**	2	\$300
Roof	75%			2027	\$46,100	2	\$900
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2047	**	1	
HW Heat Exchanger							
Steam Fired	100%			2037	**	4	\$3,900
Sanitary Piping							
Cast Iron	100%	Now	\$54,200	LIFE	**	1	
							<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>
							<i>Location : Water Backs Up At Gallery, 1st Floor</i>
							<i>Broken, Extent : Severe, Area Affected : 10%</i>
							<i>Location : Causing The Waste Water Over Flood To The Flamingo Lake.</i>
							<i>Other Observation, Extent : Severe, Area Affected : 5%</i>
							<i>Location : Main Entrance, 1st Floor</i>
							<i>Explanation : Sewage Line Is Undersized At Main Entrance, Causing Water Flooding When It Rains</i>
Sump Pump(s)							
Non-Submersible	100%			2022	\$5,700	4	\$800
Backflow Preventer							
Generic	100%			2032	**	1	\$2,400
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
							<i>Other Observation, Extent : Light, Area Affected : 100%</i>
							<i>Location : 1-2</i>
							<i>Explanation : 1 Unit</i>
Fire Suppression							
Sprinkler							
Generic	100%			2047	**	1-2	\$11,100
Fire Pump							
Generic	100%			2030	**	1	\$7,400

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 03-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$76,200	
Electrical		\$312,800
Total	\$76,200	\$312,800
Importance Code A	\$76,200	
Importance Code B		\$312,800
Total	\$76,200	\$312,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$1,500		\$1,800
Interior Architecture	\$6,700	\$16,000		\$2,800
Electrical	\$2,200	\$4,200	\$2,500	\$2,500
Mechanical	\$7,100	\$1,600	\$2,800	\$2,000
Total	\$15,900	\$23,300	\$5,300	\$9,000
Importance Code A	\$700	\$2,200	\$700	\$2,500
Importance Code B	\$15,200	\$21,100	\$4,600	\$6,500
Importance Code C				
Total	\$15,900	\$23,300	\$5,300	\$9,000



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 DANCING CRANE CAFE
Asset # : 2364

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								
Concrete Masonry Unit	25%			LIFE	**	5	\$2,900	
Glazed Ceramic Panel	5%			LIFE	**	5	\$4,400	
Masonry: Fieldstone	20%			LIFE	**	5	\$2,800	
Metal Sect. OHD	5%			2040	**	5	\$2,900	
Window Wall	5%			2047	**	5	\$3,500	
Wood	40%	2-4	\$39,500	2040	**	5	\$18,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Trellis Structure - Main Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<hr/>								
Windows								
Wood	100%			2043	**	5	\$28,200	
<hr/>								
Roof								
Single Ply Membrane	100%			2032	**	10	\$36,700	
<hr/>								
Interior								
Floors								
Carpet	5%			2026	\$14,100	3	\$1,700	
Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
Quarry Tile	70%			2040	**	5	\$23,200	
Traffic Topping	20%			2032	**	5	\$5,500	
<hr/>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$200	
Fiberglass Panel	30%			LIFE	**			
Folding Partition	5%			2043	**	5	\$1,000	
Gypsum Board	50%			LIFE	**	5	\$2,300	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$1,600	
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	35%			2040	**	5	\$7,700	
Exposed Struc: Wood	5%			LIFE	**			
Gypsum Board	60%	Now	\$6,700	LIFE	**	5	\$16,600	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Entry Vestibules - Due To Uninsulated Sprinkler Pipes</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	
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
<hr/>								
Transformers								
Not Accessible	100%							
<hr/>								
Feeders								
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
BRONX ZOO DANCING CRANE CAFE
Asset # : 2364

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Raceway								
Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Disconnect Switch Rated @ 1600 Amperes.</i>					
Transformers								
Dry Type	100%			2032	**	5	\$100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 45 Kva 480hv-208/120lv & Two 15 Kva 480hv-208/120lv</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$100	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$400	
Wiring								
Thermoplastic	100%			2037	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$4,900	
Generators								
Diesel	100%			2030	**	1	\$6,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : Emergency Generator Rated @ 53 Kw</i>					
Batteries								
Lead/Acid	100%			2020		5	\$600	
Fuel Storage								
Main Tank	100%			2042	**	5	\$400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 250 Gallons Rated Capacity</i>					
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO DANCING CRANE CAFE
Asset # : 2364

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	70%			2027	\$103,200	10	\$9,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2027	\$44,200	10	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2027	\$3,600	1		
Exit, LED	50%			2042	**	1		
Exterior Lighting								
HID	30%			2032	**	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$14,500	1	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$165,400	1-3	\$9,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2047	**	1		
Conversion Equipment								
Furnace	100%			2032	**	1	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 10 Roof Top Package Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2043	**	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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** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 10 Roof Top Package Units. R-22</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,200	
Exhaust Fans								
Roof	100%			2032	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2025	\$8,400	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Equipment Room</i>						
		<i>Explanation : 1 Hot Water Boiler, 1 Hot Water Heater</i>						
Sanitary Piping								
Cast Iron	100%	Now	\$5,000	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Water Backs Up Into 1st Floor</i>						
Backflow Preventer								
Generic	100%			2032	**	1	\$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2047	**	1-2	\$4,100	
Chemical System								
Generic	100%			2025	\$1,900	1-3	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 5 Sets</i>						

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2116677

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		\$106,600
Mechanical		\$32,600
Total		\$139,200
Importance Code B		\$139,200
Total		\$139,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$27,800	\$400		
Interior Architecture	\$4,100	\$2,100		
Electrical	\$900	\$1,400	\$900	\$1,200
Mechanical	\$1,000	\$300	\$1,000	\$1,500
Total	\$33,800	\$4,200	\$1,900	\$2,700
Importance Code A	\$28,000	\$600	\$200	\$200
Importance Code B	\$5,800	\$3,600	\$1,700	\$2,500
Importance Code C				
Total	\$33,800	\$4,200	\$1,900	\$2,700



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

**DEPARTMENT 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)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
Cast Stone/Terra Cotta	5%	Now	\$7,700	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Window At South Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Portico At Main Entrance</i>								
Masonry: Brick	80%			LIFE	**	5	\$6,900	
Masonry: Limestone	10%	Now	\$5,200	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade Over Windows</i>								
Windows								
Aluminum	85%			2035	**	5	\$700	
Aluminum	10%			2035	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	5%			LIFE	**	5		
Parapets								
Cast Stone/Terra Cotta	100%	2-4	\$13,700	LIFE	**	5	\$12,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Roof								
Copper/Terne	95%	2-4	\$1,200	2042	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Sloped Glazing	5%			LIFE	**	5	\$3,000	
Interior								
Floors								
Carpet	30%			2023			\$2,500	
Carpet	40%			2026			\$3,400	
Cast in Place Concrete	10%	4+	\$300	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2030	**	5	\$300	
Marble Panels	5%			LIFE	**	5	\$200	
Vinyl Tile	5%			2032	**	3	\$100	
Vinyl Tile 9" X 9"	5%	Now	\$3,400	2037	**	3	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement - Base Of Stair And Archive Room</i>								

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

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

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

**DEPARTMENT 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)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$100	
Gypsum Board	40%			LIFE	**	5	\$600	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$200	
Wood	10%			LIFE	**	5	\$900	
Ceilings								
AcousTileSusp.Lay-In	45%	2-4	\$400	2032	**	5	\$1,300	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Office</i>								
Exposed Concrete	10%			LIFE	**	5	\$100	
Glass: Susp Panels	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Conference Room - 2nd Floor</i>								
<i>Explanation : Decorative Panels</i>								
Gypsum Board	25%			LIFE	**	5	\$1,700	
Plaster	15%			LIFE	**	5	\$500	
Plaster	2%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Conference Room - 2nd Floor</i>								
<i>Explanation : Decorative Plaster Ceiling</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								
Service Equipment								
Fused Disc Sw	100%			2027	\$5,300	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$106,600	5	\$400	
Raceway								
Conduit	70%			2027	\$21,200	1		
Conduit	20%			2037	**	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$3,300	5		
Molded Case Bkrs	70%			2035	**	5	\$300	
Molded Case Bkrs	20%			2043	**	5	\$100	
Wiring								
Thermoplastic	20%			2047	**	1		
Thermoplastic	80%			2037	**	1		

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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EAST ADMINISTRATION BUILDING**

Asset # : 2350

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$3,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	8%			2035	**	10	\$300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Incandescent	2%			2027		2	\$1,000	
Egress Lighting								
Emergency, Battery	50%			2027		10	\$500	
Exit, Service	50%			2027		1	\$700	
Exterior Lighting								
HID	10%			2027		10	\$6,700	
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$10,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boiler</i>						
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$300	
Terminal Devices								
Convactor/Radiator	90%			2032	**	1	\$1,100	
Fan Coil Unit/Heat	10%			2027		1	\$5,700	\$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 EAST ADMINISTRATION BUILDING**

Asset # : 2350

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2035	**	1	
Conversion Equipment							
Split Unit	40%			2027	\$32,600		
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>				
			<i>Location : 3 Units, Rear Yard</i>				
Split Unit	30%			2032	**		
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>				
			<i>Location : Rear Yard</i>				
			<i>Explanation : R-410 Refrigerant</i>				
Window/Wall Unit	15%			2022	\$1,200	1	
No Component	15%						
Terminal Devices							
Air Handler/Dir	70%			2027	\$25,400	1	
Expansion							
No Component	30%						
Heat Rejection							
Dry Cooler	70%			2027	\$12,300	2	\$1,800
No Component	30%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,100
Exhaust Fans							
Interior	100%			2027	\$13,600	2	\$100
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2037	**	1	
Water Heater							
Gas Fired	100%			2025	\$2,300	2	\$100
HW Heat Exchanger							
HTHW/HW	100%			2037	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Basement</i>				
			<i>Explanation : 1 Unit</i>				
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Non-Submersible	100%			2027	\$2,500	4	\$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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116678

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Mechanical	\$29,800	
Total	\$29,800	
Importance Code B	\$29,800	
Total	\$29,800	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$61,700	\$100		\$9,200
Interior Architecture		\$1,500	\$100	\$1,700
Electrical	\$800	\$1,200	\$800	\$1,200
Mechanical	\$400	\$600	\$1,000	\$50,400
Total	\$62,900	\$3,400	\$1,900	\$62,400
Importance Code A	\$61,900	\$300	\$100	\$9,300
Importance Code B	\$1,000	\$3,100	\$1,800	\$53,100
Importance Code C				
Total	\$62,900	\$3,400	\$1,900	\$62,400



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 EDUCATION BUILDING-#35
Asset # : 2655

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$9,400	LIFE	**	5	\$1,400	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Above Vents - North / South / East Facades</i>					
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : North Facade</i>					
			<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : East Facade</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Building Base</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Building Base</i>					
Masonry: Brick	55%			LIFE	**	5	\$2,600	
Masonry: Limestone	5%	Now	\$8,500	LIFE	**	5	\$200	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Above Vents - East / North / South Facades</i>					
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Above Vents - East / North / South Facades</i>					
Masonry: Limestone	10%			LIFE	**	5	\$400	
Windows								
Metal Clad	10%	Now	\$2,400	2052	**	5	\$100	
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>					
			<i>Location : Basement</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
Metal Louvers	5%			2030	**	10	\$100	
Wood	85%	Now	\$11,200	2052	**	5	\$1,800	
			<i>Dry Rot/Decay, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : At Grade</i>					
			<i>Explanation : Protective Metal Grilles</i>					
Parapets								
Masonry: Limestone	100%	Now	\$30,200	LIFE	**	5	\$2,200	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Cornice</i>					
Roof								
Built-Up (BUR)	25%			2027		10	\$1,200	
Copper/Terne	75%			2042	**	10	\$9,200	
Interior								

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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 EDUCATION BUILDING-#35
Asset # : 2655

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

Interior

Floors

Carpet	75%			2023	\$42,700	3	\$4,600	
Cast in Place Concrete	5%			LIFE	**	5	\$400	
Vinyl Tile	20%			2027	\$7,600	3	\$300	

Interior Walls

Concrete Masonry Unit	10%			LIFE	**	5	\$100	
Gypsum Board	60%			LIFE	**	5	\$600	
Masonry: Brick	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$100	

Ceilings

AcousTileSusp.Lay-In	85%			2032	**	5	\$3,500	
Plaster	15%			LIFE	**	5	\$400	

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2037	**	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 600 Amperes, 4160 Volts

Transformers

Dry Type	100%			2032	**	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 225kva, 4160/208/120 Volts

Feeders

Cable	100%			2035	**	1		
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Raceway

Conduit	100%			2037	**	1		
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Under 600 Volts

Transformers

Dry Type	100%			2032	**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 30kva, 480/208/120 Volts

Switchgear / Switchboard

Fused Disc Sw	100%			2037	**	5	\$100	
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Raceway

Conduit	100%			2037	**	1		
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Panelboards

Fused Disc Sw	10%			2035	**	5		
Molded Case Bkrs	90%			2035	**	5	\$300	

Wiring

Thermoplastic	100%			2037	**	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
BRONX ZOO EDUCATION BUILDING-#35
Asset # : 2655

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2040	**	5	\$100	
Locally Mounted	30%			2032	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	2%			2027	\$100	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	98%			2035	**	10	\$2,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$300	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2027	\$9,800	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entry And Exit Points</i>								
<i>Explanation : Intrusion Alarm Only, Panic Doors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$7,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boiler</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
BRONX ZOO EDUCATION BUILDING-#35
Asset # : 2655

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Hot Water Boiler	100%			2040	**	1	\$1,400
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
	<i>Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger</i>						
Distribution Hot Wtr Piping/Pump	100%			2043	**	4	\$200
Terminal Devices Air Handler	70%			2022	\$27,500	1	\$1,200
Convector/Radiator	30%			2032	**	1	\$300
Air Conditioning							
Energy Source Electricity	100%			2035	**	1	
Conversion Equipment Split Unit	50%			2022	\$29,800		
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>						
	<i>Location : 3 Units, Rear Yard</i>						
Split Unit	20%			2032	**		
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>						
	<i>Location : 1 Unit, Rear Yard</i>						
No Component	30%						
Terminal Devices Air Handler/Dir Expansion	70%			2022	\$15,300	1	
No Component	30%						
Heat Rejection Dry Cooler	50%			2022	\$5,300	2	\$1,000
Dry Cooler	20%			2032	**	2	\$400
No Component	30%						
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,500
Exhaust Fans Interior	100%			2027	\$9,900	2	\$100
Plumbing							
H/C Water Piping Brass/Copper	100%			2037	**	1	
Water Heater Gas Fired	100%			2022	\$1,700	2	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
	<i>Explanation : 2 Units</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Sump Pump(s) Submersible	100%			2021	\$400	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.

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATION BUILDING-#35
Asset # : 2655**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 02-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,ATT
Block : 3120 **Lot** : 20 **BIN** : 2116679

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$37,000	
Electrical	\$36,200	
Total	\$73,200	
Importance Code A	\$37,000	
Importance Code B	\$36,200	
Total	\$73,200	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$78,200			\$1,200
Interior Architecture	\$39,500	\$100		\$400
Electrical	\$19,400	\$100		\$16,600
Mechanical	\$11,300	\$2,700	\$800	\$62,600
Total	\$148,400	\$2,900	\$900	\$80,800
Importance Code A	\$78,300	\$200	\$200	\$1,400
Importance Code B	\$65,500	\$2,700	\$700	\$79,400
Importance Code C	\$4,500			
Total	\$148,400	\$2,900	\$900	\$80,800



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 EDUCATIONAL SERVICES #11
Asset # : 2347

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,300	
Masonry: Brick	82%	0-2	\$37,000	LIFE	**	5	\$2,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
Masonry: Limestone	5%	Now	\$9,900	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Quoins</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	3%			2032	**	5	\$300	
Wood	5%	Now	\$8,600	2032	**	5	\$400	
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	0-2	\$32,500	2035	**	5	\$1,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Wood	10%	Now	\$7,000	2052	**	5	\$1,300	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</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
BRONX ZOO EDUCATIONAL SERVICES-#11
Asset # : 2347

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								
Parapets								
Cast Stone/Terra Cotta	60%	0-2	\$4,300	LIFE	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	30%	0-2	\$1,200	LIFE	**	5		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Masonry: Limestone	10%	0-2	\$900	LIFE	**	5		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 28%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	5%			2042	**	10	\$1,100	
Slate	95%	Now	\$13,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$600	LIFE	**	5	\$600	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2030	**	5	\$300	
Quarry Tile	30%	Now	\$4,900	2032	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Large Animal Run</i>								
<i>Explanation : Misplaced Floor Drain Causing Flooding In Corridors</i>								
Vinyl Tile	60%	0-2	\$29,100	2037	**	3	\$1,300	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATIONAL SERVICES #11
Asset # : 2347

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$3,700	2030	**	5	\$100	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tortoise Holding</i>								
Gypsum Board	20%	Now	\$900	LIFE	**	5	\$600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Base Of Walls In Corridors</i>								
Plaster	35%			LIFE	**	5	\$600	
Plywood/Hardboard	40%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$400	2032	**	5	\$300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classroom</i>								
Gypsum Board	60%			LIFE	**	5	\$3,300	
Plaster	30%			LIFE	**	5	\$800	

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%			2027	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 100 Amperes</i>								
Transformers								
Dry Type	100%			2025	\$15,800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One 30 Kva, 480hv-208/120lv</i>								
Raceway								
Conduit	100%			2027	\$31,300	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$19,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2047	**	1		
Lighting								
Interior Lighting								
Fluorescent	95%			2022	\$36,200	10	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2022	\$1,900	2		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATIONAL SERVICES-#11
Asset # : 2347

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2022	\$2,600	10	\$500	
Exit, Service	50%			2022	\$300	1		
Exterior Lighting								
Incandescent	20%			2022	\$4,100	2		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2022	\$3,900	1	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2025	\$27,500	1	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2026	\$5,600	4	\$200	
Terminal Devices								
Air Handler	60%			2022	\$30,100	1	\$1,400	
Convactor/Radiator	40%			2025	\$7,600	1	\$500	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Split Unit	20%			2022	\$15,200			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor</i>								
Window/Wall Unit	30%			2020	\$2,200	1		
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2022	\$4,000	1	\$500	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2027	\$700	2	\$500	
No Component	80%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EDUCATIONAL SERVICES #11
Asset # : 2347

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,100	
Exhaust Fans								
Interior	100%			2022	\$12,700	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$26,600	1		
Water Heater								
Gas Fired	100%			2025	\$2,200	2	\$100	
Sanitary Piping								
Cast Iron	100%	Now	\$10,400	LIFE	* *	1		
		<i>Corroded, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s)								
Submersible	100%			2019	\$200	4	\$200	
Fixtures								
Generic	100%							

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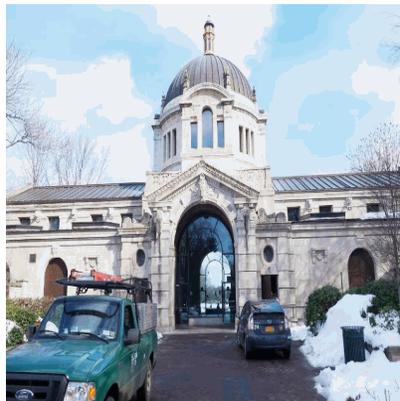
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116680

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$717,100	
Interior Architecture	\$58,200	\$51,500
Electrical		\$48,500
Mechanical	\$213,400	\$125,100
Total	\$988,700	\$225,200
Importance Code A	\$717,100	\$58,500
Importance Code B	\$213,400	\$166,700
Importance Code C	\$58,200	
Total	\$988,700	\$225,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$30,400			\$3,100
Interior Architecture	\$21,100	\$2,200	\$700	\$6,500
Electrical	\$4,600	\$4,700	\$1,300	\$1,800
Mechanical	\$13,100	\$1,700	\$2,800	\$25,500
Total	\$69,200	\$8,700	\$4,800	\$36,900
Importance Code A	\$31,100	\$700	\$700	\$3,900
Importance Code B	\$38,000	\$7,900	\$4,100	\$33,000
Importance Code C				
Total	\$69,200	\$8,700	\$4,800	\$36,900



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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 ELEPHANT HOUSE #37
Asset # : 2352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	0-2	\$11,900	LIFE	**	5	\$5,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Banding At Rotunda</i>								
Masonry: Brick	3%	Now	\$9,900	LIFE	**	5	\$1,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Electrical Room Entrance</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,300	
Masonry: Limestone	85%	Now	\$376,000	LIFE	**	5	\$21,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Within Cupola Above Central Dome</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Facades</i>								
Window Wall	5%			2037	**	5	\$6,300	
Windows								
Wood	100%	0-2	\$8,600	2035	**	5	\$2,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Clerstory Windows</i>								
Parapets								
Masonry: Limestone	100%	Now	\$81,500	LIFE	**	5	\$6,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Cornice</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	80%			2062	**	10	\$61,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Replaced In 2014</i>								
Skylight, Metal/Glass	20%	Now	\$198,100	2037	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rotunda</i>								

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ELEPHANT HOUSE #37
Asset # : 2352

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	20%			2023	\$61,900	3	\$6,700	
Cast in Place Concrete	20%			LIFE	**	5	\$9,700	
Quarry Tile	35%			2032	**	5	\$11,700	
Vinyl Tile	25%			2027	\$51,500	3	\$2,100	
Interior Walls								
Cast Stone/Terra Cotta	30%			LIFE	**			
Fiberglass Panel	5%			LIFE	**			
Masonry: Brick	45%	Now	\$58,200	LIFE	**			
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rhino Exhibit And South Entry Vestibule</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Entry Vestibule</i>								
Masonry: Limestone	10%			LIFE	**			
Metal Panel	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$6,100	
Ceilings								
AcousTileConcealSpLn	5%			2032	**	5	\$1,400	
Masonry: Infill Arch	95%	0-2	\$21,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Entry Vestibule</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	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes, 4160v</i>								
Transformers								
Dry Type	100%			2032	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kva, 4160 Hv - 480/277 Lv</i>								
Feeders								
Cable	100%			2035	**	1		
Raceway								
Conduit	100%			2037	**	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 600 Amperes.</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ELEPHANT HOUSE #37
Asset # : 2352

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	75%			2032	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112 Kva, 480 Hv - 208/120 Lv, And One 15 Kva 480 Hv - 208/120 Lv</i>								
Dry Type	25%			2044	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 75kva, 480/2018/120 Volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$400	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$400	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$4,400	
Generators								
Diesel	100%			2030	**	1	\$5,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Emergency Generator Rated @ 125kw</i>								
Batteries								
Nickel Cadmium	100%			2020	\$1,600	5	\$3,200	
Fuel Storage								
Main Tank	100%			2042	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room / Electrical Room</i>								
<i>Explanation : 280 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	75%			2035	**	10	\$10,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2035	**	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exhibit</i>								
HID	10%			2027		10		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ELEPHANT HOUSE #37
Asset # : 2352

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	
Lighting								
Egress Lighting								
Emergency, Service	50%			2027	\$4,000	1		
Exit, LED	50%	Now	\$3,300	2067	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<hr/>								
Exterior Lighting								
Fluorescent	10%			2027	\$5,000	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<hr/>								
No Component	90%							
<hr/>								
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2027	\$48,500	1-3	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells Only</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers</i>								
<hr/>								
Conversion Equipment								
Hot Water Boiler	50%			2025	\$58,500	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units And 1 Cogenerated Hot Water Heat Exchanger.</i>								
<hr/>								
Hot Water Boiler	50%			2044	**	1	\$3,700	
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$2,400	2035	**	4	\$700	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Valves And Piping In Basement</i>								
<hr/>								
Terminal Devices								
Air Handler	100%			2022	\$213,400	1	\$9,200	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,300	
<hr/>								
Exhaust Fans								
Interior	100%			2022	\$21,400	2	\$500	
<hr/>								
Plumbing								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ELEPHANT HOUSE #37
Asset # : 2352**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galvanized Steel	100%	Now	\$6,700	2025	\$66,600	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger Steam Fired	100%	Now	\$2,400	2027	\$24,200	4	\$1,500	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2022	\$2,200	4	\$300	
Backflow Preventer Not Accessible	100%							
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 04-Feb-2016 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 Lot : 20 BIN : 2116676

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$129,800	
Electrical	\$47,200	\$144,700
Mechanical		\$115,600
Total	\$177,000	\$260,300
Importance Code A	\$129,800	
Importance Code B	\$47,200	\$260,300
Total	\$177,000	\$260,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$26,100	\$1,400		\$2,000
Interior Architecture		\$3,700		\$3,500
Electrical	\$34,000	\$1,200	\$1,400	\$21,600
Mechanical	\$3,300	\$1,400	\$1,400	\$23,300
Total	\$63,400	\$7,700	\$2,700	\$50,500
Importance Code A	\$27,000	\$2,200	\$800	\$2,900
Importance Code B	\$36,500	\$5,500	\$1,900	\$47,600
Importance Code C				
Total	\$63,400	\$7,700	\$2,700	\$50,500



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.
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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	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2047	**	10	\$800	
Masonry: Brick	80%	Now	\$129,800	LIFE	**	5	\$14,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Docks</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North, South And East Facades</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2037	**	5-10	\$6,200	
Metal Sect. OHD	5%			2040	**	5	\$2,800	
Slate Panels	5%	Now	\$2,300	LIFE	**	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Floor</i>								
Weathering Steel	3%			LIFE	**	1		
Windows								
Aluminum	75%			2049	**	5	\$1,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	25%	0-2	\$1,100	2035	**	5	\$2,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout West Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout West Facade</i>								
Roof								
Copper/Terne	2%			2042	**	10	\$400	
Slate	43%	Now	\$15,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Building</i>								
<i>Explanation : Roof Area Is Over Directors House</i>								
Slate	55%	0-2	\$6,600	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Building</i>								
<i>Explanation : Roof Area Is Over Curatorial Apartments</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
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								
Floors								
Carpet	25%			2026	\$79,100	3	\$9,300	
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
Ceramic Tile	5%			2030	**	5	\$1,200	
Wood	15%			2042	**	5	\$7,000	
Not Accessible	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Directors House</i>								
<i>Explanation : Private Access Only</i>								
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$3,500	
Plaster	35%			LIFE	**	5	\$4,000	
Not Accessible	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Directors House</i>								
<i>Explanation : Private Access Only</i>								
Ceilings								
Gypsum Board	20%			LIFE	**	5	\$6,200	
Plaster	30%			LIFE	**	5	\$4,700	
Not Accessible	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Directors House</i>								
<i>Explanation : Private Access</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$4,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$97,600	5	\$100	
Raceway								
Conduit	100%			2027	\$27,700	1		
Panelboards								
Fused Disc Sw	5%			2026	\$1,500	5		
Molded Case Bkrs	95%			2026	\$28,400	5	\$400	
Wiring								
Braided Cloth	50%	2-4	\$23,300	2052	**	1		
<i>Insulation Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2027	\$14,000	1		
Thermoplastic	20%			2037	**	1		

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO FARM APARTMENTS
Asset # : 2363

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	\$29,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Corroded</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$5,200	
Generators								
Diesel	100%			2040	**	1	\$6,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator No Available Nameplate Ratings</i>						
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$600	
Fuel Storage								
Main Tank	100%			2062	**	5	\$500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 300 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$47,200	10	\$7,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	50%			2027	\$47,200	10	\$7,600	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Exterior Lighting								
Incandescent	20%			2022	\$10,700	2		
No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$5,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : (3) 250 Gallon Oil Tanks</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
BRONX ZOO FARM APARTMENTS
Asset # : 2363

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Hot Water Boiler	100%			2032	* *	1	\$8,200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Ground Level Boiler Room And Basement</i>					
		<i>Explanation : (2) #2 Oil Burning Boilers</i>					
Distribution Hot Wtr Piping/Pump	100%			2035	* *	4	\$1,200
Terminal Devices Convactor/Radiator	100%			2032	* *	1	\$5,400
Air Conditioning							
Energy Source Electricity	100%			2035	* *	1	
Conversion Equipment Window/Wall Unit	60%			2022		1	\$19,400
No Component	40%						
Plumbing							
H/C Water Piping Brass/Copper	100%			2027		1	\$115,600
HW Heat Exchanger Steam Fired	100%			2047	* *	4	\$2,500
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Ground Level And Basement Boiler Rooms</i>					
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Ground Floor And Basement Boiler Rooms</i>					
		<i>Explanation : 2 Domestic Hot Water Tanks With Hot Water Coils</i>					
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Sump Pump(s) Submersible	100%			2019		4	\$500
Fixtures Generic	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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 02-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116681

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$75,100
Interior Architecture		\$60,900
Electrical		\$128,300
Mechanical	\$119,600	
Total	\$119,600	\$264,200
Importance Code A	\$54,000	\$75,100
Importance Code B	\$65,600	\$189,200
Total	\$119,600	\$264,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$38,500			\$2,000
Interior Architecture	\$25,800			
Electrical			\$100	\$100
Mechanical	\$3,800	\$1,200	\$1,500	\$12,400
Total	\$68,100	\$1,200	\$1,600	\$14,500
Importance Code A	\$38,500	\$400	\$400	\$2,400
Importance Code B	\$29,500	\$800	\$1,200	\$12,100
Importance Code C				
Total	\$68,100	\$1,200	\$1,600	\$14,500



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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
BRONX ZOO GIRAFFE BUILDING
Asset # : 2333

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								
Concrete Masonry Unit	90%			LIFE	**	5	\$10,500	
Metal Panel	5%			2037	**	5-10	\$6,400	
Window Wall	5%	0-2	\$13,500	2037	**	5	\$1,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mullions At Main Entrance</i>								
Windows								
Aluminum	100%	0-2	\$12,300	2035	**	5	\$100	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	95%			LIFE	**	5	\$2,900	
Metal Panel	5%			2037	**	5	\$500	
Roof								
Modified Bitumen	75%			2027		\$75,100	10	\$12,900
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Recently Resurfaced</i>								
Skylight, Metal/Glass	5%	0-2	\$12,700	2037	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Viewing Area</i>								
Skylight, Plastic	20%			2032	**	1		
Interior								
Floors								
Cast in Place Concrete	35%			LIFE	**	5	\$9,500	
Panel/Paver: Cer/Brk	35%	Now	\$20,500	2035	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Public Space And Public Entrance</i>								
Quarry Tile	15%	0-2	\$5,400	2032	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Public Space</i>								
Steel Grating	15%			2037	**	1		
Interior Walls								
Concrete Masonry Unit	80%			LIFE	**	5	\$5,500	
Plaster	20%			LIFE	**	5	\$1,000	
Ceilings								
Fiber Board	75%			2027		\$60,900		
Plaster	20%			LIFE	**	5	\$1,600	
Wood	5%			LIFE	**	5	\$5,400	

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 GIRAFFE BUILDING
Asset # : 2333

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes.</i>								
<hr/>								
Transformers								
Dry Type	100%			2032	* *	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 45 Kva 480hv-208/120lv</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$81,000	5	\$200	
<hr/>								
Raceway								
Conduit	100%			2027	\$13,900	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	95%			2026	\$14,200	5	\$200	
<hr/>								
Wiring								
Thermoplastic	100%			2027	\$18,200	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2025	\$29,400	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	90%			2027	\$42,600	10	\$6,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2027	\$4,700	10	\$800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exhibits</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2027	\$5,600	10	\$1,000	
Exit, Service	50%			2027	\$1,400	1		
<hr/>								
Exterior Lighting								
HID	30%			2027	\$9,100	10		
No Component	70%							

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

Heating

Note : 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 GIRAFFE BUILDING
Asset # : 2333

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	10%			2037	**	1		
Interruptible Gas/Dual Fuel	90%	Now	\$200	2037	**	1		
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Oil Control Box, Boiler Room</i>								
<hr/>								
Conversion Equipment								
Furnace	10%	Now	\$100	2027	\$1,800	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>								
<hr/>								
Hot Water Boiler	90%	0-2	\$54,000	2047	**	1	\$3,300	
<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>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	90%			2035	**	4	\$600	
No Component	10%							
<hr/>								
Terminal Devices								
Air Handler	60%	Now	\$3,300	2022	\$65,600	1	\$2,800	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : For Interviewing Area</i>								
<hr/>								
Convactor/Radiator	10%			2032	**	1	\$300	
Fan Coil Unit/Heat	20%			2027	\$23,300	1	\$500	
No Component	10%							
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
<hr/>								
Conversion Equipment								
Window/Wall Unit	2%			2020	\$300	1		
No Component	98%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,600	
<hr/>								
Exhaust Fans								
Interior	70%			2022	\$7,700	2	\$200	
Roof	30%			2022	\$3,900	2	\$100	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	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
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									
	Water Heater								
	Electric	100%			2025	\$6,900	4		
	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 03-Feb-2016 Landmark Status : NONE
Areas Surveyed : Floors 1
Block : 3120 Lot : 20 BIN : 2116682

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$35,200	
Total	\$35,200	
Importance Code A	\$35,200	
Total	\$35,200	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$47,200	\$100		\$700
Interior Architecture	\$11,600	\$700		
Electrical	\$100		\$100	\$500
Mechanical	\$16,500	\$200	\$200	\$2,900
Total	\$75,400	\$1,000	\$200	\$4,000
Importance Code A	\$63,300	\$200	\$100	\$800
Importance Code B	\$12,100	\$800	\$100	\$3,300
Importance Code C				
Total	\$75,400	\$1,000	\$200	\$4,000



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$29,300	LIFE	**	5	\$2,600	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Entrance And East Stairs</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Facility Under Construction. Slated For Completion On Jan 2017. Report To Follow From April 2012 Survey</i>								
<i>Explanation : Under Construction</i>								
Masonry: Brick	75%	Now	\$35,200	LIFE	**	5	\$3,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Basement Entrance</i>								
Stucco Cement	10%			2032	**	5	\$1,300	
Wood	5%	Now	\$4,100	2040	**	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Main Entrance</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Main Entrance</i>								
Windows								
Aluminum	35%			2035	**	5	\$200	
Wood	65%	Now	\$8,600	2052	**	5	\$1,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$400	
Masonry: Brick	95%	0-2	\$5,300	LIFE	**	5	\$900	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Skylight, Plastic	3%			2032	**	1		
Not Accessible	97%							
Interior								

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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 GRAPHICS BUILDING
Asset # : 2331

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	40%			2023	\$17,100	3	\$2,000	
Cast in Place Concrete	40%			LIFE	**	5	\$2,900	
Ceramic Tile	10%	0-2	\$6,500	2042	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	10%	0-2	\$600	2032	**	3	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	20%			LIFE	**	5	\$100	
Gypsum Board	35%			LIFE	**	5	\$300	
Masonry: Brick	40%			LIFE	**			
Ceilings								
Exposed Concrete	30%			LIFE	**	5	\$200	
Exposed Concrete	5%	Now	\$2,200	LIFE	**	5		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Beam Over Second Floor Exit</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Offices</i>								
Gypsum Board	15%			LIFE	**	5	\$600	
Gypsum Board	10%	Now	\$700	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2002 Addition</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2002 Addition</i>								
Plaster	40%	0-2	\$1,800	LIFE	**	5	\$800	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Along Perimeter Of Second Floor</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								
Service Equipment								
Molded Case Bkrs	100%			2053	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes.</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GRAPHICS BUILDING
Asset # : 2331

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$300	
Raceway								
Conduit	70%			2027	\$21,900	1		
Conduit	30%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$1,500	5		
Molded Case Bkrs	40%			2026	\$6,000	5	\$100	
Molded Case Bkrs	50%			2049	**	5	\$100	
Wiring								
Thermoplastic	50%			2027	\$13,800	1		
Thermoplastic	50%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$15,100	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2027	\$1,100	10	\$100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	43%			2035	**	10	\$900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2022	\$400	10		
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	50%			2035	**			
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
Under Construction	100%							
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GRAPHICS BUILDING
Asset # : 2331

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	100%	0-2	\$16,100	2047	* *	1	\$1,000	
<i>Corroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Distribution Hot Wtr Piping/Pump Under Construction	70% 30%			2035	* *	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Entire 3rd Floor Is Under Construction</i>								
<hr/>								
Terminal Devices Convactor/Radiator Under Construction	70% 30%			2025	\$7,800	1	\$500	
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Entire 3rd Floor Is Under Construction</i>								
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2035	* *	1		
<hr/>								
Conversion Equipment Window/Wall Unit No Component Under Construction	30% 30% 40%			2022	\$1,300	1		
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Rtu Replacement</i>								
<hr/>								
Ventilation								
Distribution No Component Under Construction	60% 40%							
<hr/>								
Exhaust Fans Roof Wall Unit No Component	40% 20% 40%			2022 2027	\$1,400 \$100	2 2		
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	* *	1		
<hr/>								
Water Heater Gas Fired	100%			2027	\$1,300	2		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								

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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	\$300	LIFE	* *	1		
		<i>Corroded, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Basement</i>							
	Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2027	\$1,000	1-2		

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 3120 **Lot** : 20 **BIN** : 2116683

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$135,100	\$54,500
Interior Architecture	\$59,700	\$83,300
Electrical		\$299,300
Mechanical	\$357,800	
Total	\$552,600	\$437,100
Importance Code A	\$135,100	\$54,500
Importance Code B	\$417,500	\$382,600
Total	\$552,600	\$437,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$29,700	\$12,800		\$8,000
Interior Architecture		\$5,400	\$200	\$3,900
Electrical	\$2,300	\$5,300	\$2,800	\$2,500
Mechanical	\$53,200	\$6,500	\$9,100	\$28,600
Total	\$85,300	\$30,000	\$12,000	\$43,000
Importance Code A	\$30,600	\$13,700	\$900	\$8,900
Importance Code B	\$54,700	\$16,300	\$11,200	\$34,100
Importance Code C				
Total	\$85,300	\$30,000	\$12,000	\$43,000



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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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,600	
Masonry: Brick Cavity	80%	0-2	\$135,100	LIFE	**	5	\$18,000	
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : All Facades</i>								
Metal Panel	10%			2037	**	5-10	\$15,500	
Window Wall	5%			2037	**	5	\$4,200	
Windows								
Metal Louvers	100%			2030	**	10	\$12,800	
Parapets								
Masonry: Brick	10%	Now	\$1,400	LIFE	**	5	\$100	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2037	**	5	\$100	
No Component	88%							
Roof								
Built-Up (BUR)	10%	Now	\$2,700	2037	**			
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Roof With Mechanical Equipment - Abutting Cogen Plant</i>								
Metal Panel	15%			2032	**	10	\$1,600	
Sloped Glazing	70%	Now	\$23,900	LIFE	**	5	\$54,500	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Exhibition Space</i>								
Traffic Topping	5%	Now	\$1,800	2037	**			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Kitchen</i>								
Interior								
Floors								
Carpet	35%			2023		3	\$14,300	
Cast in Place Concrete	45%			LIFE	**	5	\$26,800	
Ceramic Tile	5%			2030	**	5	\$1,400	
Vinyl Tile	5%			2027		3	\$500	
Wood	10%			2042	**	5	\$5,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO JUNGLE WORLD
Asset # : 2361

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	30%			LIFE	**			
Concrete Masonry Unit	40%			LIFE	**	5	\$6,700	
Glass: Special Gauge	10%			LIFE	**	1		
Plaster	20%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Exhibit Areas</i>								
<i>Explanation : Hand Painted Murals</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2032	**	5	\$2,700	
Exposed Concrete	20%			LIFE	**	5	\$900	
Exposed Struc: Wood	35%	2-4	\$59,700	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exhibit Areas</i>								
Wood	35%			LIFE	**	5	\$83,300	
Electrical								
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%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								
Transformers								
Dry Type	100%			2025	\$15,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor</i>								
<i>Explanation : One 30 Kva, 480hv-208/120lv & Three 15 Kva, 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$100	
Raceway								
Conduit	50%			2027	\$13,900	1		
Conduit	50%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Fused Disc Sw	10%			2026	\$3,000	5		
Molded Case Bkrs	55%			2026	\$16,400	5	\$300	
Molded Case Bkrs	30%			2035	**	5	\$100	
Wiring								
Thermoplastic	30%			2037	**	1		
Thermoplastic	70%			2027	\$32,700	1		
Motor Controllers								
Locally Mounted	30%			2032	**	5		
Motor Control Center	70%			2025	\$20,600	5	\$400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO JUNGLE WORLD
Asset # : 2361

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$5,700	
Generators								
Diesel	100%			2030	**	1	\$7,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Emergency Diesel Generator Rated @ 235kw</i>					
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$700	
Fuel Storage								
Day Tank	50%			2035	**	5	\$1,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 25 Gallons Rated Capacity</i>					
Main Tank	50%			2042	**	5	\$300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 5000 Gallons Rated Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	30%			2027	\$31,000	10	\$5,000	
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Exhibits Area</i>					
Fluorescent	50%			2035	**	10	\$8,300	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Incandescent	20%			2027	\$45,900	2	\$100	
Egress Lighting								
Emergency, Service	40%			2027	\$3,600	1		
Emergency, Battery	10%			2027	\$2,400	10	\$400	
Exit, Service	50%			2027	\$3,000	1		
Exterior Lighting								
HID	30%			2027	\$20,800	10		
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$189,700	1-3	\$11,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations, Horns</i>					

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO JUNGLE WORLD
Asset # : 2361

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	50%			2032	**	1	\$4,500	
Hot Water Boiler	50%			2044	**	1	\$4,500	
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$1,300	
Terminal Devices								
Air Handler	90%	2-4	\$215,000	2037	**	1	\$9,100	
	<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Basement And Second Floor Fan Rooms</i>							
Fan Coil Unit/Heat	10%	2-4	\$25,400	2037	**	1	\$500	
	<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Hallway And Vestibule</i>							
Air Conditioning								
Energy Source								
Electricity	30%			2035	**	1		
Steam/HW System	70%			2037	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	70%			2030	**	1	\$13,800	
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : Co-gener Plant</i>							
	<i>Explanation : Refrigerant Lithium Bromide. Installed In Adjacent Building</i>							
Exterior Pkg Unit - Cooling	10%			2027	\$1,600	2	\$100	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Outside</i>							
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2037	**	4	\$600	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2022	\$106,700	1	\$7,900	
No Component	30%							
Heat Rejection								
Water Cooling Tower	70%			2021	\$36,100	2	\$12,800	
	<i>Corroded, Extent : Moderate, Area Affected : 70%</i>							
	<i>Location : Moderate Deterioration Evident</i>							
	<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>							
	<i>Location : Adjacent To Cogen Plant</i>							
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Has Been Disconnected. Replacement Has Scheduled.</i>							
No Component	30%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO JUNGLE WORLD
Asset # : 2361

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	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,100	
Exhaust Fans								
Interior	90%			2022	\$21,500	2	\$500	
	<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Basement</i>							
Roof	10%			2022	\$2,800	2	\$100	
	<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Kitchen Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	30%	Now	\$8,100	2057	**	4	\$500	
	<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : 1 Damaged Unit, Mechanical Room</i>							
Steam Fired	70%			2053	**	4	\$1,300	
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : 2 Units</i>							
Sanitary Piping								
Cast Iron	100%	Now	\$12,400	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Basement Hv2 Room</i>							
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2019	\$600	4	\$600	
Pool Filter/Treatment								
Sand	100%			2032	**	4	\$6,800	
Sewage Ejector(s)								
Electric	100%			2027	\$4,900	4	\$1,100	
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116684

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$359,000	\$108,200
Interior Architecture	\$51,800	\$232,500
Total	\$410,800	\$340,600
Importance Code A	\$359,000	\$108,200
Importance Code B		\$232,500
Importance Code C	\$51,800	
Total	\$410,800	\$340,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$48,600	\$7,300		\$26,500
Interior Architecture	\$21,100	\$4,300	\$2,800	\$12,400
Electrical	\$5,600	\$7,000	\$5,500	\$46,800
Mechanical	\$19,900	\$14,700	\$19,700	\$9,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$99,200	\$37,200	\$32,000	\$98,600
Importance Code A	\$50,700	\$9,500	\$2,100	\$28,600
Importance Code B	\$48,500	\$27,800	\$28,600	\$67,000
Importance Code C			\$1,300	\$3,000
Total	\$99,200	\$37,200	\$32,000	\$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.

** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$94,100	LIFE	**	5	\$37,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Retaining Wall - North West Corner</i>								
Masonry: Brick Cavity	20%			LIFE	**	5	\$18,800	
Masonry: Granite	10%			LIFE	**	5	\$7,100	
Masonry: Limestone	15%	Now	\$84,100	LIFE	**	5	\$10,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Wall At Mechanical Room</i>								
Metal Panel	15%			2047	**	5-10	\$97,000	
Windows								
Metal Louvers	12%			2036	**	10	\$1,100	
Wood	88%			2043	**	5	\$13,000	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$1,300	
Masonry: Limestone	50%	0-2	\$76,400	LIFE	**	5	\$8,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones Throughout</i>								
Metal Rail	5%			2040	**	5-10	\$12,100	
No Component	35%							
Roof								
Copper/Terne	50%	Now	\$12,700	2042	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Mongoose Holding Cell</i>								
Metal Panel	10%	Now	\$10,600	2040	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Women Restroom</i>								
Paver: Asphalt	15%	Now	\$25,300	2036	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side Of Building - Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Drain And Embedded Glass Block - Above Lemur Holding Cells And Offices</i>								
Skylight, Metal/Glass	15%	Now	\$104,500	2047	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Small Wonders</i>								
Skylight, Plastic	10%			2040	**	1		
Interior								

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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 MADAGASCAR! (FORMER LIONS HOUSE)

Asset # : 1576

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	50%			LIFE	**	5	\$68,400	
Ceramic Tile	5%			2036	**	5	\$3,100	
Marble Panels	10%			LIFE	**	5	\$4,700	
Quarry Tile	2%			2040	**	5	\$1,900	
Sheet Vinyl/Rubber	20%			2032	**	5	\$18,800	
Terrazzo	3%			LIFE	**	5	\$1,500	
Vinyl Tile	5%			2032	**	3	\$1,200	
Wood	5%			2055	**	5	\$5,900	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	3%			2036	**	5	\$2,600	
Concrete Masonry Unit	50%	Now	\$51,800	LIFE	**	5	\$17,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Glass: Special Gauge	8%			LIFE	**	1		
Masonry: Brick	15%			LIFE	**			
Masonry: Limestone	2%			LIFE	**			
Operable Wall	2%			2047	**	5	\$6,000	
Plaster	8%			LIFE	**	5	\$2,100	
Wood	2%			LIFE	**	5	\$6,800	
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,400	2040	**	5	\$1,600	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Women Restroom</i>								
Exposed Concrete	45%	Now	\$19,700	LIFE	**	5	\$4,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lemur And Mongoose Holdings, Fuel Cell Room</i>								
Exposed Struc: Steel	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$5,900	
Wood	30%			LIFE	**	5	\$164,100	

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								
Air Circuit Breaker	100%			2047	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Rated @ 600 Amperes, 4160 Volts</i>								
Transformers								
Dry Type	100%			2040	**	3	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750kva, 4160/480/277 Volts</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)

Asset # : 1576

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Feeders								
Cable	100%			2043	**	1		
Raceway								
Conduit	100%			2047	**	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 2- Main Service Disconnect Switches Rated @ 1200 Amperes And 800 Amperes.</i>						
Transformers								
Dry Type	100%			2040	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 300kva & 112kva, 480- 208/120 Volts</i>						
Switchgear / Switchboard								
Fused Disc Sw	10%			2047	**	5		
Molded Case Bkrs	90%			2047	**	5	\$1,000	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$100	
Molded Case Bkrs	90%			2043	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	20%			2040	**	5	\$100	
Variable Frequency Drive	80%			2040	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$12,400	
Generators								
Diesel	100%			2036	**	1	\$15,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated @ 600 Amperes.</i>						
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$9,000	
Fuel Storage								
Main Tank	100%			2055	**	5	\$1,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 1500 Gallons Rated Capacity</i>						

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)**

Asset # : 1576

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	85%			2032	**	10	\$32,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2032	**	10	\$1,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	5%			2032	**	2		
LED	5%			2032	**			
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, LED	20%			2055	**	1		
Exit, Service	30%			2032	**	1		
Exterior Lighting								
HID	30%			2032	**	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$24,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers</i>								
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$20,700	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 1 Unit And 2 Cogenerated Hot Water Heat Exchangers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$2,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)

Asset # : 1576

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								
Terminal Devices								
Air Handler	80%			2032	**	1	\$20,700	
Convactor/Radiator	10%			2040	**	1	\$1,400	
Fan Coil Unit/Heat	10%			2032	**	1	\$1,400	
Air Conditioning								
Energy Source								
District C.W.	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : From Adjacent Building (West Administrarion .)</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$3,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$25,800	
Heat Rejection								
Air Cooled Condenser Unit	100%			2035	**	2	\$29,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,300	
Exhaust Fans								
Interior	100%			2032	**	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
HW Heat Exchanger								
Steam Fired	100%			2047	**	4	\$6,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$1,300	
Pool Filter/Treatment								
Sand	100%			2040	**	4	\$15,500	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$2,400	
Backflow Preventer								
Generic	100%			2027		1	\$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, I, Mezz</i>								
<i>Explanation : 1 Unit</i>								
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
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)**

Asset # : 1576

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	
Fire Suppression Sprinkler Generic	100%			2053	* *	1-2	\$11,700	
Fire Pump Generic	100%	Now	\$1,400	2036	* *	1	\$7,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 16-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2116687

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$176,800	
Electrical		\$37,300
Mechanical		\$46,000
Total	\$176,800	\$83,400
Importance Code A	\$176,800	
Importance Code B		\$83,400
Total	\$176,800	\$83,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$300		\$400
Interior Architecture	\$200	\$800		\$1,300
Electrical		\$100	\$100	\$2,700
Mechanical	\$7,000	\$400	\$400	\$2,100
Total	\$7,200	\$1,500	\$500	\$6,400
Importance Code A	\$300	\$600	\$300	\$700
Importance Code B	\$6,700	\$900	\$300	\$5,700
Importance Code C	\$200			
Total	\$7,200	\$1,500	\$500	\$6,400



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.

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MAINTENANCE / PEST CONTROL**

Asset # : 2353

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								
Alum/Vinyl Siding	60%	Now	\$134,300	2057		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually Composition Siding</i>								
Masonry: Granite	5%			LIFE		**	\$300	
Stucco Cement	5%			2032		**	\$800	
Wood	30%	Now	\$42,500	2032		**	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Actually Wood Shingles</i>								
Windows								
Aluminum	100%			2035		**	\$600	
Roof								
Asphalt Shingle	95%			2036		**	\$600	
Skylight, Plastic	5%			2032		**		
Interior								
Floors								
Carpet	25%			2023	\$13,900	3	\$1,600	
Cast in Place Concrete	30%			LIFE		**	\$2,900	
Sheet Vinyl/Rubber	5%			2027	\$6,400	5	\$300	
Vinyl Tile	5%			2027	\$1,800	3	\$100	
Wood	10%			2042		**	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Pest Control Offices</i>								
Not Accessible	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd Floor / East Wing</i>								
<i>Explanation : Veterinarian Private Residence</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
BRONX ZOO MAINTENANCE / PEST CONTROL**

Asset # : 2353

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5		
Gypsum Board	25%			LIFE	**	5	\$300	
Plaster	20%	0-2	\$100	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor - Pest Control</i>								
Plywood/Hardboard	25%	0-2	\$100	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor - Pest Control</i>								
Not Accessible	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd Floor / East Wing</i>								
<i>Explanation : Veterinarian Private Residence</i>								
Ceilings								
AcousTileConcealSpLn	25%			2032	**	5	\$1,400	
AcousTileSusp.Lay-In	10%			2040	**	5	\$400	
Gypsum Board	25%			LIFE	**	5	\$1,400	
Plaster	15%			LIFE	**	5	\$400	
Not Accessible	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd Floor / East Wing</i>								
<i>Explanation : Veterinarian Private Residence</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2027	\$27,700	1		
Panelboards								
Fused Disc Sw	5%			2026	\$1,500	5		
Molded Case Bkrs	75%			2026	\$22,400	5	\$200	
Molded Case Bkrs	20%			2035	**	5	\$100	
Wiring								
Thermoplastic	80%			2027	\$37,300	1		
Thermoplastic	20%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$29,400	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	100%			2032	**	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 MAINTENANCE / PEST CONTROL**

Asset # : 2353

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

Lighting

Exterior Lighting								
HID	20%			2027	\$9,500	10		
No Component	80%							

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

Heating

Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Steam Boiler</i>								

Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$4,600	2027	\$46,000	4	\$100	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Terminal Devices

Convactor/Radiator	100%			2025	\$14,600	1	\$900	
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Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$1,700	1		
No Component	70%							

Plumbing

H/C Water Piping								
Brass/Copper	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main Replacement Is In Progress</i>								

Water Heater

Gas Fired	100%			2025	\$1,700	2		
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Sanitary Piping

Cast Iron	100%	Now	\$2,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Back Up To Basement When It Rains</i>								

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116685

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$40,400
Mechanical		\$156,000
Total		\$196,400
Importance Code A		\$84,500
Importance Code B		\$111,900
Total		\$196,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$20,200			\$1,300
Interior Architecture	\$13,900			
Electrical		\$100	\$100	\$100
Mechanical	\$700	\$200	\$700	\$4,400
Total	\$34,800	\$200	\$800	\$5,800
Importance Code A	\$20,700		\$500	\$1,300
Importance Code B	\$14,100	\$200	\$300	\$4,500
Total	\$34,800	\$200	\$800	\$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
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$2,300	LIFE	**	5	\$2,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Foundation Walls</i>								
Metal Panel	85%	0-2	\$2,500	2037	**	5	\$13,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Building Base</i>								
Metal Coiling Doors	10%			2032	**	5	\$2,600	
Roof								
Metal Panel	100%	Now	\$15,400	2032	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Perimeter</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Perimeter</i>								
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$7,900	LIFE	**	5	\$16,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
Ceilings								
Exposed Struc: Steel	20%			LIFE	**			
Fiber Board	65%	Now	\$4,000	2027	\$40,400			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Edges</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reinforced Fiberglass Panels</i>								
Metal Panel	15%	Now	\$1,900	LIFE	**	5	\$1,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathroom Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
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
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes And Two 200 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2025	\$15,800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kva, 480lv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$24,400	5	\$100	
Raceway								
Conduit	100%			2027	\$3,700	1		
Panelboards								
Fused Disc Sw	10%			2026	\$700	5		
Molded Case Bkrs	90%			2026	\$6,700	5	\$100	
Wiring								
Thermoplastic	100%			2027	\$8,200	1		
Motor Controllers								
Locally Mounted	100%			2025	\$7,200	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$4,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$3,400	10	\$600	
Exit, Service	50%			2027	\$700	1		
Exterior Lighting								
HID	10%			2027	\$1,900	10		
Incandescent	10%			2027	\$1,600	2		
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 MAINT. BLDG.
Asset # : 2326

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

Alarm

Security System

No Component

80%

Generic

20%

2035

* *

1

\$400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : CCTV Surveillance Camera*

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

Heating

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Radiant Heater

100%

2027

\$84,500

2

\$2,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 10 Units*

Terminal Devices

Fan Coil Unit/Heat

100%

2027

\$71,400

1

\$1,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Electric Unit Heaters***Ventilation**

Exhaust Fans

Wall Unit

100%

2027

\$1,700

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2037

* *

1

Water Heater

Electric

100%

2022

\$4,200

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 09-Feb-2016 Landmark Status : NONE
Areas Surveyed : Floors 1
Block : 3120 Lot : 20 BIN : 2116686

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture	\$167,200	
Electrical	\$46,400	
Total	\$213,700	
Importance Code B	\$213,700	
Total	\$213,700	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,900			
Electrical	\$100	\$200	\$100	\$100
Total	\$4,900	\$200	\$100	\$100
Importance Code A	\$4,900			
Importance Code B	\$100	\$200	\$100	\$100
Total	\$4,900	\$200	\$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
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	\$3,600	2032	**	5	\$900	
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Light, 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%	2-4	\$1,300	2032	**			
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Various Locations</i>							
Interior								
Ceilings								
Exposed Struc: Wood	100%	0-2	\$167,200	LIFE	**			
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Not Accessible	100%							
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	100%			2035	**	5	\$200	
Wiring								
Thermoplastic	100%			2037	**	1		
Lighting								
Interior Lighting								
Incandescent	100%			2022	\$46,400	2	\$200	
Exterior Lighting								
HID	20%			2027	\$6,800	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%

2035

* *

1

\$700

Other Observation, Extent : Moderate, 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.*

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 16-Feb-2016 Landmark Status : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3120 Lot : 20 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,200		\$400	\$900
Interior Architecture		\$900		
Electrical				\$3,900
Mechanical	\$5,200	\$100	\$100	\$1,600
Total	\$6,400	\$1,000	\$500	\$6,400
Importance Code A	\$6,400	\$100	\$400	\$900
Importance Code B		\$900	\$100	\$5,500
Importance Code C				
Total	\$6,400	\$1,000	\$500	\$6,400



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 OPERATIONS
Asset # : 2189

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$800	
Masonry: Brick	50%			LIFE	**	5	\$800	
Masonry: Brick	20%			LIFE	**	5	\$300	
Wood Overhead Doors	20%			2032	**	5	\$1,700	
Windows								
Aluminum	98%	2-4	\$1,200	2043	**	5	\$100	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	2%			2035	**	5		
Parapets								
Glazed Ceramic Panel	10%			2037	**	5-10	\$300	
Masonry: Brick	40%			LIFE	**	5	\$100	
No Component	50%							
Roof								
Metal, Corrugated	50%			2032	**	1		
Roll Roofing	50%			2026		5	\$700	
Interior								
Floors								
Carpet	60%			2023	\$8,200	3	\$1,000	
Cast in Place Concrete	15%			LIFE	**	5	\$400	
Ceramic Tile	5%			2030	**	5	\$100	
Vinyl Tile	20%			2027	\$1,800	3	\$100	
Interior Walls								
Ceramic Tile	5%			2030	**	5		
Concrete Masonry Unit	10%			LIFE	**	5		
Fiberglass Panel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Structurally Reinforced Fiberboard</i>								
Gypsum Board	55%			LIFE	**	5	\$100	
Metal Panel	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	100%			2040	**	5	\$1,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 200 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
BRONX ZOO OPERATIONS
Asset # : 2189

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	80%			2027	\$3,000	1		
Conduit	20%			2047	**	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5	\$100	
Wiring								
Thermoplastic	20%			2047	**	1		
Thermoplastic	80%			2027	\$6,500	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	100%			2035	**	1		
Exterior Lighting								
HID	20%			2032	**	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$3,200	1-3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Pull Stations Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$5,200	2047	**	1	\$300	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjoining Garage</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjoining Garage</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2026	\$1,000	4		

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	90%			2032	* *	1	\$200	
Unit Heater - Steam	10%			2027	\$200	4		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Adjoining Garage</i>								
<i>Explanation : Serves Garage Space</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2022	\$1,000	1		
No Component	25%							
Ventilation								
Exhaust Fans								
Wall Unit	30%			2022	\$100	2		
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater								
Gas Fired	100%			2022	\$400	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 02-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2101156

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$45,000	
Mechanical		\$122,400
Total	\$45,000	\$122,400
Importance Code A	\$45,000	\$62,100
Importance Code B		\$60,300
Total	\$45,000	\$122,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$14,500	\$3,000		
Interior Architecture	\$12,700			\$600
Electrical	\$9,500		\$100	\$2,500
Mechanical	\$7,400	\$2,400	\$700	\$3,700
Total	\$44,200	\$5,400	\$800	\$6,800
Importance Code A	\$15,000	\$3,400	\$400	\$500
Importance Code B	\$29,200	\$2,000	\$400	\$6,300
Importance Code C				
Total	\$44,200	\$5,400	\$800	\$6,800



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$28,700	
Masonry: Brick	55%	Now	\$9,500	LIFE	**	5	\$15,800	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Into Holding Cages On West Facade</i>								
Stucco Cement	10%	0-2	\$1,700	2032	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Joints At Chimney</i>								
Wood	15%	Now	\$45,000	2032	**	5	\$10,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Eaves And Trims</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Eaves, And Decorative Trims</i>								
Windows								
Aluminum	75%			2035	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Wood	25%	Now	\$1,000	2026	\$10,200	5	\$1,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	90%			2030	**	10	\$2,400	
Skylight, Metal/Glass	5%	Now	\$2,400	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Roof</i>								
Skylight, Plastic	5%			2032	**	1		
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$12,700	LIFE	**	5	\$26,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Node @ Thresholds In Holding Cages</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Holding Cages</i>								
Wood	5%			2042	**	5	\$1,200	
Interior Walls								
Masonry: Brick	30%			LIFE	**			
Plaster	70%			LIFE	**	5	\$700	
Ceilings								
Exposed Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	15%			LIFE	**	5	\$2,400	
Plaster	80%			LIFE	**	5	\$6,400	

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 PHEASANT AVIARY
Asset # : 2192

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$1,300	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 100 Amperes Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2027	\$1,300	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 125 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2032	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 75 Kva 480hv-208/120lv</i>								
Raceway								
Conduit	100%			2027	\$13,900	1		
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	95%			2026	\$14,200	5	\$200	
Wiring								
Thermoplastic	100%			2027	\$18,200	1		
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,500	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$7,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
Fluorescent	10%			2022	\$2,400	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	90%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$2,700	

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PHEASANT AVIARY
Asset # : 2192

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2025	\$62,100	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2035	* *	4	\$600	
Terminal Devices								
Convactor/Radiator	50%			2032	* *	1	\$1,400	
Fan Coil Unit/Heat	50%			2027	\$60,300	1	\$1,400	
Air Conditioning								
Energy Source Electricity	100%			2035	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2020	\$1,700	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	10%			2022	\$1,300	2		
Wall Unit	10%			2022	\$300	2		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater								
Electric	50%			2025	\$3,500	4		
Electric	50%	Now	\$3,500	2027	\$3,500	4		
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$2,900	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Backs Up To 1st Floor When It Rain</i>								

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116688

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$399,000	
Interior Architecture	\$1,173,500	
Electrical	\$4,900	\$106,600
Mechanical	\$162,000	\$207,000
Total	\$1,739,300	\$313,600
Importance Code A	\$399,000	\$123,400
Importance Code B	\$1,237,300	\$190,200
Importance Code C	\$103,000	
Total	\$1,739,300	\$313,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$7,200		\$2,200
Interior Architecture	\$47,100			
Electrical	\$30,800	\$100	\$100	\$43,400
Mechanical	\$40,300	\$3,100	\$2,800	\$1,500
Total	\$118,200	\$10,500	\$2,900	\$47,100
Importance Code A	\$800	\$8,000	\$800	\$3,000
Importance Code B	\$117,500	\$2,500	\$2,100	\$44,100
Importance Code C				
Total	\$118,200	\$10,500	\$2,900	\$47,100



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.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PRIMATES BUILDING-#36
Asset # : 2351

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								
Fiberglass Panel	10%			2030	**	5	\$13,200	
Masonry: Brick	65%	0-2	\$114,700	LIFE	**	5	\$22,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facade Between Brick And Limestone</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,300	
Masonry: Limestone	15%	Now	\$70,000	LIFE	**	5	\$4,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facade Between Brick And Limestone</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West And East Facade</i>								
Stucco Cement	5%			2032	**	5	\$4,400	
Windows								
Aluminum	40%			2043	**	5	\$200	
Fiberglass Panel	60%			2035	**	5	\$1,200	
Parapets								
Masonry: Limestone	100%	0-2	\$86,000	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : South Facade</i>								
Roof								
Copper/Terne	90%	Now	\$128,200	2042	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Dome And Over Flanking Access Corridors</i>								
Fiberglass Panel	10%			2030	**	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,100	
Terrazzo	90%	Now	\$1,070,500	LIFE	**	5	\$16,500	
<i>Deflection Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Main Public Corridor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Animal Cages</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exhibit Is Closed To Public Due To Failing Floor Condition</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
BRONX ZOO PRIMATES BUILDING-#36
Asset # : 2351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Glass: Special Gauge	5%	Now	\$55,900	LIFE	**	1		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Animal Exhibits</i>								
Masonry: Brick	5%			LIFE	**			
Masonry: Fieldstone	20%	Now	\$47,100	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement - South East And West Walls</i>								
<i>Explanation : Water Penetration</i>								
Plaster	25%			LIFE	**	5	\$2,400	
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	70%	0-2	\$29,000	2032	**	5	\$10,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Exhibit Hall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exhibit</i>								
Exposed Concrete	20%	Now	\$16,500	LIFE	**	5	\$700	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ante Room 5 In East Access Corridor And Under Roof Drain In West Corridor</i>								
Plaster	10%	0-2	\$1,700	LIFE	**	5	\$1,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office</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								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$106,600	5	\$400	
Raceway								
Conduit	100%			2027	\$30,300	1		
Panelboards								
Fused Disc Sw	5%			2026	\$1,600	5		
Molded Case Bkrs	45%			2026	\$14,700	5	\$200	
Molded Case Bkrs	50%			2035	**	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
BRONX ZOO PRIMATES BUILDING-#36
Asset # : 2351

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$20,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2027	\$20,400	1		
Thermoplastic	20%			2037	**	1		
Motor Controllers								
Locally Mounted	90%			2032	**	5	\$100	
Locally Mounted	10%			2025	\$3,200	5		
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,400	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2032	**	10	\$12,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2022	\$4,900	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Incandescent	5%			2022	\$10,800	2		
Egress Lighting								
Emergency, Battery	50%			2027	\$11,500	10	\$1,900	
Exit, Service	50%			2027	\$2,800	1		
Exterior Lighting								
HID	30%			2022	\$18,700	10		
No Component	70%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers</i>								
Conversion Equipment								
Hot Water Boiler	100%			2025	\$123,400	1	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger</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
BRONX ZOO PRIMATES BUILDING-#36
Asset # : 2351

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$2,500	2026	\$25,000	4	\$800	
<i>Broken, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Thermostats</i>								
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	40%			2022	\$90,100	1	\$3,900	
Convactor/Radiator	30%			2025	\$11,900	1	\$1,500	
Fan Coil Unit/Heat	30%			2022	\$71,900	1	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2020	\$1,700	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,700	
Exhaust Fans								
Interior	100%	0-2	\$22,500	2037	**	2	\$400	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Attic</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2027	\$83,500	1		
Galvanized Steel	30%	Now	\$2,100	2025	\$21,100	1		
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Water Heater								
Electric	100%			2025	\$14,100	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Condemn Gas Fired Unit</i>								
HW Heat Exchanger								
HTHW/HW	100%			2037	**			
Sanitary Piping								
Cast Iron	100%	0-2	\$11,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Areas</i>								
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 03-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$121,400
Interior Architecture		\$15,000
Electrical		\$46,700
Total		\$183,100
Importance Code A		\$121,400
Importance Code B		\$61,700
Total		\$183,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$68,000	\$300		\$8,800
Interior Architecture	\$3,600	\$5,000	\$200	\$2,100
Electrical	\$900	\$1,100	\$2,700	\$12,100
Mechanical	\$21,500	\$1,600	\$2,600	\$3,500
Total	\$94,000	\$8,000	\$5,500	\$26,500
Importance Code A	\$68,600	\$900	\$600	\$9,600
Importance Code B	\$25,500	\$7,100	\$4,900	\$17,000
Importance Code C				
Total	\$94,000	\$8,000	\$5,500	\$26,500



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 REPTILE HOUSE
Asset # : 2335

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$20,800	
Copper/Terne	5%			2047	**	10	\$3,100	
Masonry: Brick	50%	4+	\$20,100	LIFE	**	5	\$13,300	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$1,000	
Masonry: Granite	10%			LIFE	**	5	\$2,000	
Masonry: Limestone	5%	Now	\$16,100	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window At North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Main Entrance / Portico</i>								
Metal Panel	3%			2047	**	5-10	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Facade</i>								
<i>Explanation : Office Trailers</i>								
Window Wall	4%			2037	**	5	\$4,000	
Wood	8%			2032	**	5	\$10,700	
Windows								
Aluminum	95%			2035	**	5	\$400	
Metal Louvers	5%			2030	**	10	\$100	
Parapets								
Cast Stone/Terra Cotta	50%	Now	\$29,500	LIFE	**	5	\$14,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Main Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	50%							
Roof								
Copper/Terne	65%			2055	**	10	\$39,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Single Ply Membrane	5%			2035	**	10	\$1,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Facade</i>								
Skylight, Plastic	5%	0-2	\$2,300	2040	**	1		
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Sloped Glazing	25%			LIFE	**	5	\$81,600	

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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

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	20%			LIFE	**	5	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Panel/Paver: Cer/Brk	25%			2035	**	5	\$10,000	
Quarry Tile	10%			2032	**	5	\$2,700	
Vinyl Tile	35%			2037	**	3	\$3,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Public Space, 2016</i>								
Vinyl Tile	10%			2027		3	\$700	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
Gypsum Board	25%			LIFE	**	5	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Public Space</i>								
<i>Explanation : Fabric Wall Covering</i>								
Masonry: Brick	25%			LIFE	**			
Plaster	40%			LIFE	**	5	\$2,900	
Ceilings								
AcousTileSusp.Lay-In	20%	0-2	\$2,900	2032	**	5	\$1,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office Trailers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office Trailers</i>								
Exposed Struc: Steel	25%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$5,500	
Plaster	30%			LIFE	**	5	\$3,300	

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								
Service Equipment								
Molded Case Bkrs	100%			2047	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2047	**	5	\$300	
Raceway								
Conduit	90%			2027		1	\$25,000	
Conduit	10%			2047	**	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 REPTILE HOUSE
Asset # : 2335

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$3,000	5		
Molded Case Bkrs	50%			2026	\$14,900	5	\$200	
Molded Case Bkrs	40%			2043	* *	5	\$100	
Wiring								
Thermoplastic	100%			2027	\$46,700	1		
Motor Controllers								
Locally Mounted	100%			2025	\$29,400	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$3,500	
Generators								
Diesel	100%			2036	* *	1	\$4,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : Emergency Generator Rated @ 136 Kw</i>					
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$400	
Fuel Storage								
Main Tank	100%			2055	* *	5	\$300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 225 Gallons Rated Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	50%			2032	* *	10	\$5,400	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	50%			2032	* *	10	\$5,400	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Egress Lighting								
Emergency, Service	50%			2027	\$2,900	1		
Exit, Service	50%			2027	\$2,000	1		
Exterior Lighting								
Fluorescent	5%			2027	\$1,800	10	\$100	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
No Component	95%							
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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

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

Alarm

Security System

No Component

70%

Generic

30%

2027

\$10,300

1

\$1,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

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

Heating

Energy Source

Natural Gas

100%

2037

* *

1

*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%

2032

* *

1

\$5,900

*Other Observation, Extent : Light, Area Affected : 50%**Location : Basement Boiler Room**Explanation : 2 Units And 2 Cogenerated Hot Water Heat Exchangers*

Distribution

Hot Wtr Piping/Pump

100%

2035

* *

4

\$900

Terminal Devices

Air Handler

60%

2032

* *

1

\$4,400

Convactor/Radiator

40%

2025

\$11,000

1

\$1,500

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Reciprocating

15%

2027

\$14,100

1

\$800

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 15%**Location : 9 Small Units. 2nd Floor*

Window/Wall Unit

5%

2022

\$1,200

1

No Component

80%

Terminal Devices

Fan Coil - 2 Pipe

15%

2032

* *

1

\$600

No Component

85%

Heat Rejection

Dry Cooler

15%

2032

* *

2

\$1,200

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$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
BRONX ZOO REPTILE HOUSE
Asset # : 2335

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	
Ventilation								
Exhaust Fans								
Interior	80%			2027	\$12,500	2	\$300	
Wall Unit	20%			2022	\$800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%	Now	\$2,900	2032	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Cross Bay</i>					
HW Heat Exchanger								
Steam Fired	50%	Now	\$8,800	2057	**	4	\$600	
			<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>					
			<i>Location : Boiler Room</i>					
			<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : 1 Unit In Basement Boiler Room</i>					
Steam Fired	50%			2053	**	4	\$600	
Sanitary Piping								
Cast Iron	100%	Now	\$8,100	LIFE	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement</i>					
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 16-Feb-2016 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$98,400	\$50,500
Mechanical	\$103,600	
Total	\$202,000	\$50,500
Importance Code A	\$98,400	\$50,500
Importance Code B	\$103,600	
Total	\$202,000	\$50,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$36,000			\$200
Interior Architecture	\$22,200			
Electrical	\$9,500	\$100	\$100	\$10,300
Mechanical	\$3,700	\$900	\$900	\$5,000
Total	\$71,500	\$1,000	\$900	\$15,500
Importance Code A	\$36,600	\$600	\$600	\$900
Importance Code B	\$17,700	\$300	\$300	\$14,600
Importance Code C	\$17,100			
Total	\$71,500	\$1,000	\$900	\$15,500



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SHOPS BUILDING
Asset # : 2186

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$98,400	LIFE	**	5	\$16,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade, 2nd Floor</i>								
Masonry: Brick	25%			LIFE	**	5	\$5,400	
Windows								
Wood	100%	Now	\$31,000	2052	**	5	\$5,500	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Facades</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Glazed Ceramic Panel	5%			2037	**	5-10	\$2,100	
Masonry: Brick	10%			LIFE	**	5	\$400	
No Component	85%							
Roof								
Roll Roofing	100%	0-2	\$5,000	2023	\$50,500	5	\$10,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Perimeter Edges</i>								
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$5,100	LIFE	**	5	\$21,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Interior Walls								
Masonry: Brick	90%	Now	\$17,100	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Stairwell</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor At Window Headers And Underside Of Of Roof Slab (Electrical And Carpenter Shops)</i>								
Wood	10%			LIFE	**	5	\$1,000	
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$1,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Perimeter Walls At 2nd Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 200 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
BRONX ZOO SHOPS BUILDING
Asset # : 2186

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2027	\$3,400	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$700	5		
Molded Case Bkrs	60%			2026	\$4,500	5	\$100	
Molded Case Bkrs	30%			2043	**	5		
Wiring								
Thermoplastic	70%			2027	\$5,700	1		
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$7,200	5		
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE	**	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$6,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	20%			2022	\$4,300	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$5,900	1-3	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Shops</i>								
<i>Explanation : Manual Pull Stations Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Gas Fired Steam Boiler</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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SHOPS BUILDING
Asset # : 2186

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	2-4	\$103,600	2057	* *	4	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gravity Return Condensate System</i>								
Terminal Devices								
Convector/Radiator	100%			2025	\$32,800	1	\$2,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Window/Wall Unit	15%			2022	\$1,900	1		
No Component	85%							
Ventilation								
Exhaust Fans								
Wall Unit	100%			2022	\$2,200	2	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Carpenter Shop</i>								
<i>Explanation : Approaching End Of Useful Life</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater								
Gas Fired	100%			2026	\$3,700	2	\$100	
Sanitary Piping								
Cast Iron	100%	Now	\$2,200	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Locker Room</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$600	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Outside South Of Building</i>								
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE
Address : BRONX RIVER PKWY AND FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.740 / 2359 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 11,600 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116689

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical	\$136,700	\$42,000
Total	\$136,700	\$42,000
Importance Code B	\$136,700	\$42,000
Total	\$136,700	\$42,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$42,600			
Interior Architecture	\$32,700	\$5,300		
Electrical		\$100	\$100	\$3,800
Mechanical	\$122,000	\$5,700	\$1,000	\$7,900
Total	\$197,300	\$11,200	\$1,100	\$11,700
Importance Code A	\$43,200	\$600	\$600	\$600
Importance Code B	\$145,700	\$10,000	\$500	\$11,000
Importance Code C	\$8,400	\$600		
Total	\$197,300	\$11,200	\$1,100	\$11,700



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 SMALL MAMMALS BLDG./ MOUSE HOUSE

Asset # : 2359

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$20,300	
Masonry: Granite	5%			LIFE	**	5	\$1,000	
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Stucco Cement	10%	0-2	\$15,700	2032	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Wood	5%	2-4	\$9,000	2032	**	5	\$3,400	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Breezeway At Main Entrance</i>								
Windows								
Wood	100%	Now	\$11,900	2052	**	5	\$2,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	90%	Now	\$3,800	2030	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Exhibits 7 And 18</i>								
Metal, Corrugated	10%	0-2	\$2,200	2040	**	1		
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Corridor To Outdoor Exhibits</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Corridor To Outdoor Exhibits</i>								
Interior								
Floors								
Carpet	30%			2023	\$68,900	3	\$8,100	
Cast in Place Concrete	50%			LIFE	**	5	\$19,700	
Panel/Paver: Cer/Brk	10%			2035	**	5	\$4,100	
Terrazzo	10%	2-4	\$4,200	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$1,200	
Plaster	85%	0-2	\$8,400	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout Exhibit Space</i>								
<i>Explanation : Fabric Wall Covering</i>								
Plywood/Hardboard	10%			LIFE	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE

Asset # : 2359

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								
Exposed Concrete	10%	Now	\$17,400	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout Basement</i>								
Exposed Struc: Wood	5%	Now	\$2,800	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Structural Roof Joists Spanning Perimeter Circulation Area</i>								
Plaster	50%			LIFE	**	5	\$5,600	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Wood	5%			LIFE	**	5	\$7,900	
No Component	30%							

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%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 100 Amperes.</i>								
Raceway								
Conduit	90%			2027	\$25,000	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	20%			2026	\$6,000	5	\$100	
Molded Case Bkrs	50%			2035	**	5	\$200	
Molded Case Bkrs	30%			2026	\$9,000	5	\$100	
Wiring								
Thermoplastic	90%			2027	\$42,000	1		
Thermoplastic	10%			2037	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							

Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE

Asset # : 2359

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	5%			2027	\$3,400	10	\$600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	5%			2027	\$3,400	10	\$600	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
Incandescent	90%			2022	\$136,700	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2027	\$8,100	10	\$1,500	
Exit, Service	50%			2027	\$2,000	1		
Exterior Lighting								
Incandescent	10%			2022	\$3,700	2		
No Component	90%							
Mechanical								
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%			2027	\$3,700	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$6,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Working Unit And One Obsolete Unit Remaining In Boiler Room</i>							
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$17,500	2052	**	4	\$600	
	<i>Corroded, Extent : Severe, Area Affected : 80%</i>							
	<i>Location : Various Locations</i>							
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Boiler Room</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.</i>							
Terminal Devices								
Convactor/Radiator	100%	0-2	\$28,000	2047	**	1	\$3,500	
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE

Asset # : 2359

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
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	20%			2020	\$4,700	1	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 1st Floor Office</i>								
<i>Explanation : 2 Units</i>								
No Component		80%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$33,500	2037	* *	1	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.</i>								
Water Heater								
	Gas Fired	100%			2022	\$6,900	2	\$200
Sanitary Piping								
	Cast Iron	100%	Now	\$32,900	LIFE	* *	1	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : And Clogged In Boiler Room</i>								
<i>Corroded, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.</i>								
Storm Drain Piping								
	Cast Iron	100%	Now	\$9,400	LIFE	* *	1	
<i>Corroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Boiler Room</i>								
<i>Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.</i>								
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 16-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Mechanical	\$36,400	
Total	\$36,400	
Importance Code B	\$36,400	
Total	\$36,400	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$12,100			\$5,100
Interior Architecture				
Electrical			\$100	
Mechanical	\$7,400	\$300	\$300	\$300
Total	\$19,500	\$300	\$400	\$5,400
Importance Code A	\$19,500	\$300	\$300	\$5,400
Importance Code B			\$100	
Importance Code C				
Total	\$19,500	\$300	\$400	\$5,400



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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO STORAGE SHED/TRUCK GARAGE**

Asset # : 2187

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								
Concrete Masonry Unit	25%			LIFE	**	5	\$1,100	
Masonry: Brick	10%			LIFE	**	5	\$700	
Metal Sect. OHD	25%			2032	**	5	\$5,400	
Wood	30%	0-2	\$10,800	2032	**	5	\$5,200	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fascia Board And Shed Walls</i>								
Wood Overhead Doors	5%	0-2	\$500	2032	**	5	\$900	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Storage Area</i>								
No Component	5%							
Windows								
Wood	5%	Now	\$700	2052	**	5	\$100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
No Component	95%							
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$100	
Metal Panel	5%			2037	**	5	\$300	
No Component	85%							
Roof								
Single Ply Membrane	35%			2032	**	10	\$2,300	
Single Ply Membrane	65%			2027	\$14,400	10	\$4,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage Roof</i>								
Interior								
Interior Walls								
Wood	10%			LIFE	**	5	\$1,900	
No Component	90%							
Ceilings								
Exposed Struc: Wood	100%			LIFE	**			

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%			2027	\$3,700	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$7,500	5	\$300	
Wiring								
Thermoplastic	100%			2027	\$8,200	1		

Lighting

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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 STORAGE SHED/TRUCK GARAGE**

Asset # : 2187

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%			2027	\$11,600	10	\$4,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting HID	10%			2027	\$3,600	10		
No Component	90%							
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2037	**	1		
Conversion Equipment Furnace	100%	Now	\$7,400	2037	**	1	\$2,400	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3 Ceiling Mounted Modine Units</i>								
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$36,400	LIFE	**	1		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Under Ground Of The Garage</i>								

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 02-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Mechanical		\$49,500
Total		\$49,500
Importance Code B		\$49,500
Total		\$49,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,400	\$1,800		\$200
Interior Architecture		\$3,900		
Electrical	\$200	\$200	\$200	\$200
Mechanical	\$800	\$400	\$700	\$2,600
Total	\$3,300	\$6,300	\$900	\$3,100
Importance Code A	\$2,500	\$2,000	\$100	\$400
Importance Code B	\$800	\$4,400	\$700	\$2,700
Importance Code C				
Total	\$3,300	\$6,300	\$900	\$3,100



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO TERRACE CAFE
Asset # : 2177

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

Exterior

Exterior Walls

Cement-Fiber Panel	50%	0-2	\$200	2032	**			
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Eifs System</i>								

Ceramic Tile	10%			2047	**	10	\$300	
Metal Sect. OHD	37%			2040	**	5	\$3,700	
Wood	3%			2032	**	5	\$500	

Windows

Metal Louvers	15%			2036	**	10	\$400	
No Component	85%							

Roof

Asphalt Shingle	100%	0-2	\$2,100	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Closer To Eaves - Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Street Facade</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Interior

Floors

Cast in Place Concrete	10%			LIFE	**	5	\$800	
Quarry Tile	90%			2040	**	5	\$5,000	

Interior Walls

Concrete Masonry Unit	10%			LIFE	**	5	\$100	
Fiberglass Panel	80%			LIFE	**			
Metal Panel	10%			LIFE	**			

Ceilings

AcousTileSusp.Lay-In	75%			2040	**	5	\$2,800	
Gypsum Board	25%			LIFE	**	5	\$1,200	

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2037	**	5	\$100	
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Raceway

Conduit	100%			2037	**	1		
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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 TERRACE CAFE
Asset # : 2177

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$100	
Wiring								
Thermoplastic	100%			2037	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	96%			2027	\$23,900	10	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2027	\$500	10		
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	2%			2027	\$500	2		
Egress Lighting								
Emergency, Battery	50%			2027	\$1,700	10	\$300	
Exit, Service	50%			2027	\$200	1		
Exterior Lighting								
HID	20%			2027	\$2,000	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$27,900	1-3	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Station, Alarm Bells, Horns, Strobe Lights</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Furnace	100%			2027	\$5,500	1	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Attic</i>								
<i>Explanation : 5 Interior Package Units - Combination AC And Furnace</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO TERRACE CAFE
Asset # : 2177

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2025	\$49,500	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Attic</i>						
		<i>Explanation : 5 Units, R-22</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,400	
Exhaust Fans								
Interior	100%			2027	\$8,300	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		
Water Heater								
Gas Fired	100%			2025	\$1,400	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2037	* *	1-2	\$100	
Chemical System								
Generic	100%			2022	\$1,900	1-3	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 2 Sets</i>						

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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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 01-Feb-2016 Landmark Status : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$523,800	\$264,700
Interior Architecture		\$110,500
Mechanical		\$1,005,400
Total	\$523,800	\$1,380,600
Importance Code A	\$523,800	\$264,700
Importance Code B		\$1,115,900
Total	\$523,800	\$1,380,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$28,900	\$6,700		\$59,600
Interior Architecture		\$13,800	\$1,500	\$16,100
Electrical	\$2,600	\$3,600	\$4,800	\$32,700
Mechanical	\$29,100	\$10,700	\$19,800	\$13,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$64,500	\$38,700	\$29,900	\$125,300
Importance Code A	\$30,500	\$8,300	\$1,600	\$61,200
Importance Code B	\$34,000	\$30,400	\$28,400	\$64,100
Importance Code C				
Total	\$64,500	\$38,700	\$29,900	\$125,300



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 WEST ADMINISTRATION BUILDING**

Asset # : 2349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$52,900	
Masonry: Limestone	15%	Now	\$210,100	LIFE	**	5	\$11,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Metal Panel	10%			2037	**	5-10	\$72,800	
Stucco Cement	15%			2032	**	5	\$39,700	
Window Wall	10%			2037	**	5	\$39,700	
Windows								
Aluminum	75%	Now	\$18,400	2043	**	5	\$2,000	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side 2nd Floor</i>								
Wood	25%			2035	**	5	\$13,400	
Parapets								
Masonry: Limestone	100%	2-4	\$161,600	LIFE	**	5	\$23,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	60%	4+	\$10,500	2042	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Paver: Asphalt	20%			2036	**	10	\$17,900	
Sloped Glazing	20%	Now	\$152,100	LIFE	**	5	\$158,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout East And West Wings</i>								
Interior								
Floors								
Carpet	53%			2023		3	\$37,900	
Cast in Place Concrete	15%			LIFE	**	5	\$15,600	
Ceramic Tile	5%			2030	**	5	\$2,400	
Granite Panels	2%			LIFE	**	5	\$700	
Vinyl Tile	25%			2027		3	\$4,500	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$700	
Glass: Single Pane	5%			LIFE	**	5	\$400	
Gypsum Board	65%			LIFE	**	5	\$4,600	
Masonry: Brick	5%			LIFE	**			
Wood	10%			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 WEST ADMINISTRATION BUILDING**

Asset # : 2349

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								
AcousTileConcealSpLn	10%			2032	**	5	\$6,000	
AcousTileSusp.Lay-In	55%			2032	**	5	\$26,200	
Exposed Struc: Steel	20%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$6,000	
Plaster	5%			LIFE	**	5	\$1,500	
Electrical								
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%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 - Main Service Disconnect Switches Rated @ 800 Amperes Each.</i>								
Transformers								
Dry Type	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1-225kva, 145kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$100	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$100	
Molded Case Bkrs	90%			2043	**	5	\$700	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	10%			2040	**	5		
Motor Control Center	80%			2040	**	5	\$600	
Variable Frequency Drive	10%			2040	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$8,500	
Generators								
Diesel	100%			2036	**	1	\$10,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 125kw</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.

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING**

Asset # : 2349

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$1,000	
Fuel Storage								
Main Tank	100%			2055	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 335 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2032	**	10	\$11,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	60%			2032	**	10	\$17,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	40%			2032	**	1		
Emergency, Battery	10%			2032	**	10	\$800	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	20%			2032	**	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boiler</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
BRONX ZOO WEST ADMINISTRATION BUILDING**

Asset # : 2349

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment							
Hot Water Boiler	100%			2032	**	1	\$15,700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement Boiler Room</i>						
	<i>Explanation : 1 Units And 1 Cogenerated Hot Water Heat Exchanger.</i>						
Distribution							
Hot Wtr Piping/Pump	100%			2043	**	4	\$2,400
Terminal Devices							
Air Handler	60%			2027	\$274,400	1	\$11,800
Convactor/Radiator	25%			2040	**	1	\$2,600
Fan Coil Unit/Heat	15%			2027	\$73,100	1	\$1,500
Air Conditioning							
Energy Source							
Electricity	15%			2043	**	1	
Steam/HW System	85%			2037	**	1	
Conversion Equipment							
Absorption Chiller/Steam/HW	85%			2036	**	1	\$29,300
	<i>Other Observation, Extent : Light, Area Affected : 85%</i>						
	<i>Location : Basement</i>						
	<i>Explanation : It Serves The Lion House As Well.</i>						
Split Unit	15%			2027	\$104,200		
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>						
	<i>Location : 4 Units, Back Yard</i>						
Distribution							
CW & CHW Wtr Pipe/Pump	85%			2047	**	4	\$2,000
No Component	15%						
Terminal Devices							
Air Handler/Cool/Ht	60%			2027	\$218,900	1	\$11,800
Fan Coil - 4 Pipe	15%			2027	\$114,200	1	\$1,500
No Component	25%						
Heat Rejection							
Dry Cooler	15%			2027	\$26,500	2	\$3,300
Water Cooling Tower	85%			2025	\$104,900	2	\$27,200
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,800
Exhaust Fans							
Interior	100%			2027	\$115,700	2	\$1,000
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2047	**	1	
HW Heat Exchanger							
Steam Fired	100%			2037	**	4	\$3,100

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING**

Asset # : 2349

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$11,900	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Outside Northeast</i>								
Sump Pump(s) Submersible	100%			2020	\$1,000	4	\$900	
Backflow Preventer Generic	100%			2032	* *	1	\$2,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1, 2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2047	* *	1-5	\$16,100	
Sprinkler Generic	100%			2047	* *	1-2	\$8,900	

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,800,800	\$509,700
Interior Architecture		\$450,300
Electrical		\$701,300
Mechanical	\$743,900	\$168,400
Total	\$2,544,700	\$1,829,700
Importance Code A	\$1,800,800	\$557,400
Importance Code B	\$743,900	\$1,272,300
Total	\$2,544,700	\$1,829,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,800	\$2,800		\$28,100
Interior Architecture		\$20,000		\$19,100
Electrical	\$2,100	\$2,900	\$4,500	\$13,900
Mechanical	\$10,900	\$16,000	\$12,000	\$61,600
Total	\$16,700	\$41,700	\$16,400	\$122,600
Importance Code A	\$5,500	\$4,500	\$1,700	\$29,800
Importance Code B	\$11,300	\$37,200	\$14,800	\$92,800
Importance Code C				
Total	\$16,700	\$41,700	\$16,400	\$122,600



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$125,200	LIFE	**	5	\$55,600	
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Circulation Ramps- Main Facade</i>								
Concrete Masonry Unit	90%	Now	\$1,234,500	LIFE	**	5	\$62,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Walls At Sections U4 And U5</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Walls At Sections U4 And U5</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Within Wall System</i>								
<i>Explanation : Suspect Problem With Metal Masonry Ties</i>								
Windows								
Aluminum	100%			2035	**	5	\$5,600	
Parapets								
Concrete Masonry Unit	30%	Now	\$154,400	LIFE	**	5	\$6,700	1
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout, Inside And Exterior Walls - Section U4, U5</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout, Inside And Exterior Walls - Section U4, U5</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout, Inside And Exterior Walls - Section U4, U5</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	60%	Now	\$30,900	LIFE	**	5	\$13,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$3,800	2047	**	5	\$1,900	
<i>Seams Open/Split, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Parapet Caps</i>								
Metal Rail	5%			2032	**	5-10	\$17,900	

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

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								
IRMA/Protected Membrane	20%			2027	\$99,600	10	\$12,500	
Metal Panel	15%			2032	**	10	\$17,200	
Modified Bitumen	20%			2035	**	10	\$12,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Roofs</i>								
Skylight, Plastic Sloped Glazing	10%			2032	**	1		
	35%	Now	\$255,800	LIFE	**	5	\$291,900	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Exhibits</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Underside Of Support Beams In Section U2</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Exhibition</i>								
Interior								
Floors								
Carpet	25%			2023	\$159,400	3	\$18,800	
Cast in Place Concrete	10%			LIFE	**	5	\$10,900	
Ceramic Tile	5%			2030	**	5	\$2,500	
Quarry Tile	5%			2032	**	5	\$3,800	
Traffic Topping	55%			2027	\$340,800	5	\$34,400	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$2,500	
Glass: Special Gauge	20%			LIFE	**	1		
Plaster	30%			LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Exhibits</i>								
<i>Explanation : Hand Painted Murals</i>								
Ceilings								
AcousTileSusp.Lay-In	50%			2040	**	5	\$25,000	
Exposed Concrete	25%			LIFE	**	5	\$2,000	
Wood	25%			LIFE	**	5	\$109,500	

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								
Service Equipment								
Fused Disc Sw	100%			2027	\$47,700	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 600 Amperes , 4160 Volts</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
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2025	\$137,200	3	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside The Building</i>						
		<i>Explanation : One 500 Kva, 4160hv-480/277lv</i>						
Feeders								
Cable	100%			2026	\$15,400	1		
Raceway								
Conduit	100%			2027	\$40,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$8,300	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Available Nameplate Ratings</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$122,000	5	\$100	
Raceway								
Conduit	100%			2027	\$59,200	1		
Panelboards								
Fused Disc Sw	10%			2026	\$6,000	5	\$100	
Molded Case Bkrs	90%			2026	\$53,700	5	\$700	
Wiring								
Thermoplastic	100%			2027	\$81,100	1		
Motor Controllers								
Locally Mounted	20%			2025	\$5,900	5		
Motor Control Center	80%			2025	\$45,300	5	\$600	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$9,000	
Generators								
Diesel	100%			2036	**	1	\$11,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside The Building</i>						
		<i>Explanation : Emergency Generator Rated @ 85kw</i>						
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$1,100	
Fuel Storage								
Main Tank	100%			2055	**	5	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 175 Gallons Rated Capacity</i>						
Lighting								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	38%			2032	**	10	\$11,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	60%			2027	\$114,100	10	\$18,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	2%			2032	**			
Egress Lighting								
Emergency, Service	50%			2027	\$8,200	1		
Exit, Service	50%			2027	\$5,600	1		
Exterior Lighting								
HID	30%			2027	\$32,900	10		
No Component	70%							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers</i>								
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$16,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Room</i>								
<i>Explanation : 2 Absorbers Boilers Supplement Hot Water Loop</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$2,500	
Terminal Devices								
Air Handler	80%	0-2	\$351,700	2037	**	1	\$14,900	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Fan Room And Roof</i>								
Convactor/Radiator	20%			2032	**	1	\$2,200	
Air Conditioning								
Energy Source								
Natural Gas	100%			2037	**	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
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment Absorption Chiller/Direct Fire	100%			2032	**	1	\$36,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1st Floor Mechanical Room</i>							
<i>Explanation : Refrigerant Lithium Bromide</i>							
<hr/>							
Distribution CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$2,500
<hr/>							
Terminal Devices Air Handler/Cool/Ht	100%			2022	\$350,600	1	\$20,700
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>							
<i>Location : Roof, Moderate Evidence Of Corrosion</i>							
<hr/>							
Heat Rejection Water Cooling Tower	100%			2028	\$118,600	2	\$33,700
<hr/>							
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,600
<hr/>							
Exhaust Fans Interior Roof	20%			2022	\$22,200	2	\$200
	80%	0-2	\$41,500	2037	**	2	\$700
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>							
<i>Location : Roof</i>							
<hr/>							
Plumbing							
H/C Water Piping Brass/Copper	100%			2037	**	1	
<hr/>							
Water Heater Electric Gas Fired	50%			2022	\$13,800	4	\$100
	50%			2022	\$9,500	2	\$200
<hr/>							
HW Heat Exchanger Steam Fired	100%			2027	\$49,800	4	\$5,000
<hr/>							
Sanitary Piping Cast Iron	100%			LIFE	**	1	
<hr/>							
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
<hr/>							
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 09-Feb-2016 Landmark Status : NONE
Areas Surveyed : Floors x
Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical	\$54,600	\$64,800
Mechanical	\$68,300	\$41,600
Total	\$122,900	\$106,400
Importance Code A		\$41,600
Importance Code B	\$122,900	\$64,800
Total	\$122,900	\$106,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$29,500			\$12,900
Interior Architecture		\$400		\$300
Electrical	\$19,300	\$2,700	\$800	\$16,800
Mechanical	\$10,500	\$1,100	\$1,300	\$24,200
Total	\$59,300	\$4,200	\$2,100	\$54,200
Importance Code A	\$31,500	\$300	\$300	\$13,200
Importance Code B	\$27,700	\$4,000	\$1,800	\$41,000
Importance Code C				
Total	\$59,300	\$4,200	\$2,100	\$54,200



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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
BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Building Inaccessible - Exhibits Closed To Public.</i>								
Pre-Cast Concrete	90%	Now	\$29,500	LIFE	**	5	\$14,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East And South Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Panels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Underside Of Panels</i>								
<i>Explanation : Exposed Rebar</i>								
Parapets								
Pre-Cast Concrete	100%			LIFE	**	5	\$1,100	
Roof								
Single Ply Membrane	100%			2032	**	10	\$12,900	
Interior								
Floors								
Carpet	10%			2023	\$11,000	3	\$1,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Interior Inaccessible And Closed To The Public</i>								
Cast in Place Concrete	85%			LIFE	**	5	\$16,100	
Sheet Vinyl/Rubber	5%			2027	\$12,800	5	\$600	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$1,600	
Plaster	50%			LIFE	**	5	\$1,200	
Ceilings								
Exposed Concrete	50%			LIFE	**	5	\$500	
Fiber Board	50%			2027	\$21,700			
Electrical								
System Component Type		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								
Liquid Filled	100%			2032	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 500 Kva, 4160hv-208/120lv</i>								

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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 WORLD OF DARKNESS
Asset # : 2334

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								
Feeders								
Cable	100%			2035	**	1		
Raceway								
Conduit	100%			2037	**	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2027	\$1,800	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 400 Amperes Main Disconnect Switch</i>							
Fused Disc Sw	30%			2037	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Amperes Main Disconnect Switch</i>							
Switchgear / Switchboard								
Fused Disc Sw	20%			2037	**	5		
Molded Case Bkrs	80%			2027	\$64,800	5	\$200	
Raceway								
Conduit	50%			2037	**	1		
Conduit	50%			2027	\$6,900	1		
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	65%			2026	\$9,700	5	\$200	
Molded Case Bkrs	30%			2035	**	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$9,100	2052	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	20%			2037	**	1		
Thermoplastic	30%			2027	\$5,500	1		
Motor Controllers								
Locally Mounted	100%			2025	\$29,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,500	LIFE	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Corroded And Connected To Main Water Pipe</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$3,000	
Generators								
Diesel	100%			2030	**	1	\$3,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside The Building</i>							
	<i>Explanation : Emergency Generator Rated @ 125kw</i>							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$400	
Fuel Storage								
Day Tank	50%			2035	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 30 Gallons Rated Capacity</i>								
Main Tank	50%			2042	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 200 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	25%			2022	\$8,200	10	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	75%			2022	\$54,600	2	\$100	
Egress Lighting								
Emergency, Service	50%			2027	\$1,400	1		
Exit, Service	50%			2027	\$1,000	1		
Exterior Lighting								
Fluorescent	20%			2022	\$6,200	10	\$200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	80%							
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boiler</i>								
Conversion Equipment								
Hot Water Boiler	100%	Now	\$2,100	2025	\$41,600	1	\$2,600	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Defective Unit And 1 Cogenerated Hot Water Heat Exchanger. Boiler Goes Down Frequently</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$800	2026	\$8,400	4	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Boiler Room</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	90%			2022	\$68,300	1	\$3,200	
Fan Coil Unit/Heat	10%			2022	\$8,100	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2032	**	1	\$800	
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Outside</i>				
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2037	**	4	\$100	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2022	\$5,400	1	\$1,100	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2032	**	2	\$1,200	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$2,500	LIFE	**	2-5	\$3,200	
				<i>Needs Cleaning, Extent : Moderate, Area Affected : 70%</i>				
				<i>Location : Throughout</i>				
Exhaust Fans								
Interior	50%			2022	\$9,600	2	\$100	
Not Accessible	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$2,000	2037	**	1		
				<i>Corroded, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Water Main And Piping, 1st Floor</i>				
Water Heater								
Gas Fired	100%			2025	\$3,300	2	\$100	
Sanitary Piping								
Cast Iron	100%	0-2	\$2,000	LIFE	**	1		
				<i>Corroded, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : 1st Floor</i>				
Storm Drain Piping								
Cast Iron	100%	0-2	\$600	LIFE	**	1		
				<i>Corroded, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : 1st Floor</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
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

Plumbing

 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.*

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		\$299,000
Total		\$299,000
Importance Code B		\$299,000
Total		\$299,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Interior Architecture				
Electrical			\$1,500	
Total			\$1,500	
Importance Code A				
Importance Code B			\$1,500	
Total			\$1,500	



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, 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	Priority
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$500	
Electrical								
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%			2053	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 6-600 Amperes, 4160 Volts</i>								
Transformers								
Liquid Filled	100%			2025	\$299,000	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Rating Available</i>								
Feeders								
Cable	100%			2049	**	1		
Raceway								
Conduit	100%			2053	**	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 100 Amperes</i>								
Transformers								
Dry Type	100%			2044	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 15kva, 480/208/120 Volts</i>								
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5		
Wiring								
Thermoplastic	100%			2047	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	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, SUBSTATION 1 MONORAIL TRANSFORMERS

Asset # : 495

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	
Stand-by Power								
Generators								
Diesel	100%			2036	* *	1	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated @ 300kw</i>						
Batteries								
Lead/Acid	100%			2021	\$1,500	5		
Fuel Storage								
Main Tank	100%			2055	* *	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 700 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Incandescent	100%			2032	* *	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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		\$451,500
Total		\$451,500
Importance Code A		\$47,700
Importance Code B		\$403,800
Total		\$451,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$900			
Interior Architecture	\$900			
Electrical				\$1,900
Total	\$1,900			\$1,900
Importance Code A	\$900			
Importance Code B	\$900			\$1,900
Total	\$1,900			\$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
BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION
Asset # : 496

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

Concrete Masonry Unit	100%			LIFE	**	5	\$400	
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Roof

Metal Panel	100%	Now	\$900	2032	**			
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Corrosion/Rusting, Extent : Moderate, Area Affected : 25%

Location : At Perimeter Edges And Overlapping Seams

Deformed/Dented, Extent : Moderate, Area Affected : 25%

Location : Throughout

Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5	\$500	
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Ceilings

Exposed Struc: Steel	100%	Now	\$900	LIFE	**			
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Corrosion/Rusting, Extent : Moderate, Area Affected : 25%

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

Service Equipment

Fused Disc Sw	100%			2027	\$47,700	3		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : Three 600 Amperes Main Disconnect Switch For Cogeneration Plant And Sub-stations Transformers 13.2kv

Transformers

Liquid Filled	100%			2025	\$299,000	3		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Substation C

Explanation : One 250 Kva, 13.2v/4160hv-480/277lv

Feeders

Cable	100%			2026	\$63,900	1		
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Raceway

Conduit	100%			2027	\$40,900	1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2037	**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : Main Service Switch Rated @ 60 Amperes.

Raceway

Conduit	100%			2037	**	1		
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Wiring

Thermoplastic	100%			2037	**	1		
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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.

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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
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Incandescent	100%			2022	\$1,900	2		
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.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL		FY 2019 - 2022	FY 2023 - 2028
Electrical			\$41,500
Total			\$41,500
Importance Code B			\$41,500
Total			\$41,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$10,600			
Interior Architecture	\$2,100			
Electrical				\$1,900
Total	\$12,800			\$1,900
Importance Code A	\$10,600			
Importance Code B	\$2,100			\$1,900
Total	\$12,800			\$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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION C CON ED VAULT
Asset # : 497

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$100	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	Now	\$5,700	LIFE	**	5	\$600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	100%	0-2	\$4,300	2042	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Cast in Place Concrete	100%	0-2	\$600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$700	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Masonry: Brick	100%			LIFE	**			
Ceilings								
Exposed Concrete	100%	Now	\$1,400	LIFE	**	5		
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2044	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Ratings</i>								
Feeders								
Cable	100%			2049	**	1		
Raceway								
Conduit	100%			2053	**	1		

Under 600 Volts

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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, SUBSTATION C CON ED VAULT
Asset # : 497

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%			2053	* *	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 800 Amperes.</i>							
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	* *	5		
<hr/>								
Raceway								
Conduit	100%			2027	\$12,500	1		
<hr/>								
Panelboards								
Molded Case Bkrs	50%			2026	\$41,500	5		
Molded Case Bkrs	50%			2049	* *	5		
<hr/>								
Wiring								
Thermoplastic	50%			2027	\$9,100	1		
Thermoplastic	50%			2053	* *	1		
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Incandescent	100%			2022	\$1,900	2		
<hr/>								
Exterior Lighting								
HID	20%			2027	\$100	10		
No Component	80%							
<hr/>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 06-Jul-2017 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 2111 **Lot** : 15 **BIN** : 3059185

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$808,300	\$231,300
Interior Architecture	\$744,800	\$332,400
Electrical		\$1,280,100
Mechanical	\$40,200	\$3,086,500
Total	\$1,593,400	\$4,930,300
Importance Code A	\$808,300	\$569,900
Importance Code B	\$284,900	\$4,110,400
Importance Code C	\$500,100	\$250,000
Total	\$1,593,400	\$4,930,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$38,800		\$1,100	
Interior Architecture	\$118,300		\$42,000	\$6,000
Electrical	\$52,800	\$11,000	\$15,400	\$11,800
Mechanical	\$84,800	\$61,300	\$59,600	\$50,400
Site Pavements	\$8,100			
Elevators/Escalators	\$23,100	\$23,100	\$23,100	\$23,100
Total	\$325,900	\$95,400	\$141,100	\$91,400
Importance Code A	\$59,200	\$12,900	\$14,000	\$12,900
Importance Code B	\$209,900	\$82,500	\$127,100	\$78,500
Importance Code C	\$56,800			
Total	\$325,900	\$95,400	\$141,100	\$91,400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$148,000	
Masonry: Brick	55%			LIFE	**	5	\$104,200	
Masonry: Brick	20%	Now	\$124,700	LIFE	**	5	\$18,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade, East-West Alleyway</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, Alleyway</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Masonry: Granite	5%			LIFE	**	5	\$7,100	
Metal Panel	10%			2038	**	5-10	\$65,100	
Windows								
Aluminum	20%			2044	**	5	\$100	
Bronze/Brass	10%			2036	**	5	\$200	
Wood	70%	Now	\$6,900	2053	**	5	\$1,100	1
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Alleyway And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Dressing Rooms</i>								
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	**	5-10	\$57,400	
Masonry: Brick	40%	Now	\$40,800	LIFE	**	5	\$3,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parapets Facing Alley</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Facades Along Alley</i>								
Metal Panel	20%			2048	**	5	\$6,300	
Metal Rail	5%	Now	\$2,400	2033	**	5	\$2,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Fifth Floor</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fifth Floor</i>								
Stucco Cement	10%			2041	**	5	\$2,100	

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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
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

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								
IRMA/Protected Membrane	40%			2036	**	10	\$38,900	
IRMA/Protected Membrane	45%	Now	\$381,000	2038	**			
<i>Insul Deter/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Cafe And Stage</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Cafe And Stage</i>								
Modified Bitumen	10%			2036	**	10	\$9,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over 4th Floor Offices</i>								
Skylight, Metal/Glass	3%	Now	\$94,100	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Stage</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Stage</i>								
Sloped Glazing	2%			LIFE	**	5	\$51,900	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Carpet	25%			2027	\$834,800	3	\$89,900	
Cast in Place Concrete	5%			LIFE	**	5	\$52,500	
Ceramic Tile	5%			2037	**	5	\$12,000	
Mosaic Tile	10%			2033	**	5	\$60,000	
Marble Panels	5%			LIFE	**	5	\$18,000	
Vinyl Tile	40%			2033	**	3	\$36,000	
Wood	10%			2043	**	5	\$45,000	
Interior Walls								
Fabric on Framing	20%			2029	**	5	\$45,500	
Gypsum Board	5%			LIFE	**	5-10	\$38,600	
Masonry: Brick	10%	Now	\$193,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%			LIFE	**	10	\$9,100	
Plaster	20%			LIFE	**	5-10	\$77,300	
Plaster	30%			LIFE	**	5-10	\$115,900	
Wood	10%			LIFE	**	5	\$363,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2033	**	5	\$36,000	
Exposed Concrete	10%			LIFE	**	5-10	\$30,000	
Exposed Struc: Steel	10%			LIFE	**	10	\$48,000	
Gypsum Board	10%			LIFE	**	5-10	\$82,400	
Plaster	20%			LIFE	**	5-10	\$82,400	
Plaster	35%			LIFE	**	5-10	\$144,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%	4+	\$8,100	2041	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Various</i>					
Pavers/Stone	25%			2037	**			
On-Site Walkways								
Cast in Place Concrete	20%			2041	**			
Masonry: Granite	80%			LIFE	**			
Electrical								
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$45,800	5	\$700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 2- Main Service Disconnect Switches Rated @ 3000 Amperes And 1600 Amperes.</i>					
Transformers								
Dry Type	100%			2026	\$264,800	5	\$600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 300 Kva, 208/408/277 Volts</i>					
Switchgear / Switchboard								
Fused Disc Sw	50%			2028	\$44,400	5	\$300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 6- Vertical Sections</i>					
Molded Case Bkrs	50%			2028	\$44,400	5	\$2,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 2- Vertical Sections</i>					

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	40%			2028	\$36,200	1		
Conduit	40%			2038	**	1		
Conduit	20%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5	\$200	
Molded Case Bkrs	40%			2027	\$29,300	5	\$1,700	
Molded Case Bkrs	35%			2036	**	5	\$1,500	
Molded Case Bkrs	20%			2044	**	5	\$900	
Wiring								
Braided Cloth	20%	2-4	\$17,800	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Old Section Of The Building</i>								
Thermoplastic	40%			2038	**	1		
Thermoplastic	20%			2048	**	1		
Thermoplastic	20%			2028	\$17,800	1		
Motor Controllers								
Locally Mounted	50%			2026	\$49,600	5	\$500	
Locally Mounted	10%			2033	**	5	\$100	
Locally Mounted	10%	2-4	\$9,900	2048	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Variable Frequency Drive	30%			2041	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,800	
Lighting								
Interior Lighting								
Fluorescent	5%			2023	\$28,700	10	\$7,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Section Of The Building</i>								
Fluorescent	60%			2033	**	10	\$89,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2033	**	10	\$29,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Incandescent	10%			2028	\$214,700	2	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lighting Control Room</i>								
<i>Explanation : All Stage Incandescent Lights Controlled By The Dimming Lighting System</i>								
LED	5%			2036	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

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	

Lighting

Egress Lighting								
Emergency, Battery	40%			2033	**	10	\$15,700	
Emergency, Battery	10%			2023	\$23,900	10	\$3,900	
Exit, LED	40%			2056	**	1		
Exit, Service	10%			2023	\$4,800	1		
Exterior Lighting								
HID	30%			2028	\$200,600	10	\$100	
No Component	70%							

Alarm

Security System								
No Component	70%							
Generic	30%			2028	\$160,700	1	\$18,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$100,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>								

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

Heating

Energy Source								
Natural Gas	40%			2038	**	1		
Interruptible Gas/Dual Fuel	60%			2038	**	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
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	20%			2036	**	1	\$16,100	
	<i>Other Observation, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Package Units</i>							
Furnace	20%			2028	\$78,100	1	\$16,100	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 3 Package Units</i>							
Steam Boiler	20%	Now	\$10,700	2026	\$214,700	1	\$28,900	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : The Burner, Although Is New</i>							
	<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : #3 Boiler, Boiler Room</i>							
Steam Boiler	40%			2033	**	1	\$64,300	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units. 1 Heat Exchanger For Hot Water Devices</i>							
Distribution								
Hot Wtr Piping/Pump	40%			2036	**	4	\$4,800	
Steam Piping/Pump	20%			2038	**			
No Component	40%							
Terminal Devices								
Air Handler	40%			2028	\$932,800	1	\$40,200	
Convactor/Radiator	20%			2026	\$177,600	1	\$10,500	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	40%			2036	**	1	\$70,300	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 2 Units</i>							
Ext Pkg Unit - Heating/Cooling	20%			2033	**	2	\$2,000	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Package Units. R-410a</i>							
Ext Pkg Unit - Heating/Cooling	30%			2028	\$622,900	2	\$3,000	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>							
	<i>Location : 3 Package Units. Roof</i>							
Window/Wall Unit	10%			2023	\$34,600	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2048	**	4	\$4,800	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2028	\$744,000	1	\$40,200	
No Component	60%							
Heat Rejection								
Water Cooling Tower	20%			2029	**	2	\$32,700	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit</i>						
Water Cooling Tower	20%			2032	**	2	\$32,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1 Unit. Roof</i>						
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$143,300	
Exhaust Fans								
Interior	25%			2028	\$147,500	2	\$1,200	
Roof	75%			2033	**	2	\$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	20%			2023	\$29,200	4	\$300	
Gas Fired	40%			2026	\$40,500	2	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Gas Fired	40%			2028	\$40,500	2	\$900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i>						
		<i>Location : 1 Unit. Basement</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$17,300	LIFE	**	1		
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Basement Hallway</i>						
Sump Pump(s)								
Non-Submersible	100%			2028	\$25,300	4	\$5,100	
Sewage Ejector(s)								
Electric	100%			2028	\$47,800	4	\$9,700	
Backflow Preventer								
Generic	100%			2036	**	1	\$9,900	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE				* *
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (2) 1-4 Floor (1) Basement-5 Floor</i>						
		<i>Explanation : 3 Units</i>						
Hydraulic	25%			LIFE				* *
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Basement - 3 Floor</i>						
		<i>Explanation : 1 Unit</i>						
Escalators								
Over 20' Rise	100%			LIFE				* *
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2038		* *	1-5	\$81,800
Sprinkler								
Generic	100%			2038		* *	1-2	\$45,500
Fire Pump								
Generic	100%			2031		* *	1	\$30,300
Chemical System								
Generic	100%			2023	\$2,100		1-3	\$4,000
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 06-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2095 **Lot** : 45 **BIN** : 3345162

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$924,100	\$241,200
Interior Architecture	\$42,900	
Electrical		\$783,800
Mechanical		\$580,700
Total	\$967,000	\$1,605,800
Importance Code A	\$924,100	\$380,200
Importance Code B	\$42,900	\$1,225,500
Total	\$967,000	\$1,605,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,900			
Interior Architecture	\$90,800		\$21,400	\$1,800
Electrical	\$13,700	\$3,200	\$3,500	\$4,400
Mechanical	\$22,000	\$7,300	\$18,300	\$6,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$133,300	\$14,400	\$47,100	\$16,500
Importance Code A	\$5,100	\$2,500	\$2,200	\$2,500
Importance Code B	\$88,500	\$12,000	\$44,900	\$14,100
Importance Code C	\$39,700			
Total	\$133,300	\$14,400	\$47,100	\$16,500



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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	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$100,200	
Masonry: Brick	90%	Now	\$695,300	LIFE	**	5	\$115,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, East Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Wood	5%			2033	**	5	\$32,100	
Windows								
Aluminum	100%			2044	**	5	\$1,000	
Parapets								
Masonry: Brick	85%	Now	\$75,100	LIFE	**	5	\$6,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$4,800	
Stucco Cement	10%			2033	**	5	\$2,000	
Roof								
IRMA/Protected Membrane	20%			2033	**	10	\$8,700	
IRMA/Protected Membrane	30%	Now	\$103,700	2038	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Administration Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Administration Offices, Rear Gallery</i>								
Modified Bitumen	20%			2033	**	10	\$8,700	
Modified Bitumen	30%			2028		10	\$13,000	
Interior								
Floors								
Carpet	25%			2030	**	3	\$26,700	
Cast in Place Concrete	15%			LIFE	**	5	\$46,700	
Ceramic Tile	5%			2037	**	5	\$3,600	
Marble Panels	5%			LIFE	**	5	\$5,300	
Quarry Tile	5%			2041	**	5	\$5,300	
Terrazzo	10%			LIFE	**	5	\$11,100	
Vinyl Tile	30%			2033	**	3	\$8,000	
Wood	5%			2043	**	5	\$6,700	

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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								
Interior Walls								
Gypsum Board	25%			LIFE	**	5-10	\$27,300	
Masonry: Brick	25%			LIFE	**	10	\$4,800	
Marble Panels	5%			LIFE	**	10	\$1,300	
Plaster	45%			LIFE	**	5-10	\$24,600	
Ceilings								
AcousTileSusp.Lay-In	20%			2041	**	5	\$14,200	
Exposed Concrete	25%			LIFE	**	5-10	\$22,300	
Plaster	55%			LIFE	**	5-10	\$67,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2028	\$2,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes</i>								
Fused Disc Sw	50%			2048	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1600 Amperes</i>								
Transformers								
Dry Type	100%			2041	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 225 Kva, 480/277 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2028	\$16,100	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 3- Vertical Sections</i>								
Fused Disc Sw	50%			2048	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	20%			2048	**	1		
Conduit	80%			2028	\$25,000	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		Priority	
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%			2044	**	5	\$100	
Molded Case Bkrs	50%			2027	\$14,900	5	\$600	
Molded Case Bkrs	25%			2036	**	5	\$300	
Molded Case Bkrs	15%			2044	**	5	\$200	
Wiring								
Thermoplastic	50%			2028	\$13,800	1		
Thermoplastic	30%			2038	**	1		
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Variable Frequency Drive	100%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	20%			2023	\$95,100	10	\$8,700	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stage</i>								
Fluorescent	35%			2033	**	10	\$15,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Basement</i>								
Fluorescent	10%			2028	\$47,600	10	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	10%			2028	\$32,400	10	\$200	
Incandescent	10%			2023	\$47,600	2	\$100	
Incandescent	10%			2028	\$47,600	2	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lighting Control Room</i>								
<i>Explanation : All Stage Lighting Controlled By The Etc Sensor Dimming System</i>								
LED	5%			2036	**			
Egress Lighting								
Emergency, Battery	20%			2028	\$12,800	10	\$2,300	
Emergency, Battery	30%			2036	**	10	\$3,400	
Exit, LED	30%			2063	**	1		
Exit, Service	20%			2028	\$1,400	1		
Exterior Lighting								
HID	30%			2028	\$53,800	10		
No Component	70%							
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE
Asset # : 3002

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$492,100	1-3	\$30,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Strobe Lights, Horns And Smoke Detectors</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2038	**	1		
Natural Gas	95%			2038	**	1		
<hr/>								
Conversion Equipment								
Furnace	95%			2028	\$99,600	1	\$22,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 6 Are On The Roof, 7 Are Inside The Building</i>								
<i>Explanation : 13 Units (6 Roof Top Package Units, 7 Internal Units)</i>								
<hr/>								
Radiant Heater	5%			2028	\$39,400	2	\$1,100	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2028	\$390,000	2	\$2,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Roof Top Units</i>								
<hr/>								
Split Unit	30%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 8 Units. R-410a.</i>								
<hr/>								
Terminal Devices								
Fan Coil - 2 Pipe	30%			2033	**	1	\$4,600	
No Component	70%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE
Asset # : 3002

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Heat Rejection							
Air Cooled Condenser Unit	30%			2033	**	2	\$9,900
No Component	70%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,000
Exhaust Fans							
Roof	70%			2028	\$51,700	2	\$1,000
Roof	30%			2036	**	2	\$400
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2038	**	1	
Water Heater							
Gas Fired	70%			2026	\$19,000	2	\$500
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 2 Units</i>					
Gas Fired	30%			2021	\$8,100	2	\$200
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 1 Unit</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1-2 Floor</i>					
		<i>Explanation : 1 Unit</i>					
Fire Suppression							
Standpipe							
Generic	100%			2038	**	1-5	\$24,000
Sprinkler							
Generic	100%			2038	**	1-2	\$13,300

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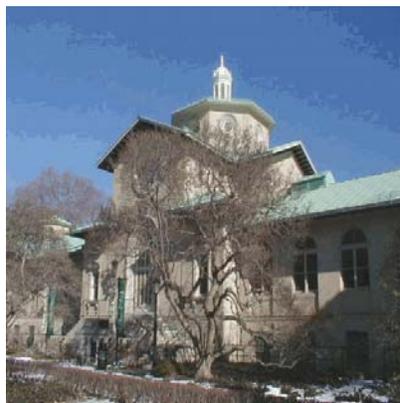
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : **05-Dec-2013** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **1183** **Lot** : **1** **BIN** : **3337842**

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$58,700	\$180,400
Interior Architecture		\$26,400
Electrical		\$477,500
Mechanical		\$861,600
Total	\$58,700	\$1,545,800
Importance Code A	\$58,700	\$180,400
Importance Code B		\$1,365,400
Total	\$58,700	\$1,545,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$12,100	\$2,600		
Interior Architecture	\$153,900		\$7,400	\$5,700
Electrical	\$1,100	\$1,600	\$900	\$1,100
Mechanical	\$8,000	\$12,400	\$8,900	\$12,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$179,000	\$20,500	\$21,200	\$23,200
Importance Code A	\$15,400	\$6,000	\$3,300	\$3,300
Importance Code B	\$162,600	\$14,500	\$17,900	\$19,800
Importance Code C	\$1,000			
Total	\$179,000	\$20,500	\$21,200	\$23,200



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
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Asset # : 2656

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Limestone	5%			LIFE	**	5	\$1,900	
Stucco Cement	95%			2030	**	5	\$117,400	
<hr/>								
Windows								
Wood	100%	Now	\$12,100	2033	**	5	\$10,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Copper/Terne	95%			2053	**	10	\$121,700	
Modified Bitumen	5%			2030	**	10	\$2,600	
<hr/>								
Interior								
Floors								
Carpet	20%			2024		3	\$18,600	
Carpet	17%	2-4	\$134,600	2027		3	\$15,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<hr/>								
Cast in Place Concrete	10%			LIFE	**	5	\$13,600	
Ceramic Tile	3%			2034	**	5	\$1,900	
Marble Panels	5%			LIFE	**	5	\$2,300	
Terrazzo	25%			LIFE	**	5	\$12,100	
Vinyl Tile	15%			2030	**	3	\$3,500	
Vinyl Tile	5%	Now	\$13,200	2025		3	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<hr/>								
Interior Walls								
Ceramic Tile	3%			2034	**	5	\$2,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,600	
Gypsum Board	15%			LIFE	**	5	\$6,000	
Plaster	67%			LIFE	**	5	\$13,300	
Wood	5%			LIFE	**	5	\$13,200	

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
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

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	5%			2038	**	5	\$1,300	
Exposed Concrete	5%	Now	\$4,100	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gas Meter Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gas Meter Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gas Meter Room</i>								
Gypsum Board	40%			LIFE	**	5	\$12,800	
Plaster	40%			LIFE	**	5	\$6,400	
Plaster	10%			LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : Vaulted Ceiling</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								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	**	5	\$900	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$900	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2025	\$134,600	10	\$21,700	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2025	\$57,700	10	\$9,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</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
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

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	
Lighting								
Egress Lighting Exit, Service	100%			2025	\$11,200	1		
Exterior Lighting Fluorescent	100%			2025	\$108,200	10	\$3,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Lightning Protection								
Arresters/Cabling Generic	100%			2028	\$72,300	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Stacks Only</i>								
Alarm								
Security System No Component Generic	70%			2030	**	1	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection No Component Generic, Digital	70%			2025	\$104,800	1-3	\$6,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2035	**	1		
Conversion Equipment Steam Boiler	100%			2038	**	1	\$33,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam Boilers And 2 Heat Exchangers - Providing Service For 3 Buildings</i>								
Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	80%			2033	**	4	\$1,300	
	20%			2035	**	4	\$500	
Terminal Devices Air Handler Convactor/Radiator Fan Coil Unit/Heat	20%			2025	\$88,900	1	\$4,200	
	20%			2030	**	1	\$2,200	
	60%			2025	\$284,000	1	\$6,600	

Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Asset # : 2656

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2033	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	80%			2030	**	1	\$12,500
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement AC Room</i>					
No Component	20%						
Distribution							
CW & CHW Wtr Pipe/Pump	80%			2035	**	4	\$2,000
No Component	20%						
Terminal Devices							
Air Handler/Cool/Ht	20%			2025	\$56,700	1	\$4,200
Fan Coil - 4 Pipe	60%			2025	\$355,200	1	\$6,600
No Component	20%						
Heat Rejection							
Water Cooling Tower	80%			2026	\$76,800	2	\$27,200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Roof Of Palm House</i>					
		<i>Explanation : On The Roof Of Adjacent Building</i>					
No Component	20%						
Ventilation							
Distribution							
Ductwork/Diffusers	30%			LIFE	**	2-5	\$5,700
No Component	70%						
Exhaust Fans							
Interior	30%			2025	\$3,900	2	\$300
No Component	70%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2035	**	1	
Water Heater							
Gas Fired	100%			2023	\$19,300	2	\$500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : This Unit Also Services The Adjacent Buildings</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Non-Submersible	100%			2025	\$4,800	4	\$700
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
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

Vertical Transport
Elevators

Hydraulic

100%

LIFE

* *

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

Location : C-3

Explanation : One 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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 10-Dec-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1182 **Lot** : 1 **BIN** : 3337842

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$370,200	\$370,200
Mechanical		\$10,086,800
Total	\$370,200	\$10,457,000
Importance Code A	\$370,200	\$10,457,000
Total	\$370,200	\$10,457,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$3,300		
Interior Architecture				
Electrical				
Mechanical	\$100	\$200	\$100	\$200
Total	\$100	\$3,500	\$100	\$200
Importance Code A		\$3,300		
Importance Code B	\$100	\$200	\$100	\$200
Importance Code C				
Total	\$100	\$3,500	\$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
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE
Asset # : 14743

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								
Stucco Cement	93%			2030	**	5	\$643,500	
Wood	7%			2030	**	5	\$96,900	
Windows								
Wood	100%			2033	**	5	\$33,000	
Parapets								
Masonry: Limestone	3%			LIFE	**	5		
Stucco Cement	22%			2030	**	5	\$400	
No Component	75%							
Roof								
Modified Bitumen	20%			2030	**	10	\$3,100	
Slate	80%			LIFE	**			
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	**	5	\$25,300	
Terrazzo	50%			LIFE	**	5	\$9,000	
Interior Walls								
Plaster	100%			LIFE	**	5	\$9,000	
Ceilings								
Plaster	100%			LIFE	**	5	\$14,500	

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	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes</i>								
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	**	5		
Wiring								
Thermoplastic	100%			2035	**	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2025	\$1,300	10	\$500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
Incandescent	100%			2025	\$1,800	2		
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
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE
Asset # : 14743

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

Alarm

Security System

No Component

70%

Generic

30%

2025

\$500

1

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : C C T V Surveillance Camera*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2025

\$1,800

1-3

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Inside**Explanation : Strobe Lights, Horn*

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

Heating

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Heat Pump Air Sourced

100%

2026

\$10,086,800

2

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Attic**Explanation : 1 Unit*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$400

Terminal Devices

Fan Coil Unit/Heat

100%

2030

* *

1

\$200

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

Conversion Equipment

Heat Pump Air Sourced

100%

2026

\$6,200

2

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 1 Unit In Attic*

Terminal Devices

Fan Coil - 4 Pipe

100%

2030

* *

1

\$200

Heat Rejection

Air Cooled Condenser Unit

100%

2030

* *

2

\$500

Plumbing

H/C Water Piping

Brass/Copper

100%

2035

* *

1

Water Heater

Electric

100%

2023

\$600

4

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	50%						
	Generic	50%			2035	**	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : **05-Dec-2013** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **1183** **Lot** : **1** **BIN** : **3378179**

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$56,000	\$547,000
Interior Architecture		\$51,200
Electrical		\$443,600
Mechanical		\$729,500
Total	\$56,000	\$1,771,300
Importance Code A	\$56,000	\$547,000
Importance Code B		\$1,224,300
Total	\$56,000	\$1,771,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$11,900	\$15,800		
Interior Architecture	\$2,700		\$9,900	
Electrical	\$1,300	\$1,200	\$1,100	\$1,300
Mechanical	\$8,000	\$26,800	\$12,600	\$11,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$27,800	\$47,800	\$27,500	\$17,100
Importance Code A	\$13,800	\$17,700	\$1,900	\$1,900
Importance Code B	\$12,800	\$30,000	\$25,600	\$15,200
Importance Code C	\$1,300			
Total	\$27,800	\$47,800	\$27,500	\$17,100



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 BOTANIC GARDEN PALM HOUSE
Asset # : 2231

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	2%	Now	\$2,000	LIFE	**	5	\$700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
Stucco Cement	10%	Now	\$9,800	2030	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Low Section Of East Facade</i>								
Window Wall	28%			2045	**	5	\$35,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Hall</i>								
<i>Explanation : Rounded Surfaces With Iron Members</i>								
Window Wall	60%			2045	**	5	\$76,400	
Windows								
Aluminum	100%			2041	**	5		
Roof								
Modified Bitumen	30%			2030	**	10	\$15,800	
Sloped Glazing	40%			LIFE	**	5	\$280,600	
Sloped Glazing	30%			LIFE	**	5	\$210,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Hall</i>								
<i>Explanation : Curved Glass With Iron Members</i>								
Interior								
Floors								
Carpet	30%			2024	\$223,500	3	\$26,300	
Cast in Place Concrete	40%			LIFE	**	5	\$51,200	
Ceramic Tile	5%			2034	**	5	\$2,900	
Quarry Tile	10%			2038	**	5	\$8,800	
Vinyl Tile	15%			2030	**	3	\$3,300	
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
Ceramic Tile	3%			2034	**	5	\$2,600	
Concrete Masonry Unit	30%			LIFE	**	5	\$10,200	
Gypsum Board	52%			LIFE	**	5	\$26,600	
Ceilings								
AcousTileSusp.Lay-In	45%			2038	**	5	\$26,300	
Exposed Concrete	20%			LIFE	**	5	\$1,800	
Metal Panel	5%			LIFE	**	5	\$3,700	
No Component	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Sloped Glass Roof - No Ceiling</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

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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 PALM HOUSE
Asset # : 2231

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Fused Disc Sw	10%			2033	**	5	\$100	
Molded Case Bkrs	90%			2033	**	5	\$900	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	75%			2025	\$94,700	10	\$26,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	25%			2025	\$31,600	10	\$9,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$26,300	10	\$4,700	
Exit, Service	50%			2025	\$5,300	1		
Exterior Lighting								
Incandescent	100%			2025	\$125,000	2	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$35,400	1	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway And Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2025	\$121,200	1-3	\$7,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations And Horn</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2045	**	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
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment							
Heat Exchanger, Plate & Frame	100%			2034	**	1	\$19,300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room In Administration Building</i>					
		<i>Explanation : Remotely Located</i>					
Distribution							
Hot Wtr Piping/Pump	100%			2033	**	4	\$1,900
Terminal Devices							
Air Handler	40%			2025	\$205,400	1	\$9,700
Convactor/Radiator	50%			2030	**	1	\$6,300
Fan Coil Unit/Heat	10%			2025	\$54,700	1	\$1,300
Air Conditioning							
Energy Source							
Electricity	100%			2033	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	50%			2025	\$155,000	1	\$9,100
Split Unit	40%			2030	**		
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
		<i>Location : 1st Floor</i>					
		<i>Explanation : 4 Units</i>					
Window/Wall Unit	10%			2020	\$7,600	1	
Distribution							
CW & CHW Wtr Pipe/Pump	50%			2035	**	4	\$1,400
No Component	50%						
Terminal Devices							
Air Handler/Cool/Ht	40%			2025	\$163,900	1	\$9,700
Fan Coil - 4 Pipe	10%			2025	\$85,500	1	\$1,300
No Component	50%						
Heat Rejection							
Air Cooled Condenser Unit	50%			2030	**	2	\$13,600
Dry Cooler	40%			2030	**	2	\$10,900
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,800
Exhaust Fans							
Interior	50%			2025	\$65,000	2	\$600
Roof	50%			2025	\$30,300	2	\$600
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2035	**	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
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$5,600	4	\$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$19,700	
Sprinkler								
No Component	60%							
Generic	40%			2035	* *	1-2	\$4,400	
Chemical System								
Generic	100%			2020	\$1,900	1-3	\$3,700	

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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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 10-Dec-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1183 **Lot** : 1 **BIN** : 3337842

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$89,300
Total		\$89,300
Importance Code A		\$89,300
Total		\$89,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$57,600		
Interior Architecture				
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$400	\$300	\$800	\$300
Total	\$500	\$57,900	\$800	\$400
Importance Code A	\$200	\$57,800	\$200	\$200
Importance Code B	\$200	\$100	\$600	\$100
Importance Code C				
Total	\$500	\$57,900	\$800	\$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
BROOKLYN BOTANIC GARDEN SERVICE GARAGE

Asset # : 2950

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								
Metal Panel	60%			2045	**	5-10	\$122,800	
Metal Coiling Doors	15%			2038	**	5	\$14,000	
Window Wall	25%			2045	**	5	\$27,900	
Roof								
Single Ply Membrane	100%			2030	**	10	\$10,100	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$15,600	
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$1,000	
Ceilings								
Exposed Struc: Steel	95%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$400	

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%			2035	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$100	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2030	**	5		
Lighting								
Interior Lighting								
HID	100%			2025	\$4,700	10	\$200	
Egress Lighting								
Exit, Battery	100%			2025	\$1,700	10	\$300	
Exterior Lighting								
HID	100%			2025	\$17,900	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$4,300	1	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								

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

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
BROOKLYN BOTANIC GARDEN SERVICE GARAGE
Asset # : 2950**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Furnace	100%			2030	* *	1	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 6 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,700	
Exhaust Fans								
Roof	100%			2025	\$7,400	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2045	* *	1		
No Component	80%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fire Suppression								
Sprinkler								
No Component	20%							
Generic	80%			2045	* *	1-2	\$1,100	

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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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : **05-Dec-2013** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **1183** **Lot** : **1** **BIN** : **3378179**

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$177,100	\$343,300
Interior Architecture	\$40,400	\$77,800
Electrical	\$107,700	\$442,100
Mechanical		\$597,200
Total	\$325,200	\$1,460,400
Importance Code A	\$177,100	\$420,200
Importance Code B	\$148,100	\$1,040,100
Total	\$325,200	\$1,460,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$27,900		\$1,300	
Interior Architecture	\$2,200		\$59,300	
Electrical	\$10,500	\$24,700	\$9,000	\$7,800
Mechanical	\$8,700	\$34,600	\$12,700	\$13,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$57,100	\$67,200	\$90,100	\$29,300
Importance Code A	\$30,700	\$2,900	\$4,100	\$2,800
Importance Code B	\$25,500	\$64,200	\$86,000	\$26,400
Importance Code C	\$900			
Total	\$57,100	\$67,200	\$90,100	\$29,300



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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
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

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								
Metal Coiling Doors	2%			2038	**	5	\$3,900	
Stucco Cement	25%	Now	\$91,000	2038	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Base Of South Green House Along East, South And West Facades</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At The Base Of Both Greenhouses</i>								
Window Wall	73%			2045	**	5	\$172,200	
Windows								
Aluminum	100%			2041	**	5	\$2,500	
Roof								
Paver: Asphalt	15%	Now	\$27,900	2028			\$139,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Basement</i>								
Sloped Glazing	85%			LIFE	**	5	\$117,700	
Interior								
Floors								
Carpet	5%			2021			\$6,400	
Cast in Place Concrete	20%			LIFE	**	5	\$37,400	
Ceramic Tile	3%			2034	**	5	\$2,600	
Panel/Paver: Cer/Brk	42%			2041	**	5	\$80,800	
Slate	5%			LIFE	**	5	\$4,500	
Vinyl Tile	25%			2030	**	3	\$8,000	
Interior Walls								
Ceramic Tile	3%			2034	**	5	\$1,800	
Concrete Masonry Unit	27%			LIFE	**	5	\$6,400	
Gypsum Board	70%			LIFE	**	5	\$25,000	
Ceilings								
AcousTileSusp.Lay-In	20%			2038	**	5	\$17,100	
Exposed Concrete	20%			LIFE	**	5	\$2,700	
Exposed Concrete	5%			LIFE	**	5	\$700	
Gypsum Board	10%			LIFE	**	5	\$10,700	
Metal Panel	5%			LIFE	**	5	\$5,300	
No Component	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : No Ceilings - Greenhouses</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
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>						
Switchgear / Switchboard								
Fused Disc Sw	10%			2035	**	5		
Molded Case Bkrs	90%			2035	**	5	\$1,400	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$400	
Ground								
Grounding Devices								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Point Of Contact Not Visible</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	**	1	\$17,600	
Generators								
Diesel	100%			2028	\$50,900	1	\$22,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Nameplate Ratings 100 Kw</i>						
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$2,100	
Fuel Storage								
Day Tank	50%			2033	**	5	\$5,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 75 Gallon Capacity</i>						
Main Tank	50%			2040	**	5	\$800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 500 Gallon Capacity</i>						
Lighting								

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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 BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2025	\$55,400	10	\$15,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	10%			2025	\$18,500	10	\$5,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Fluorescent	10%			2025	\$18,500	10	\$5,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
HID	20%			2025		10	\$400	
Incandescent	30%			2025	\$207,500	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Decorative Fixtures</i>								
Egress Lighting								
Exit, Service	100%			2020	\$15,400	1		
Exterior Lighting								
Fluorescent	50%			2025	\$91,400	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
HID	50%			2020	\$107,700	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$6,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$35,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2035	**	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
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2028	\$76,900	1	\$28,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room In Administration Building</i>						
		<i>Explanation : Hot Water Comes From Adjacent Building</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2033	* *	4	\$2,800	
Terminal Devices								
Convactor/Radiator	40%			2030	* *	1	\$7,400	
Fan Coil Unit/Heat	30%			2025	\$240,100	1	\$5,500	
Unit Heater - Steam	30%			2025	\$57,300	4	\$1,600	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2025	\$113,400	1	\$6,600	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Court Yard</i>						
Window/Wall Unit	10%			2020	\$11,100	1		
No Component	65%							
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2035	* *	4	\$1,100	
No Component	75%							
Terminal Devices								
Fan Coil - 4 Pipe	25%			2025	\$109,500	1	\$4,600	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2025	\$9,400	2	\$10,000	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$8,000	
No Component	75%							
Exhaust Fans								
Wall Unit	50%			2020	\$9,500	2	\$900	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	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
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY**

Asset # : 2375

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Pool Filter/Treatment Sand	100%			2030	**	4	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Pond Use</i>								
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-1</i>								
<i>Explanation : Two Freight Hoists</i>								
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2045	**	1-5	\$28,800	

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 10-Dec-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1183 **Lot** : 1 **BIN** : 3337842

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$81,800	\$81,800
Interior Architecture		\$55,800
Total	\$81,800	\$137,600
Importance Code A	\$81,800	\$81,800
Importance Code B		\$55,800
Total	\$81,800	\$137,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$15,600		
Interior Architecture		\$9,400		
Electrical	\$1,600	\$1,600	\$2,100	\$1,900
Mechanical	\$7,700	\$4,000	\$9,400	\$3,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$17,200	\$38,400	\$19,400	\$12,900
Importance Code A	\$1,200	\$16,100	\$1,200	\$500
Importance Code B	\$16,100	\$21,200	\$18,200	\$12,400
Importance Code C		\$1,100		
Total	\$17,200	\$38,400	\$19,400	\$12,900



*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 VISITOR CENTER

Asset # : 14730

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$31,200	
Stucco Cement	20%			2045	**	5	\$31,200	
Window Wall	70%			2055	**	5	\$163,600	
Windows								
Metal Louvers	20%			2040	**	10		
No Component	80%							
Roof								
Metal Panel	20%			2045	**	10	\$15,400	
Single Ply Membrane	80%			2035	**	10	\$33,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Green Roof With Plantings</i>								
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	**	5	\$55,800	
Mosaic Tile	3%			2045	**	5	\$2,400	
Quarry Tile	7%			2045	**	5	\$3,300	
Wood	10%			2065	**	5	\$6,000	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$2,200	
Concrete Masonry Unit	35%			LIFE	**	5	\$6,300	
Fiberglass Panel	10%			LIFE	**			
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
Gypsum Board	35%			LIFE	**	5	\$9,400	
Wood	10%			LIFE	**	5	\$18,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2045	**	5	\$4,800	
Exposed Struc: Steel	35%			LIFE	**			
Gypsum Board	50%			LIFE	**	5	\$19,900	

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%			2051	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>								
Transformers								
Dry Type	100%			2042	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Kva, 208/120 Volts</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
BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset # : 14730

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	**	5	\$100	
Raceway								
Conduit	100%			2051	**	1		
Panelboards								
Fused Disc Sw	30%			2047	**	5	\$100	
Molded Case Bkrs	70%			2047	**	5	\$400	
Wiring								
Thermoplastic	100%			2051	**	1		
Motor Controllers								
Locally Mounted	10%			2042	**	5		
Variable Frequency Drive	90%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$3,900	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fluorescent	20%			2033	**	10	\$3,900	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
Incandescent	60%			2033	**	2	\$300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Halogen Lamps</i>					
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$2,600	
Exit, LED	50%			2060	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2033	**	1	\$4,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways, Galleries, Outside</i>					
			<i>Explanation : C C T V Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$13,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors</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
BROOKLYN BOTANIC GARDEN VISITOR CENTER
Asset # : 14730

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Electricity	50%			2051	**	1	
Natural Gas	50%			2051	**	1	
Conversion Equipment							
Heat Pump Air Sourced	50%			2029	**	2	\$3,300
Hot Water Boiler	50%			2042	**	1	\$5,300
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 2 Units</i>					
Distribution							
Hot Wtr Piping/Pump	50%			2047	**	4	\$800
No Component	50%						
Terminal Devices							
Air Handler	50%			2033	**	1	\$6,600
Fan Coil Unit/Heat	50%			2030	**	1	\$3,400
Air Conditioning							
Energy Source							
Electricity	100%			2047	**	1	
Conversion Equipment							
Heat Pump Air Sourced	100%			2029	**	2	\$1,300
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
Terminal Devices							
Fan Coil - 4 Pipe	100%			2033	**	1	\$6,900
Heat Rejection							
Air Cooled Condenser Unit	100%			2033	**	2	\$14,800
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,900
Exhaust Fans							
Interior	100%			2033	**	2	\$700
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2051	**	1	
Water Heater							
Gas Fired	100%			2024	\$12,100	2	\$300
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Submersible	100%			2020	\$700	4	\$700
Backflow Preventer							
Generic	100%			2033	**	1	\$1,300
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
BROOKLYN BOTANIC GARDEN VISITOR CENTER**

Asset # : 14730

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
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B, 1</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression	Sprinkler							
	Generic	100%			2051	**	1-2	\$6,000
Chemical System	Generic	100%			2024	\$1,900	1-3	\$3,700

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 15-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1229 **Lot** : 1 **BIN** : 3031049

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$240,700	\$110,700
Interior Architecture		\$122,000
Electrical	\$61,600	
Mechanical	\$44,700	\$2,112,900
Total	\$346,900	\$2,345,500
Importance Code A	\$285,400	\$110,700
Importance Code B	\$61,600	\$2,112,900
Importance Code C		\$122,000
Total	\$346,900	\$2,345,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$13,400			\$21,000
Interior Architecture	\$36,900		\$30,900	\$5,800
Electrical	\$17,400	\$16,800	\$31,900	\$15,700
Mechanical	\$20,700	\$42,900	\$67,300	\$45,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$92,400	\$63,600	\$134,100	\$91,700
Importance Code A	\$15,400	\$5,100	\$5,100	\$26,300
Importance Code B	\$74,600	\$58,500	\$129,000	\$65,400
Importance Code C	\$2,400			
Total	\$92,400	\$63,600	\$134,100	\$91,700



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 CHILDREN'S MUSEUM
Asset # : 2601

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$110,700	
Metal Panel	10%			2052	**	5-10	\$76,100	
Mosaic Tile	60%	2-4	\$106,200	2046	**			
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Tile Expansion Joints</i>								
Window Wall	10%			2052	**	5	\$41,500	
Windows								
Aluminum	87%	Now	\$6,400	2042	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Broken Window By Stair At 2nd Floor</i>								
Metal Louvers	3%			2039	**	10	\$1,600	
Steel	10%			2048	**	5	\$11,000	
Parapets								
Cast in Place Concrete	40%			LIFE	**	5	\$15,900	
Glazed Ceramic Panel	52%	2-4	\$3,800	2052	**	5	\$2,500	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 15%</i>								
<i>Location : Tile Expansion Joints</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
<i>Explanation : Mosaic Tiles.</i>								
Metal Panel	3%			2052	**	5	\$400	
Stucco Cement	5%			2039	**	5	\$500	
Roof								
IRMA/Protected Membrane	35%			2031	**	10	\$43,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof Top Courtyard Membrane, Various Locations</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Top Paver Replacement</i>								
Panel/Paver: Cer/Brk	50%	2-4	\$35,300	2046	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mosaic Tile Roof Expansion Joints</i>								
Single Ply Membrane	15%	4+	\$1,300	2031	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
Interior								
Floors								
Carpet	40%			2027		3	\$92,800	
Cast in Place Concrete	10%			LIFE	**	5	\$33,800	
Ceramic Tile	5%			2039	**	5	\$7,700	
Vinyl Tile	30%			2031	**	3	\$23,200	
Wood	15%			2054	**	5	\$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
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
Ceramic Tile	3%			2039	**	5	\$4,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,200	
Glass: Single Pane	2%			LIFE	**	5	\$2,400	
Gypsum Board	60%			LIFE	**	5	\$57,800	
Masonry: Brick	5%			LIFE	**			
Wood	10%			LIFE	**	5	\$64,200	
Ceilings								
AcousTileSusp.Lay-In	35%			2043	**	5	\$54,100	
Exposed Concrete	5%			LIFE	**	5	\$1,200	
Exposed Struc: Steel	45%			LIFE	**			
Exposed Struc: Wood	5%			LIFE	**			
Gypsum Board	10%	4+	\$3,100	LIFE	**	5	\$19,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : 2nd Floor Library By Roof Top Courtyard Window</i>								
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : 2nd Floor Library By Roof Top Courtyard Window</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								
Service Equipment								
Fused Disc Sw	100%			2052	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Electrical Room</i>								
<i>Explanation : 4000 Amperes Service</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	**	5	\$400	
Raceway								
Conduit	50%			2052	**	1		
Conduit	50%			2036	**	1		
Panelboards								
Fused Disc Sw	15%			2048	**	5	\$400	
Molded Case Bkrs	40%			2048	**	5	\$1,100	
Molded Case Bkrs	45%			2034	**	5	\$1,200	
Wiring								
Thermoplastic	50%			2036	**	1		
Thermoplastic	50%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
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
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

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	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$31,800	
Generators								
Diesel	100%			2035	**	1	\$40,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 250kw Generator</i>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$3,800	
Fuel Storage								
Main Tank	100%			2054	**	5	\$3,000	
Lighting								
Interior Lighting								
Fluorescent	65%			2031	**	10	\$61,600	
HID	35%			2031	**	10	\$1,200	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$12,500	
Exit, LED	50%			2054	**	1		
Exterior Lighting								
Fluorescent	50%			2031	**	10	\$4,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Soffits</i>								
HID	50%			2031	**	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2031	**	1	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrances And Exterior</i>								
<i>Explanation : CCTV System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$65,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	20%			2036	**	1		
Natural Gas	80%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Underground Wells</i>								
<i>Explanation : Geothermal Wells Installed</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
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	20%			2031	**	1	\$10,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Vav Boxes</i>							
	<i>Explanation : Electric Re-heat Coils</i>							
Heat Exchanger, Plate & Frame	20%			2035	**	1	\$10,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Geothermal Heat/ Cooling</i>							
Hot Water Boiler	60%	2-4	\$44,700	2031	**	1	\$27,600	
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Tubes And Headers</i>							
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$28,800	
Hot Wtr Piping/Pump	50%			2042	**	4	\$2,500	
Terminal Devices								
Air Handler	80%			2031	**	1	\$51,100	
Fan Coil Unit/Heat	20%			2031	**	1	\$6,700	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2027	\$2,054,000	2	\$6,300	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$134,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$63,900	
Heat Rejection								
Water Cooling Tower	100%			2030	**	2	\$104,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,600	
Exhaust Fans								
Interior	90%			2031	**	2	\$2,800	
Roof	10%			2031	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Gas Fired	100%			2024	\$58,900	2	\$1,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 150 - Gallon Unit</i>							
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
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Sump Pump(s) Non-Submersible	100%			2026	\$14,700	4	\$2,200
Sewage Ejector(s) Electric	100%			2031	* *	4	\$6,200
Backflow Preventer Generic	100%			2031	* *	1	\$6,300
Fixtures Generic	100%						
Vertical Transport							
Elevators Hydraulic	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1st To 2nd Floor</i>					
		<i>Explanation : 3 Units</i>					
Fire Suppression							
Sprinkler Generic	100%			2046	* *	1-2	\$28,900

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G
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 : 28-Jan-2014 **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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$272,400	\$631,700
Interior Architecture	\$171,100	\$930,500
Electrical	\$2,868,000	\$597,100
Mechanical	\$31,000	\$5,893,600
Total	\$3,342,500	\$8,052,700
Importance Code A	\$272,400	\$631,700
Importance Code B	\$2,938,100	\$6,855,600
Importance Code C	\$132,000	\$565,500
Total	\$3,342,500	\$8,052,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$27,800	\$21,500	\$27,300	\$600
Interior Architecture	\$6,800		\$35,500	
Electrical	\$51,200	\$54,100	\$33,000	\$28,600
Mechanical	\$44,400	\$37,800	\$59,300	\$31,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$141,900	\$125,300	\$167,000	\$72,000
Importance Code A	\$27,800	\$21,500	\$27,300	\$600
Importance Code B	\$114,100	\$103,800	\$139,700	\$71,400
Total	\$141,900	\$125,300	\$167,000	\$72,000



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 MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$59,800	LIFE	**	5	\$24,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Spandrels At West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Spandrels At West Facade</i>								
Masonry: Brick	15%	Now	\$96,000	LIFE	**	5	\$14,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Section G West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Section C South Facade And Section G West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section C South Facde</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Section C At Stair D</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,600	
Masonry: Limestone	50%			LIFE	**	5	\$36,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$31,600	
Window Wall	15%			2051	**	5	\$54,700	
Windows								
Aluminum	35%			2047	**	5	\$1,200	
Aluminum	5%	Now	\$7,600	2050	**	5	\$100	
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair D At Section C</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair D At Section C</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair D At Section C</i>								
Metal Clad	40%			2033	**	5	\$8,300	
Wood	20%	Now	\$20,300	2050	**	5	\$3,300	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$1,700	
Masonry: Limestone	55%			LIFE	**	5	\$4,800	
Metal Rail	20%			2038	**	5-10	\$25,300	

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 MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2030	**	10	\$5,400	
IRMA/Protected Membrane	15%			2030	**	10	\$16,100	
			<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Over Front Entrance</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Over Front Entrance</i>					
			<i>Explanation : This Roof Is Described As American Hydrotech</i>					
Metal Panel	15%	Now	\$39,600	2038	**			
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Over Section D</i>					
			<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Over Section F</i>					
Paver: Asphalt	22%			2028	\$230,800	10	\$35,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Sections C And G</i>					
			<i>Explanation : Modified Membrane Under Concrete Pavers</i>					
Plaza Roof: Stone Panels	15%	Now	\$77,000	2035	**			
			<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Over Dome At Section C</i>					
			<i>Explanation : Cracks, Caulking Missing</i>					
Skylight, Metal/Glass Sloped Glazing	5%			2045	**	10	\$17,900	
Sloped Glazing	5%			LIFE	**	5	\$71,500	
Sloped Glazing	18%			LIFE	**	5	\$257,500	
Interior								
Floors								
Carpet	10%			2024	\$377,000	3	\$40,600	
Cast in Place Concrete	20%			LIFE	**	5	\$118,500	
Ceramic Tile	5%			2034	**	5	\$13,500	
Glass Block	5%			2060	**	1		
Panel/Paver: Cer/Brk	5%			2041	**	5	\$30,500	
Marble Panels	5%			LIFE	**	5	\$10,200	
Terrazzo	5%			LIFE	**	5	\$10,600	
Vinyl Tile	20%			2030	**	3	\$20,300	
Wood	25%			2053	**	5	\$126,900	
Interior Walls								
Gypsum Board	25%			LIFE	**	5	\$226,200	
Plaster	70%			LIFE	**	5	\$316,700	
Plaster	5%	Now	\$132,000	LIFE	**	5	\$22,600	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Stair D At Section C</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Stair D At Section C</i>					

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2038	**	5	\$51,200	
AcousTileSusp.Lay-In	25%			2038	**	5	\$68,300	
Glass: Susp Panels	10%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$68,300	
Plaster	5%	Now	\$39,100	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Building C, Main Stair Tower South Side</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Building C, Main Stair Tower - South Side</i>								
Plaster	25%			LIFE	**	5	\$42,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2038	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (2) 750 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2045	**	5	\$800	
Molded Case Bkrs	20%	2-4	\$21,300	2055	**	5	\$600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	70%			2025	\$86,000	1		
Conduit	30%			2045	**	1		
Panelboards								
Molded Case Bkrs	70%			2024	\$102,700	5	\$4,400	
Molded Case Bkrs	30%			2041	**	5	\$1,900	
Wiring								
Thermoplastic	30%			2045	**	1		
Thermoplastic	50%			2035	**	1		
Thermoplastic	20%			2025	\$24,600	1		
Motor Controllers								
Locally Mounted	30%			2023	\$383,800	5	\$500	
Motor Control Center	60%			2038	**	5	\$3,900	
Variable Frequency Drive	10%			2042	**			
Stand-by Power								
Transfer Switches								
Automatic	50%			2030	**	1	\$36,500	
Automatic	30%			2023	\$2,900	1	\$21,900	
Automatic	20%			2038	**	1	\$14,600	

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	2%			2033	**	10	\$4,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	6%			2033	**	10	\$13,000	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Incandescent	90%			2020	\$2,820,900	2	\$4,700	
LED	2%			2033	**			
Egress Lighting								
Emergency, Service	10%			2030	**	1		
Emergency, Service	37%			2020	\$47,100	1		
Emergency, Battery	3%			2025	\$10,500	10	\$1,700	
Exit, LED	5%			2053	**	1		
Exit, Service	35%			2020	\$24,400	1		
Exit, Service	10%			2025	\$7,000	1		
Exterior Lighting								
HID	100%			2030	**	10	\$700	
Alarm								
Security System								
No Component	20%							
Generic	80%			2030	**	1	\$70,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$146,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : From Wing H</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2035	**	4	\$17,500	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	70%			2025	\$2,383,600	1	\$102,600	
Convactor/Radiator	30%			2030	**	1	\$23,000	
Air Conditioning								
Energy Source								
Electricity	60%			2033	**	1		
No Component	40%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Chilled Water From Wing H</i>						
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	60%			2025	\$1,819,100	2	\$8,700	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 4 Package Units, Roof</i>						
No Component	40%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Chilled Water Is From Wing H</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2035	**	4	\$7,000	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2025	\$651,800	1	\$58,600	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$132,200	
Exhaust Fans								
Interior	70%			2025	\$603,100	2	\$5,100	
Roof	30%			2025	\$120,600	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2025	\$69,700	4	\$9,400	
Backflow Preventer								
Generic	100%			2030	**	1	\$14,500	
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
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : B-1</i>						
		<i>Explanation : 1 Unit Wing E</i>						
Hydraulic	50%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit Wing C</i>						
Fire Suppression								
Standpipe								
Generic	100%			2035		**	1-5	\$119,500
Sprinkler								
No Component	55%							
Generic	45%			2045		**	1-2	\$29,900
Fire Pump								
Generic	100%			2028	\$155,900		1	\$44,300
Chemical System								
Generic	100%			2020	\$2,100		1-3	\$3,700

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 28-Jan-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Roof, Floors 1,2,3,4,5,6
Block : 1183 **Lot** : 26 **BIN** : 3029667

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$170,500	\$548,500
Interior Architecture		\$65,200
Electrical	\$809,000	\$221,800
Total	\$979,500	\$835,600
Importance Code A	\$170,500	\$548,500
Importance Code B	\$809,000	\$287,100
Total	\$979,500	\$835,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,300	\$16,100		
Interior Architecture	\$3,000		\$17,900	
Electrical	\$8,600	\$67,000	\$9,400	\$8,200
Mechanical	\$14,800	\$21,100	\$21,300	\$12,200
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$33,600	\$110,100	\$54,500	\$26,400
Importance Code A	\$1,300	\$16,100		
Importance Code B	\$32,300	\$94,100	\$54,500	\$26,400
Importance Code C				
Total	\$33,600	\$110,100	\$54,500	\$26,400



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
BROOKLYN MUSEUM WEST WINGS A AND B
Asset # : 4120

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	**	5	\$28,000	
Masonry: Limestone	65%			LIFE	**	5	\$45,500	
Metal Panel	5%			2045	**	5-10	\$32,100	
Windows								
Metal Clad	100%			2033	**	5	\$161,500	
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$2,000	
Masonry: Limestone	50%			LIFE	**	5	\$3,100	
Metal Rail	10%			2038	**	5-10	\$8,900	
Roof								
IRMA/Protected Membrane	10%			2030	**	10	\$7,300	
Metal Panel	20%			2038	**	10	\$26,800	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Metal Section Between Parapet And Skylight</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Metal Roof Section Between Parapet And Skylight</i>					
			<i>Explanation : Rubber Membrane Over Metal Roof</i>					
Plaza Roof: Stone Panels	15%	Now	\$52,500	2035	**			
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Ziggurat</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Ziggurat</i>					
			<i>Explanation : Cracking, Sealant Failure</i>					
Single Ply Membrane	5%	Now	\$1,300	2025			\$13,400	
			<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Mechanical Room West Gallery</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Over Mechanical Room, West Gallery</i>					
Skylight, Metal/Glass	5%	Now	\$117,900	2045	**			
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : At Intersection With Ziggurat</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : At Intersection Of Ziggurat And Lower Roof</i>					
Skylight, Metal/Glass	10%			2045	**	10	\$24,400	
Sloped Glazing	35%			LIFE	**	5	\$341,600	
Interior								
Floors								
Carpet	25%			2024			\$44,700	
Cast in Place Concrete	25%			LIFE	**	5	\$65,200	
Ceramic Tile	5%			2034	**	5	\$6,000	
Terrazzo	5%			LIFE	**	5	\$4,700	
Vinyl Tile	20%			2030	**	3	\$8,900	
Wood	20%			2053	**	5	\$44,700	

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 MUSEUM WEST WINGS A AND B
Asset # : 4120

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	35%			LIFE	**	5	\$32,500	
Plaster	65%			LIFE	**	5	\$30,200	
Ceilings								
AcousTileSusp.Lay-In	50%			2038	**	5	\$59,600	
Gypsum Board	20%			LIFE	**	5	\$29,800	
Plaster	30%			LIFE	**	5	\$22,400	
Electrical								
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%			2035	**	5	\$300	
Raceway								
Conduit	90%			2025	\$52,500	1		
Conduit	10%			2045	**	1		
Panelboards								
Molded Case Bkrs	20%			2041	**	5	\$400	
Molded Case Bkrs	80%			2024	\$26,100	5	\$1,400	
Wiring								
Thermoplastic	10%			2045	**	1		
Thermoplastic	90%			2025	\$49,400	1		
Motor Controllers								
Locally Mounted	100%			2023	\$119,900	5	\$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2023	\$7,700	1	\$20,900	
Lighting								
Interior Lighting								
Fluorescent	10%			2020	\$24,000	10	\$6,200	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
Incandescent	90%			2020	\$809,000	2	\$1,400	
Egress Lighting								
Emergency, Service	50%			2020	\$18,200	1		
Exit, Service	50%			2020	\$10,000	1		
Exterior Lighting								
HID	100%			2030	**	10	\$200	
Alarm								
Security System								
No Component	20%							
Generic	80%			2030	**	1	\$20,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A AND B
Asset # : 4120

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

Alarm

Fire/Smoke Detection Generic, Digital	100%			2030	**	1-3	\$41,900	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors

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

Heating

Energy Source Plant Campus Steam / PRV	100%			2035	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Steam Is From H Wing

Distribution Central Plant Steam Piping/Pmp	100%			2045	**	4	\$3,400	
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Other Observation, Extent : Severe, Area Affected : 100%

Location : Throughout

Explanation : Heat Supply From H Wing

Terminal Devices Air Handler	80%			2030	**	1	\$33,600	
Convector/Radiator	20%			2038	**	1	\$4,400	

Air Conditioning

Distribution CW & CHW Wtr Pipe/Pump	100%			2035	**	4	\$5,000	
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Terminal Devices Air Handler/Cool/Ht	100%			2030	**	1	\$42,000	
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Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,900	
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Exhaust Fans Interior	100%			2030	**	2	\$2,100	
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Plumbing

H/C Water Piping Brass/Copper	100%			2045	**	1		
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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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Fixtures Generic	100%							
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Vertical Transport

*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 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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-5</i>						
		<i>Explanation : 1 Unit B Wing</i>						
Fire Suppression								
Standpipe								
Generic	100%			2045		* *	1-5	\$34,300
Sprinkler								
Generic	100%			2045		* *	1-2	\$19,000
Fire Pump								
Generic	100%			2034		* *	1	\$12,700

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 28-Jan-2014 **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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$707,300	\$1,225,400
Interior Architecture		\$413,400
Electrical	\$683,100	\$72,200
Mechanical	\$166,400	\$2,520,800
Total	\$1,556,700	\$4,231,800
Importance Code A	\$707,300	\$1,225,400
Importance Code B	\$849,500	\$2,707,100
Importance Code C		\$299,200
Total	\$1,556,700	\$4,231,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$5,200		
Interior Architecture	\$10,400		\$18,300	
Electrical	\$17,100	\$40,900	\$19,200	\$13,500
Mechanical	\$53,700	\$54,200	\$52,300	\$43,100
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$104,900	\$124,000	\$113,400	\$80,200
Importance Code A	\$8,500	\$13,900	\$8,500	\$8,500
Importance Code B	\$89,100	\$110,100	\$104,900	\$71,700
Importance Code C	\$7,300			
Total	\$104,900	\$124,000	\$113,400	\$80,200



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

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								
Pre-Cast Concrete	100%	Now	\$362,700	LIFE	**	5	\$653,800	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	100%	Now	\$169,500	2041	**	5	\$9,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Sixth Floor, South East Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South East Corner, Sixth Floor</i>								
Parapets								
Masonry: Brick	5%			LIFE	**	5	\$500	
Pre-Cast Concrete	95%	Now	\$72,400	LIFE	**	5	\$58,400	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
Roof								
IRMA/Protected Membrane	90%	Now	\$102,700	2025			\$513,300	
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	10%			2030	**	10	\$5,200	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Service Station On West Side</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Sevice Station On West Side</i>								
<i>Explanation : This Roof Is Actually Described As American Hydrotech.</i>								
Interior								
Floors								
Carpet	15%			2024			\$27,400	
Cast in Place Concrete	10%			LIFE	**	5	\$26,600	
Ceramic Tile	5%			2034	**	5	\$6,100	
Terrazzo	10%			LIFE	**	5	\$9,500	
Vinyl Tile	60%			2030	**	3	\$27,400	
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$14,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$11,700	
Gypsum Board	70%			LIFE	**	5	\$123,200	
Wood	15%			LIFE	**	5	\$176,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

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	15%			2038	**	5	\$18,300	
Exposed Concrete	10%			LIFE	**	5	\$1,900	
Gypsum Board	75%			LIFE	**	5	\$114,200	
Electrical								
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%			2035	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two 2500 Amperes, One 3000 Amperes And One 4000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	50%			2045	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : One 3000 Amperes And One 2500 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2038	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : (4) 1000 Kva, (2)750 Kva, 480/277 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2045	**	5	\$300	
Molded Case Bkrs	10%			2045	**	5	\$200	
Raceway								
Conduit	70%			2025	\$40,800	1		
Conduit	20%			2035	**	1		
Conduit	10%			2045	**	1		
Panelboards								
Fused Disc Sw	5%			2041	**	5	\$100	
Molded Case Bkrs	20%			2041	**	5	\$500	
Molded Case Bkrs	25%			2033	**	5	\$600	
Molded Case Bkrs	50%			2024	\$20,400	5	\$1,100	
Wiring								
Thermoplastic	20%			2045	**	1		
Thermoplastic	60%			2035	**	1		
Thermoplastic	20%			2025	\$11,000	1		
Motor Controllers								
Locally Mounted	5%			2023	\$10,000	5		
Motor Control Center	60%			2030	**	5	\$1,400	
Motor Control Center	30%			2038	**	5	\$700	
Variable Frequency Drive	5%			2038	**			

Ground

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	30%			2038	**	1	\$7,900	
Automatic	50%			2030	**	1	\$13,200	
Automatic	20%			2023	\$1,500	1	\$5,300	
Generators								
Diesel	100%			2034	**	1	\$33,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Generator Rated @ 750 Kw</i>						
Batteries								
Lead/Acid	100%			2019	\$1,600	5	\$3,200	
Fuel Storage								
Day Tank	50%			2041	**	5	\$8,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 1000 Gallon Capacity</i>						
Main Tank	50%			2053	**	5	\$1,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 2000 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	60%			2020	\$181,800	10	\$47,200	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	40%			2020	\$454,000	2	\$800	
Egress Lighting								
Emergency, Service	10%			2030	**	1		
Emergency, Service	40%			2020	\$18,400	1		
Exit, Service	30%			2020	\$7,600	1		
Exit, Service	20%			2030	**	1		
Exterior Lighting								
HID	100%			2030	**	10	\$300	
Alarm								
Security System								
No Component	20%							
Generic	80%			2030	**	1	\$25,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Inside And Outside The Building</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						

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DEPARTMENT OF CULTURAL AFFAIRS - 126

BROOKLYN MUSEUM WING H

Asset # : 4121

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2030 * * 1-3 \$52,900

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

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2045 * * 1

Conversion Equipment
Steam Boiler

100% 2030 * * 1 \$85,000

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

Location : Boiler Room

Explanation : 3 Units (2 Lg For Heating, 1 Sm For Humidification)

Distribution

Central Plant Steam
Piping/Pmp

100% 2035 * * 4 \$6,300

Terminal Devices

Air Handler
Convactor/Radiator
Fan Coil Unit/Heat

60% 2025 \$739,800 1 \$31,900

20% 2030 * * 1 \$5,500

20% 2025 \$262,700 1 \$5,500

Air Conditioning

Energy Source
Electricity

100% 2041 * * 1

Conversion Equipment

Centrifugal,Compressor
Turbine

100% 2034 * * 1 \$92,900

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : Mechanical Room

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

Location : Mechanical Room

Explanation : 2 More Chillers Added (4 Total)

Distribution

CW & CHW Wtr
Pipe/Pump

100% 2045 * * 4 \$4,200

Terminal Devices

Air Handler/Cool/Ht

100% 2025 \$983,500 1 \$53,100

Heat Rejection

Water Cooling Tower
Water Cooling Tower

50% 2026 \$166,400 2 \$43,200

50% 2019 \$166,400 2 \$43,200

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$47,900

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation							
Exhaust Fans							
Interior	100%		2025	\$312,000	2	\$2,600	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2035	**	1		
HW Heat Exchanger							
Steam Fired	100%		2051	**	4	\$12,700	
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	**	1		
Sump Pump(s)							
Submersible	100%		2019	\$3,000	4	\$2,700	
Sewage Ejector(s)							
Electric	100%		2030	**	4	\$3,400	
Backflow Preventer							
Generic	100%		2025	\$22,300	1	\$5,300	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : (2) B-5 Passenger; (1) B-6 Staff, (1) B-6 Freight</i>					
		<i>Explanation : 4 Units (2 Passenger, 1 Staff, 1 Freight)</i>					
Fire Suppression							
Standpipe							
Generic	100%		2035	**	1-5	\$43,300	
Sprinkler							
Generic	100%		2045	**	1-2	\$24,000	
Fire Pump							
Generic	100%		2028	\$56,500	1	\$16,000	

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 20-Jun-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,5,9,12,15,ph
Block : 1009 **Lot** : 1 **BIN** : 1023449

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$119,200	\$616,000
Interior Architecture	\$228,200	\$794,800
Electrical		\$991,300
Mechanical	\$106,000	\$3,068,200
Total	\$453,400	\$5,470,300
Importance Code A	\$119,200	\$616,000
Importance Code B	\$334,200	\$4,592,400
Importance Code C		\$261,900
Total	\$453,400	\$5,470,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$10,400	\$31,400	
Interior Architecture	\$6,200		\$36,300	
Electrical	\$70,800	\$54,700	\$52,600	\$65,100
Mechanical	\$130,000	\$145,400	\$120,100	\$148,700
Elevators/Escalators	\$154,800	\$154,800	\$154,800	\$154,800
Total	\$361,700	\$365,300	\$395,100	\$368,500
Importance Code A	\$8,800	\$10,400	\$32,000	
Importance Code B	\$352,800	\$354,900	\$363,100	\$368,500
Importance Code C				
Total	\$361,700	\$365,300	\$395,100	\$368,500



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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126

CARNEGIE HALL

Asset #: 2399

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$174,400	
Masonry: Brick	20%			LIFE	**	5	\$44,600	
Masonry: Brick	60%			LIFE	**	5	\$133,900	
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Level</i>								
Masonry: Granite	3%			LIFE	**	5	\$5,000	
Window Wall	7%			2051	**	5	\$58,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Hall</i>								
Windows								
Wood	70%			2041	**	5	\$238,400	
Wood	30%			2033	**	5	\$102,200	
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	**	5	\$41,600	
Metal Cornice	30%			2040	**	10	\$10,400	
Metal/Glass Curt Wall	10%			2051	**	5	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Around Plaza Roof Over The 8th Floor</i>								
<i>Explanation : Recent Construction. This Component Is Actually Glass Panels.</i>								
Metal Rail	10%			2038	**	5-10	\$19,400	
Roof								
Plaza Roof: Stone Panels	40%			2051	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Plaza Roof/ Garden Over The 8th Floor</i>								
<i>Explanation : Recent Replacement</i>								
Skylight, Metal/Glass	5%			2045	**	10	\$13,700	
Under Construction	55%							
Interior								
Floors								
Carpet	10%			2024	\$577,600	3	\$62,200	
Cast in Place Concrete	5%			LIFE	**	5	\$45,400	
Ceramic Tile	3%			2034	**	5	\$12,400	
Terrazzo	2%			LIFE	**	5	\$6,500	
Vinyl Tile	10%			2033	**	3	\$15,600	
Vinyl Tile	20%			2030	**	3	\$31,100	
Wood	10%			2053	**	5	\$77,800	
Wood	40%			2065	**	5	\$311,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126

CARNEGIE HALL

Asset # : 2399

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$8,400	
Gypsum Board	15%			LIFE	**	5	\$38,000	
Gypsum Board	40%			LIFE	**	5	\$101,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	15%			LIFE	**	5	\$19,000	
Plaster	15%			LIFE	**	5	\$19,000	
Wood	5%			LIFE	**	5	\$84,500	
Ceilings								
AcousTileSusp.Lay-In	10%			2038	**	5	\$41,500	
AcousTileSusp.Lay-In	35%			2045	**	5	\$145,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$3,200	
Gypsum Board	10%			LIFE	**	5	\$51,900	
Gypsum Board	10%			LIFE	**	5	\$51,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	15%			LIFE	**	5	\$38,900	
Plaster	15%			LIFE	**	5	\$38,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Switches Rated @ 5000 Amperes, 4000 Amperes And 2000 Amperes</i>								
Transformers								
Dry Type	100%			2042	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 45 Kva And 75 Kva</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	**	5	\$1,300	
Raceway								
Conduit	10%			2025		1	\$24,600	
Conduit	90%			2051	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

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								
Panelboards								
Fused Disc Sw	10%			2033	**	5	\$700	
Fused Disc Sw	10%			2047	**	5	\$700	
Molded Case Bkrs	70%			2047	**	5	\$5,500	
Molded Case Bkrs	10%			2024	\$14,700	5	\$800	
Wiring								
Braided Cloth	10%	0-2	\$24,600	2050	**	1		
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Upper Floors</i>					
Thermoplastic	90%			2051	**	1		
Motor Controllers								
Locally Mounted	20%			2030	**	5	\$400	
Motor Control Center	60%			2042	**	5	\$4,900	
Variable Frequency Drive	20%			2042	**			
Ground								
Grounding Devices								
Not Accessible	50%							
Generic	50%			LIFE	**	5	\$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$91,700	
Generators								
Diesel	100%			2038	**	1	\$115,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Emergency Generator Rated @ 750 Kw</i>					
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$11,000	
Fuel Storage								
Day Tank								
	50%			2047	**	5	\$27,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 275 Gallon Capacity</i>					
Main Tank	50%			2060	**	5	\$4,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 275 Gallon Capacity</i>					

Lighting

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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
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$54,700	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	30%			2033	**	10	\$82,000	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Corridors</i>							
Fluorescent	10%			2033	**	10	\$27,300	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Upper Floors</i>							
Incandescent	20%			2025	\$788,100	2	\$1,300	
Incandescent	20%			2033	**	2	\$1,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways, Function Rooms</i>							
	<i>Explanation : Halogen Bulbs</i>							
Egress Lighting								
Emergency, Service	40%			2033	**	1		
Emergency, Battery	10%			2033	**	10	\$7,200	
Exit, LED	50%			2060	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$900	
Alarm								
Security System								
No Component	30%							
Generic	70%			2033	**	1	\$77,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways. Function Rooms And Offices</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$183,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors</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								
Utility Steam	100%			2035	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : From Con Ed</i>							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Heater Exchangers Converting Steam To Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2033	**	4	\$13,200	
Central Plant Steam Piping/Pmp	10%			2035	**	4	\$2,200	
Terminal Devices								
Air Handler	40%			2030	**	1	\$73,700	
Convactor/Radiator	55%			2038	**	1	\$52,900	
Fan Coil Unit/Heat	5%			2030	**	1	\$4,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2028	\$1,722,700	1	\$161,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Sub-basement</i>								
Centrifugal, Elec Chiller	50%			2038	**	1	\$161,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2035	**	4	\$11,000	
CW & CHW Wtr Pipe/Pump	50%			2051	**	4	\$11,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$184,300	
Heat Rejection								
Water Cooling Tower	100%			2026	\$1,155,300	2	\$299,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$166,200	
Exhaust Fans								
Interior	15%			2030	**	2	\$1,400	
Roof	85%			2030	**	2	\$7,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Electric	25%			2020	\$67,100	4	\$700	
No Component	75%							
HW Heat Exchanger								
Steam Fired	100%			2051	**	4	\$44,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Sump Pump(s) Submersible	100%			2019	\$10,300	4	\$9,400
Sewage Ejector(s) Electric	100%			2030	**	4	\$11,900
Backflow Preventer Generic	100%			2025	\$77,400	1	\$18,300
Fixtures Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	60%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
	<i>Location : Throughout</i>						
	<i>Explanation : 6 Units</i>						
Hydraulic	40%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
	<i>Location : Throughout</i>						
	<i>Explanation : 4 Units</i>						
Escalators							
Under 20' Rise	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Main Theater</i>						
	<i>Explanation : 2 Units</i>						
Fire Suppression							
Standpipe							
Generic	100%			2045	**	1-5	\$150,300
Sprinkler							
No Component Generic	30% 70%			2045	**	1-2	\$58,400
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
	<i>Location : Main Theater</i>						
	<i>Explanation : No Sprinkler</i>						
Fire Pump							
Generic	100%			2034	**	1	\$55,700
Chemical System							
Generic	100%			2020	\$2,100	1-3	\$3,700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Kitchens</i>						
	<i>Explanation : 2 Sets</i>						

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 14-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 353 **Lot** : 54 **BIN** : 1004301

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$73,400	\$36,500
Interior Architecture	\$4,594,400	\$1,261,700
Electrical	\$328,900	\$1,151,100
Mechanical		\$111,100
Total	\$4,996,700	\$2,560,500
Importance Code A	\$73,400	\$36,500
Importance Code B	\$3,994,600	\$1,551,100
Importance Code C	\$928,700	\$972,900
Total	\$4,996,700	\$2,560,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$27,300		\$4,300	
Interior Architecture				\$3,700
Electrical	\$10,000	\$2,000	\$2,700	\$3,100
Mechanical	\$11,000	\$9,300	\$7,200	\$7,200
Site Pavements	\$13,700			
Total	\$61,900	\$11,400	\$14,200	\$14,000
Importance Code A	\$31,700	\$4,500	\$8,800	\$4,500
Importance Code B	\$27,500	\$6,900	\$5,400	\$9,600
Importance Code C	\$2,700			
Total	\$61,900	\$11,400	\$14,200	\$14,000



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DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$73,000	
Masonry: Granite	2%			LIFE	**	5	\$1,600	
Masonry: Limestone	23%			LIFE	**	5	\$18,000	
Metal Panel	5%			2048	**	5-10	\$17,900	
Windows								
Aluminum	75%			2044	**	5	\$2,600	
Wood	25%			2036	**	5	\$8,700	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$20,000	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : On Parapet Walls</i>				
				<i>Explanation : Bluestone Copings</i>				
Masonry: Brick	90%			LIFE	**	5-10	\$43,300	
Roof								
Modified Bitumen	70%			2036	**	10	\$31,600	
Single Ply Membrane	30%			2036	**	10	\$13,500	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Sloping Roof Sections</i>				
				<i>Explanation : Synthetic/ Composite Slate Roof Tiles</i>				
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$3,400	

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

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	20%	Now	\$414,100	LIFE	**	5	\$87,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Basement</i>								
Ceramic Tile	10%	2-4	\$77,200	2031	**	5	\$10,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Sheet Vinyl/Rubber Vinyl Tile 9" X 9"	5%			2033	**	5	\$15,000	
	15%	Now	\$328,900	2038	**	3	\$11,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various</i>								
<i>Loose Units, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Various</i>								
Wood	50%	0-2	\$1,969,800	2056	**	5	\$93,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various</i>								
Interior Walls								
Ceramic Tile	10%	2-4	\$268,500	2024	\$895,000	5	\$16,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Gypsum Board	10%			LIFE	**	5-10	\$55,200	
Plaster	80%	4+	\$624,400	LIFE	**	5	\$78,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various</i>								
Ceilings								
Exposed Concrete	15%	4+	\$196,000	LIFE	**	5	\$4,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Plaster	85%	2-4	\$679,700	LIFE	**	5	\$108,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

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								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$11,000	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	90%			2041		**		
Pavers/Stone	10%	2-4	\$2,700	2031		**		
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Exterior Street Entrances</i>								
<i>Explanation : Stone Steps Are Deteriorating And Needs Pointing</i>								
<hr/>								
Parking/Driveway								
Asphalt	100%			2037		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$20,800	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 600 Amperes.</i>								
<hr/>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$48,800	2058		**	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<hr/>								
Raceway								
Conduit	50%			2038		**	1	
Conduit	50%			2028	\$26,700		1	
<hr/>								
Panelboards								
Fused Disc Sw	5%			2036		**	\$100	
Molded Case Bkrs	45%			2027	\$16,800		\$1,100	
Molded Case Bkrs	50%			2036		**	\$1,200	
<hr/>								
Wiring								
Thermoplastic	80%			2028	\$40,200		1	
Thermoplastic	20%			2038		**	1	
<hr/>								
Motor Controllers								
Variable Frequency Drive	100%			2033		**		

Ground

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,500	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	88%			2028	\$794,300	10	\$72,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2028	\$90,300	10	\$8,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$60,800	10	\$10,900	
Exit, Service	50%			2028	\$6,400	1		
Exterior Lighting								
HID	5%			2028	\$17,000	10		
No Component	95%							
Alarm								
Security System								
No Component	85%							
Generic	15%			2028	\$40,900	1	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Parking Lot And Lobby</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	\$280,100	2038	**	1-3	\$15,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System; Manual Pull Station And Alarm Bells Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Furnace	5%			2033	**	1	\$2,200
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
	<i>Location : Auditorium</i>						
	<i>Explanation : 2 Gas Fired Modine Furnaces</i>						
Hot Water Boiler	95%			2045	**	1	\$42,400
	<i>Other Observation, Extent : Light, Area Affected : 95%</i>						
	<i>Location : Basement Boiler Room</i>						
	<i>Explanation : 2 Units</i>						
Distribution							
Hot Wtr Piping/Pump	95%			2044	**	4	\$6,300
No Component	5%						
Terminal Devices							
Convactor/Radiator	95%			2041	**	1	\$27,700
No Component	5%						
Air Conditioning							
Energy Source							
Electricity	100%			2036	**	1	
Conversion Equipment							
Window/Wall Unit	10%			2023		1	\$17,600
No Component	90%						
Plumbing							
H/C Water Piping							
Brass/Copper	70%			2038	**	1	
Galvanized Steel	30%			2026		1	\$111,100
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
	<i>Location : Water Pressure Is Low In Upper Floors.</i>						
Water Heater							
Electric	5%	Now	\$3,700	2028	\$3,700	4	
	<i>On Extended Life, Extent : Moderate, Area Affected : 5%</i>						
	<i>Location : 2 Small Obsolete Units. 2 Bath Rooms</i>						
No Component	95%						
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT
Address : 1230 FIFTH AVENUE @E. 104 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0033.000 / 3009 **Yr Built/Renovated** : 1921 / 2009
Area Sq Ft : 37,172 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 08-Apr-2014 **Landmark Status** : INTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1610 **Lot** : 1 **BIN** : 1051499

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$369,100	\$299,300
Electrical		\$227,200
Mechanical	\$36,700	\$800,100
Total	\$405,800	\$1,326,500
Importance Code A	\$369,100	\$299,300
Importance Code B	\$36,700	\$1,027,300
Total	\$405,800	\$1,326,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$37,300	\$100		\$200
Interior Architecture	\$103,900	\$5,400	\$400	\$3,000
Electrical	\$10,100	\$25,000	\$3,300	\$2,500
Mechanical	\$17,900	\$38,600	\$15,100	\$14,300
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$192,800	\$92,800	\$42,600	\$43,700
Importance Code A	\$41,500	\$4,400	\$4,300	\$4,400
Importance Code B	\$146,800	\$88,400	\$38,300	\$39,200
Importance Code C	\$4,400			
Total	\$192,800	\$92,800	\$42,600	\$43,700



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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

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)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	**	5	\$96,900	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i> <i>Location : Museo Occupies Space On 1st And 3rd Floors And Limited Part Of Basement</i> <i>Explanation : Area Sq. Ft. Listed Above Is For Museo Space Only (15% Of Building) Entire Building. Is 203, 458 Sq. Ft.</i>								
Masonry: Limestone	35%			LIFE	**	5	\$72,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i> <i>Location : Courtyard, First Floor</i>								
Window Wall	25%			2051	**	5	\$259,500	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i> <i>Location : Main Entrance Courtyard</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Main Entrance Courtyard</i> <i>Explanation : Construction Was Completed In 2008</i>								
Wood	5%	Now	\$158,400	2038	**	5	\$34,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i> <i>Location : Decorative Wood Studs At Vestibule And Courtyard</i>								
Windows								
Aluminum	10%			2047	**	5	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i> <i>Location : Cafeteria Space On First Floor (2008)</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Cafeteria Space On First Floor</i> <i>Explanation : Fixed Windows</i>								
Metal Clad	10%	Now	\$18,700	2050	**	5	\$1,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> <i>Location : Theater</i> <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> <i>Location : Theater</i> <i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i> <i>Location : Theater</i>								
Wood	80%	Now	\$80,900	2050	**	5	\$13,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout Exterior</i> <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Caulking Deteriorated, Extent : Severe, Area Affected : 35%</i> <i>Location : Throughout</i> <i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

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)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Theater</i>								
<i>Explanation : Parapets At Theater Which Is Part Of The Museo</i>								
Metal Panel	5%			2045	**	5	\$100	
Metal: Cage/Fence	30%			2038	**	5-10	\$1,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$200	
Roof								
Modified Bitumen	95%	Now	\$18,500	2030	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Balcony</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Balcony</i>								
Skylight, Metal/Glass	5%			2045	**	10	\$2,600	
Interior								
Floors								
Carpet	25%	Now	\$80,500	2027	\$80,500	3	\$8,700	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Theater</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Theater</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Theater</i>								
Cast in Place Concrete	5%	Now	\$2,600	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement, Dressing Areas In Theater</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Basement, Dressing Areas In Theater</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Improper Steel Plates Covering Pipe Trench</i>								
Terrazzo	25%			LIFE	**	5	\$4,500	
Vinyl Tile	5%	Now	\$10,700	2035	**	3	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Back Stage Area In Theater</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Back Stage Area In Theater</i>								
Vinyl Tile	15%			2030	**	3	\$1,300	
Wood	25%			2060	**	5	\$10,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Galleries</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

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)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Gypsum Board	63%			LIFE	**	5	\$11,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Galleries</i>								
Masonry: Limestone	2%			LIFE	**			
Plaster	5%	Now	\$4,400	LIFE	**	5	\$400	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Southwest Wall Of Theater</i>								
Plaster	25%			LIFE	**	5	\$2,200	
Ceilings								
AcousTileSusp.Lay-In	15%			2038	**	5	\$3,500	
Exposed Concrete	5%			LIFE	**	5	\$200	
Exposed Concrete	35%			LIFE	**	5	\$1,300	
Metal Panel	20%			LIFE	**	5	\$5,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Cafeteria</i>								
Plaster	15%	Now	\$5,600	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Theater</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Theater</i>								
Wood	10%			LIFE	**	5	\$20,200	
Electrical								
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	50%			2025	\$11,300	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Serice Switch Rated @ 4000 Amperes</i>								
Fused Disc Sw	50%			2045	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2500 Amperes Serving The Museum</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2045	**	5	\$100	
Molded Case Bkrs	50%			2025	\$17,800	5	\$500	
Raceway								
Conduit	30%			2045	**	1		
Conduit	70%			2025	\$23,900	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

Asset # : 3009

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2041	**	5		
Molded Case Bkrs	15%			2024	\$3,700	5	\$100	
Molded Case Bkrs	80%			2041	**	5	\$800	
Wiring								
Braided Cloth	25%	2-4	\$7,600	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	75%			2045	**	1		
Motor Controllers								
Locally Mounted	70%			2023	\$74,000	5	\$200	
Locally Mounted	30%			2038	**	5	\$100	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$300	
Generic	50%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	5%			2030	**	10	\$1,700	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
Fluorescent	60%			2030	**	10	\$20,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	30%			2030	**	2	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galleries</i>								
<i>Explanation : Track Lights</i>								
LED	5%			2030	**			
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, LED	50%			2053	**	1		
Exterior Lighting								
HID	100%			2025	\$153,100	10	\$100	
Alarm								
Security System								
No Component	30%							
Generic	70%			2030	**	1	\$9,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galleries And Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2030	**	1-3	\$16,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galleries And Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations And Horns</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT
Asset # : 3009

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%			2051	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
<i>Explanation : Steam To Museum Space Is Provided By The Building</i>							
<hr/>							
Conversion Equipment Steam Boiler	100%			2042	**	1	\$42,700
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement Boiler Room</i>							
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Basement Mechanical Room. Steam Is Provided By The Building 2 Separate Units</i>							
<i>Explanation : Two Units</i>							
<hr/>							
Distribution							
Central Plant Steam Piping/Pmp	30%			2045	**	4	\$600
Central Plant Steam Piping/Pmp	70%			2035	**	4	\$2,200
<hr/>							
Terminal Devices							
Air Handler	30%	Now	\$3,700	2025	\$185,700	1	\$7,200
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>							
<i>Location : Gallery</i>							
<i>Explanation : Drip Pen Hose Clogged Causing Water To Spill On The Floor</i>							
Convactor/Radiator	70%			2030	**	1	\$9,700
<hr/>							
Air Conditioning							
Energy Source Electricity	100%			2033	**	1	
<hr/>							
Conversion Equipment Reciprocating Compr/Chiller	60%			2025	\$224,200	1	\$12,000
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>							
<i>Location : Basement Mechanical Room</i>							
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>							
<i>Location : North Basement Machinery Room</i>							
<i>Explanation : For Museum Area Only</i>							
Window/Wall Unit	40%			2020	\$36,700	1	
<hr/>							
Distribution							
CW & CHW Wtr Pipe/Pump	60%			2035	**	4	\$1,900
No Component	40%						
<hr/>							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

Asset # : 3009

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	60%			2025	\$296,200	1	\$16,000	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : North Side Of Building</i>								
<i>Explanation : Museum Area Only - Air Is Humidity Controlled As Well As Temperature</i>								
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	60%			2030	**	2	\$18,000	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,000	
Exhaust Fans								
Interior	60%			2025	\$94,000	2	\$800	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
HW Heat Exchanger								
Steam Fired	100%			2035	**	4	\$6,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room In Basement</i>								
<i>Explanation : Built Into The Boiler</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2020	\$5,800	4	\$1,200	
Sewage Ejector(s)								
Electric	100%			2020	\$10,900	4	\$2,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement To 6th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2035	**	1-5	\$21,700	
Sprinkler								
No Component	20%							
Generic	80%			2045	**	1-2	\$9,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

Asset # : 3009

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	
Fire Suppression									
Fire Pump									
	No Component	50%							
	Generic	50%			2028	\$14,200	1	\$4,000	

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 23-Jan-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4960 **Lot** : 1 **BIN** : 4112147

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$48,400	\$278,200
Electrical		\$456,000
Mechanical		\$60,700
Total	\$48,400	\$794,900
Importance Code A	\$48,400	\$278,200
Importance Code B		\$516,700
Total	\$48,400	\$794,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,000	\$1,700	\$15,000	
Interior Architecture	\$59,100	\$9,300	\$200	\$1,200
Electrical	\$1,600	\$1,300	\$1,300	\$1,500
Mechanical	\$30,800	\$56,600	\$5,000	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$97,400	\$72,900	\$25,400	\$10,500
Importance Code A	\$3,000	\$2,800	\$16,000	\$1,000
Importance Code B	\$94,400	\$70,100	\$9,400	\$9,400
Importance Code C				
Total	\$97,400	\$72,900	\$25,400	\$10,500



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	83%			LIFE	**	5	\$229,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	5%			LIFE	**	5	\$13,800	
Masonry: Brownstone	2%			LIFE	**	5	\$4,200	
Masonry: Granite	3%			LIFE	**	5	\$6,200	
Wood	7%			2030	**	5	\$96,900	
Windows								
Aluminum	5%			2041	**	5	\$200	
Metal Louvers	2%			2034	**	10	\$400	
Steel	3%			2033	**	5	\$1,200	
Wood	90%			2041	**	5	\$29,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	5%			LIFE	**	5		
Masonry: Brick Cavity	5%			LIFE	**	5		
Masonry: Brownstone	5%			LIFE	**	5	\$100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	75%			2045	**	5	\$1,900	
Metal Rail	10%			2038	**	5-10	\$1,200	
Roof								
Built-Up (BUR)	5%			2030	**	10	\$800	
Metal Panel	90%			2038	**	10	\$25,300	
Modified Bitumen	5%	Now	\$2,000	2030	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Interior								
Floors								
Carpet	10%	Now	\$32,200	2027		3	\$3,500	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Open Seams</i>								
Cast in Place Concrete	27%			LIFE	**	5	\$13,700	
Ceramic Tile	3%			2034	**	5	\$700	
Quarry Tile	3%			2038	**	5	\$1,000	
Vinyl Tile	7%			2030	**	3	\$600	
Wood	40%			2040	**	5	\$17,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Auditorium, First Floor Galleries</i>								
Wood	10%			2053	**	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.

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	3%			LIFE	**	5	\$400	
Glass: Single Pane	5%			LIFE	**	5	\$1,100	
Gypsum Board	20%			LIFE	**	5	\$3,600	
Masonry: Brick	3%			LIFE	**			
Masonry: Fieldstone	10%			LIFE	**			
Plaster	40%			LIFE	**	5	\$3,600	
Plaster	14%			LIFE	**	5	\$1,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Gift Sfp</i>								
Wood	5%			LIFE	**	5	\$6,000	
Ceilings								
AcousTileSusp.Lay-In	5%			2030	**	5	\$1,200	
Embossed Metal	50%			LIFE	**	5	\$5,200	
Exposed Concrete	2%			LIFE	**	5	\$100	
Exposed Struc: Steel	5%	Now	\$26,600	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Mechanical Penthouse</i>								
Gypsum Board	38%			LIFE	**	5	\$11,000	

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%			2035	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$100	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Fused Disc Sw	20%			2033	**	5	\$100	
Molded Case Bkrs	80%			2033	**	5	\$400	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	20%			2025	\$12,700	10	\$3,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	5%			2025	\$3,200	10	\$800	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	75%			2025	\$178,500	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2025	\$13,200	10	\$2,200	
Exit, Service	50%			2025	\$2,600	1		
Exterior Lighting								
HID	100%			2025	\$74,100	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$17,800	1	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$203,300	1-3	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%	Now	\$500	2045	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Wall</i>								
<i>Explanation : Outside Vent Needed For Oil Tank Room</i>								
Conversion Equipment Hot Water Boiler	100%			2030	**	1	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2041	**	4	\$1,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2030	**	1	\$3,900	
Convactor/Radiator	70%	Now	\$8,000	2030	**	1	\$4,200	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Areas</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Under Construction	70%							
Under Construction	30%							
Terminal Devices								
Under Construction	100%							
Heat Rejection								
Dry Cooler	30%			2020	\$34,800	2	\$4,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$3,900	LIFE	**	2-5	\$11,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 4 Damper Motors, Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Replacement Is In Progress</i>								
Exhaust Fans								
Interior	80%	Now	\$6,100	2025	\$60,700	2	\$400	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : All Bath Rooms</i>								
Roof	20%			2025	\$7,100	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Water Heater								
Gas Fired	100%			2020	\$13,000	2	\$300	
Sanitary Piping								
Cast Iron	100%	Now	\$7,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Underground Sewage Line Below Parking Lot</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$2,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairway At 3rd Floor</i>								
Sump Pump(s)								
Non-Submersible	100%			2020	\$2,800	4	\$600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%			2030	* *	4	\$700	
Backflow Preventer Generic	100%			2030	* *	1	\$1,100	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, L, 1-3</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler No Component	40%							
Generic	60%			2035	* *	1-2	\$3,500	
Chemical System Generic	100%			2020	\$2,100	1-3	\$3,700	

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 21-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1970 **Lot** : 51 **BIN** : 1059628

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$89,800		\$600	
Interior Architecture	\$100,700		\$5,600	\$1,400
Electrical	\$1,200	\$1,100	\$1,100	\$900
Mechanical	\$19,300	\$3,300	\$5,800	\$3,000
Site Pavements	\$12,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$227,500	\$8,300	\$17,100	\$9,300
Importance Code A	\$90,500	\$700	\$1,200	\$700
Importance Code B	\$92,100	\$7,700	\$15,800	\$8,600
Importance Code C	\$45,000			
Total	\$227,500	\$8,300	\$17,100	\$9,300



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
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brownstone	60%			LIFE	**	5	\$20,800	
Masonry: Granite	40%			LIFE	**	5	\$13,900	
Windows								
Steel	95%			2044	**	5	\$53,300	
Wood	5%			2044	**	5	\$2,200	
Parapets								
Masonry: Granite	88%			LIFE	**	5-10	\$31,700	
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Roof Perimeter</i>								
<i>Explanation : Granite Cornice</i>								
Masonry: Granite	10%			LIFE	**	5-10	\$3,600	
Metal Rail	2%			2041	**	5-10	\$900	
Roof								
Copper/Terne	10%			2056	**	10	\$3,700	
Modified Bitumen	5%			2033	**	10	\$700	
Plaza Roof: Stone Panels	10%	2-4	\$1,600	2048	**			
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Plaza Deck</i>								
<i>Explanation : Broken Unit; Shifting And Misaligned Units</i>								
Slate	75%			LIFE	**	10	\$11,000	
Soffits								
Fiberglass Panel	100%			2037	**	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$16,800	
Ceramic Tile	15%			2037	**	5	\$2,900	
Sheet Vinyl/Rubber	35%			2033	**	5	\$10,100	
Vinyl Tile	20%			2033	**	3	\$1,400	
Wood	10%			2056	**	5	\$3,600	
Interior Walls								
Glass: Special Gauge	5%			LIFE	**	1		
Gypsum Board	20%			LIFE	**	5-10	\$13,400	
Masonry: Brick	40%	0-2	\$30,800	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : West Wall In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Explanation : Brick And Fieldstone Wall: Water Penetration</i>								
Masonry: Fieldstone	20%			LIFE	**	10	\$3,200	
Granite Panels	15%			LIFE	**	10	\$2,400	
Ceilings								
AcousTileSusp.Lay-In	30%			2041	**	5	\$6,700	
Exposed Struc: Steel	30%			LIFE	**	10	\$13,300	
Gypsum Board	30%			LIFE	**	5-10	\$22,900	
Wood	10%			LIFE	**	5	\$38,900	
Site Pavements								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$12,700	2041	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 135th Street</i>								
On-Site Walkways								
Masonry: Granite	35%			LIFE	**			
Pavers/Stone	65%			2037	**			
Electrical								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Fused Disc Sw	10%			2050	**	5		
Molded Case Bkrs	90%			2050	**	5	\$300	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2045	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	20%			2036	**	10	\$2,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	40%			2036	**	10	\$4,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Basement</i>								
Incandescent	30%			2036	**	2	\$100	
LED	10%			2036	**			

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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
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

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	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,600	
Exit, LED	50%			2063	**	1		
Exterior Lighting								
HID	30%			2036	**	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$1,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$8,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>					
Mechanical								
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%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$6,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$400	2044	**	4	\$700	
			<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>					
			<i>Location : Valves And Pumps, Boiler Room.</i>					
Terminal Devices								
Air Handler	20%			2036	**	1	\$1,700	
Convactor/Radiator	75%			2041	**	1	\$3,200	
Unit Heater - Hot Water	5%			2033	**			
Air Conditioning								
Energy Source								
Electricity	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
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2033	**	1	\$5,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 85%</i>								
<i>Location : 1 Multistack Unit On Roof</i>								
Split Unit	5%			2033	**			
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1 Unit, Basement Communication Room.</i>								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2048	**	4	\$800	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%	Now	\$10,700	2033	**	1	\$6,300	
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2nd Floor Stage</i>								
<i>Explanation : Not Enough AC For The 2nd Floor Stage</i>								
Fan Coil - 2 Pipe	5%			2033	**	1	\$200	
No Component	10%							
Heat Rejection								
Air Cooled Condenser Unit	90%			2033	**	2	\$8,400	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,800	
Exhaust Fans								
Interior	100%			2033	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Electric	100%			2027		4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$500	
Backflow Preventer								
Generic	100%			2036	**	1	\$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			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
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	Generic	100%			2054	* *	1-2	\$3,700	

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4444 **Lot** : 35 **BIN** : 5141713

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$37,400
Electrical		\$62,000
Total		\$99,400
Importance Code A		\$37,400
Importance Code B		\$62,000
Total		\$99,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,200		\$600	
Interior Architecture	\$22,900			\$600
Electrical	\$600	\$400	\$500	\$500
Mechanical	\$6,400	\$1,600	\$2,800	\$1,500
Site Pavements	\$700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$38,800	\$6,000	\$7,900	\$6,500
Importance Code A	\$4,500	\$300	\$1,000	\$300
Importance Code B	\$32,600	\$5,700	\$6,900	\$6,300
Importance Code C	\$1,600			
Total	\$38,800	\$6,000	\$7,900	\$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
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)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Metal Panel	90%			2048	**	5-10	\$51,400	
Metal Sect. OHD	5%			2041	**	5	\$1,300	
Windows								
Aluminum	100%			2044	**	5	\$800	
Roof								
Slate	100%			LIFE	**	10	\$3,600	
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
Interior								
Floors								
Cast in Place Concrete	65%	2-4	\$3,000	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2037	**	5	\$400	
Vinyl Tile	30%	Now	\$1,100	2033	**	3	\$1,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Interior Walls								
Gypsum Board	100%	Now	\$1,000	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Second Floor Window At Top Of Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Second Floor Window At Top Of Stairs</i>								
Ceilings								
Exposed Struc: Steel	90%			LIFE	**	10	\$15,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fireproofing Missing</i>								
Gypsum Board	10%			LIFE	**	5-10	\$3,000	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	4+	\$700	2037	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various</i>								
Parking/Driveway								
Asphalt	100%			2037	**			

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
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Asset # : 4494

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated @ 400 Amperes.</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1- Vertical Sections</i>							
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2036	**	5		
Molded Case Bkrs	90%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$13,100	10	\$5,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Emergency, Battery	50%			2028	\$4,000	10	\$700	
Exit, Service	50%			2028	\$800	1		
Exterior Lighting								
HID	20%			2028	\$4,500	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$5,400	1	\$700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Intrusion Alarm System Only</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$62,000	1-3	\$3,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Light, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset # : 4494

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2048	**	1		
Natural Gas	90%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	90%			2033	**	1	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room On 1st Floor</i>						
		<i>Explanation : 2 Units</i>						
Radiant Heater	10%			2033	**	2	\$300	
Distribution								
Hot Wtr Piping/Pump	90%			2044	**	4	\$400	
No Component	10%							
Terminal Devices								
Air Handler	90%			2033	**	1	\$3,300	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	Now	\$2,400	2033	**	1	\$2,500	
		<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 1st Floor</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 3 Units. 1st Floor</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Air Handler Room</i>						
		<i>Explanation : Direct Expansion Air Handler, With Hot Water Coil Built In</i>						
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	**	2	\$4,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,300	
Exhaust Fans								
Interior	100%			2033	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Electric	100%			2026		4	\$4,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2033	**	1	\$400	

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 COLLECTION CARE FACILITY

Asset # : 4494

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE			* *
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st To 2nd Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression								
Sprinkler								
	Generic	100%			2048		* *	1-2
								\$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.

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121936

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$107,400	\$36,900
Interior Architecture	\$270,800	
Total	\$378,200	\$36,900
Importance Code A	\$107,400	\$36,900
Importance Code B	\$204,100	
Importance Code C	\$66,700	
Total	\$378,200	\$36,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$22,400		\$2,400	
Interior Architecture	\$4,100			\$100
Site Enclosure	\$8,500			
Site Pavements	\$13,000			
Total	\$48,000		\$2,400	\$100
Importance Code A	\$22,400		\$2,400	
Importance Code B	\$22,300			\$100
Importance Code C	\$3,300			
Total	\$48,000		\$2,400	\$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 EDWARDS - BARTON HOUSE

Asset # : 2381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$1,600	
Wood	95%	Now	\$107,400	2041	**	5	\$36,900	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Windows								
Wood	100%	Now	\$21,600	2044	**	5	\$13,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Entry</i>								
Parapets								
Wood Cornice	100%			2038	**	5-10	\$11,500	
Roof								
Copper/Terne	15%			2043	**	10	\$3,200	
Wood Shingles	85%			2031	**	10	\$2,400	
Interior								
Floors								
Vinyl Tile	2%	Now	\$600	2036	**	3		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$3,600	2038	**	3	\$100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
Wood	93%	Now	\$119,100	2056	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Interior No Longer In Use</i>								
Interior Walls								
Plaster	100%	Now	\$66,700	LIFE	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Interior No Longer In Use</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
HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE

Asset # : 2381

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								
Plaster	100%	Now	\$85,000	LIFE		**	5	\$3,700
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Interior No Longer In Use</i>								
Site Enclosure								
Fence/Gates								
Wood	100%	2-4	\$3,300	2029		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Entrance</i>								
Retaining Walls								
Masonry: Fieldstone	100%	4+	\$5,200	2054		**		
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Front Entrance</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$13,000	2045		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Front Entrance</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Front Entrance</i>								

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 4441 **Lot** : 1 **BIN** : 5121942

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$187,600	
Total	\$187,600	
Importance Code A	\$187,600	
Total	\$187,600	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$12,200			
Interior Architecture	\$17,000			
Total	\$29,200			
Importance Code A	\$12,200			
Importance Code B	\$2,900			
Importance Code C	\$14,100			
Total	\$29,200			



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$700	
Masonry: Fieldstone	20%			LIFE	**	5	\$2,000	
Wood	75%	Now	\$36,300	2033	**	5	\$12,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	4+	\$10,900	2036	**	5	\$4,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Wood Shingles	100%	Now	\$151,300	2043	**			1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Wood	100%			2043	**	5	\$3,700	
Interior Walls								
Plaster	75%			LIFE	**	5-10	\$6,400	
Wood	25%			LIFE	**	5	\$19,900	
Ceilings								
Exposed Struc: Wood	100%			LIFE	**	10	\$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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 28-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121947

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$365,100	\$35,700
Interior Architecture	\$41,600	
Total	\$406,800	\$35,700
Importance Code A	\$365,100	\$35,700
Importance Code B	\$41,600	
Total	\$406,800	\$35,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$25,300			
Interior Architecture	\$20,600		\$1,100	
Electrical	\$10,400			\$100
Mechanical	\$1,700	\$200	\$600	\$200
Site Pavements	\$4,100			
Total	\$62,100	\$200	\$1,700	\$300
Importance Code A	\$25,500	\$200	\$200	\$200
Importance Code B	\$20,300		\$1,500	\$100
Importance Code C	\$16,300			
Total	\$62,100	\$200	\$1,700	\$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 GUYON/LAKE/TYSON HOUSE
Asset # : 2383

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$2,600	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$1,200	
Wood	90%	4+	\$207,600	2041	**	5	\$35,700	
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Elevations</i>								
Windows								
Wood	100%	Now	\$22,100	2036	**	5	\$13,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Wood Shingles	100%	4+	\$157,500	2037	**			
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Panel/Paver: Cer/Brk	15%			2036	**	5	\$2,300	
Wood	85%	Now	\$41,600	2043	**	5	\$5,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Masonry: Fieldstone	15%			LIFE	**	10	\$500	
Plaster	60%			LIFE	**	5-10	\$4,500	
Wood	25%			LIFE	**	5	\$17,500	
Ceilings								
Exposed Struc: Wood	35%			LIFE	**	10	\$3,600	
Plaster	65%			LIFE	**	5-10	\$7,600	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	4+	\$4,100	2037	**			
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Various</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
HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE

Asset # : 2383

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	\$1,600	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : No Nameplate Rating Available</i>						
Raceway								
Conduit	100%			2028	\$4,100	1		
Panelboards								
Molded Case Bkrs	100%			2027	\$8,200	5	\$100	
Wiring								
Thermoplastic	100%			2028	\$8,900	1		
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,400	LIFE	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Corroded</i>						
Lighting								
Interior Lighting								
Incandescent	100%			2023	\$25,900	2	\$100	
Mechanical								
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%			2028	\$600	1		
Conversion Equipment								
Furnace	100%			2023	\$10,900	1	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$34,700	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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121947

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$473,800	\$115,500
Interior Architecture	\$41,300	
Electrical	\$130,700	
Total	\$645,800	\$115,500
Importance Code A	\$473,800	\$115,500
Importance Code B	\$171,900	
Total	\$645,800	\$115,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$65,100			
Interior Architecture	\$67,200		\$500	\$6,200
Electrical	\$400	\$700	\$800	\$900
Mechanical	\$5,300	\$3,500	\$2,700	\$3,200
Site Enclosure	\$200			
Site Pavements	\$400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$142,400	\$8,100	\$7,900	\$14,200
Importance Code A	\$65,700	\$600	\$600	\$600
Importance Code B	\$69,600	\$7,500	\$7,400	\$13,500
Importance Code C	\$7,100			\$100
Total	\$142,400	\$8,100	\$7,900	\$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
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$418,600	LIFE	**	5	\$42,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor West Wall</i>								
Masonry: Brick	5%			LIFE	**	5	\$5,000	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Addition At Rear Of Building</i>								
Masonry: Limestone	5%	Now	\$29,700	LIFE	**	5	\$1,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			2033	**	5	\$12,500	
Windows								
Wood	100%	2-4	\$55,300	2044	**	5	\$13,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Parapets								
Wood Cornice	100%	Now	\$32,900	2048	**	5	\$11,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	95%			2043	**	10	\$70,600	
Skylight, Metal/Glass	5%			2048	**	10	\$5,000	

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 HISTORICAL MUSEUM
Asset # : 2380

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	40%	Now	\$30,000	2027	\$150,000	3	\$16,200	
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Wrinkling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Stairs</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Open Seams</i>					
Ceramic Tile	5%			2037	**	5	\$1,300	
Vinyl Tile	15%			2033	**	3	\$1,500	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Basement</i>					
Wood	40%			2043	**	5	\$20,200	
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Stairs</i>					
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$300	
Concrete Masonry Unit	5%			LIFE	**	5	\$200	
Gypsum Board	35%			LIFE	**	5-10	\$3,000	
Masonry: Brick	10%			LIFE	**	10	\$200	
Plaster	40%	Now	\$3,500	LIFE	**	5	\$600	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : First Floor East Wall</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : First Floor West Wall</i>					
Wood	5%			LIFE	**	5	\$2,000	
Ceilings								
Exposed Concrete	5%			LIFE	**	5-10	\$1,700	
Gypsum Board	70%			LIFE	**	5-10	\$64,800	
Plaster	25%	Now	\$28,900	LIFE	**	5	\$4,200	
			<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Various Locations Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Above Stairs On Second Floor</i>					
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2072	**			
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$200	2063	**			
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Main Entrance</i>					
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
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

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	95%			2045	**			
Cast in Place Concrete	5%	2-4	\$400	2041	**			

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Front Of Building

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%			2038	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated @ 800 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2038	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- Vertical Section

Raceway

Conduit	100%			2038	**	1		
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Panelboards

Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	95%			2036	**	5	\$300	

Wiring

Thermoplastic	100%			2038	**	1		
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Motor Controllers

Locally Mounted	100%			2033	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

Interior Lighting

Fluorescent	10%			2028	\$4,100	10	\$1,100	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Basement

Fluorescent	10%			2028	\$4,100	10	\$1,100	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Basement

Fluorescent	2%			2023	\$800	10	\$200	
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T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Elevators

Incandescent	8%			2028	\$12,200	2		
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LED	70%			2036	**			
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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 HISTORICAL MUSEUM

Asset # : 2380

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	

Lighting

Egress Lighting								
Emergency, Battery	50%			2028	\$8,500	10	\$1,400	
Exit, Service	50%			2028	\$1,700	1		
Exterior Lighting								
Fluorescent	10%			2028	\$4,000	10	\$100	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
No Component	90%							

Alarm

Fire/Smoke Detection								
Generic, Analog	100%	Now	\$130,700	2038	**	1-3	\$6,500	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						

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

Heating

Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$5,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$900	
Terminal Devices								
Air Handler	75%			2036	**	1	\$5,400	
Convactor/Radiator	25%			2041	**	1	\$900	

Air Conditioning

Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2036	**	1	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Backyard</i>						
		<i>Explanation : 3 Units. R-410a</i>						
No Component	25%							
Terminal Devices								
Fan Coil - 2 Pipe	75%			2036	**	1	\$2,800	
No Component	25%							

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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
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

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
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	75%			2036	* *	2	\$6,000
	No Component	25%						
Ventilation								
Distribution								
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$9,200
	No Component	10%						
Exhaust Fans								
	Interior	90%			2036	* *	2	\$300
	No Component	10%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	* *	1	
Water Heater								
	Gas Fired	100%			2026	\$7,200	2	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	* *		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, 1, 2</i>							
	<i>Explanation : 1 Unit</i>							

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 28-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 4441 **Lot** : 1 **BIN** : 5121944

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$617,000	\$42,400
Interior Architecture	\$239,700	
Electrical		\$262,700
Mechanical	\$78,200	\$154,000
Site Pavements	\$134,800	
Total	\$1,069,700	\$459,200
Importance Code A	\$695,100	\$42,400
Importance Code B	\$239,700	\$416,800
Importance Code C	\$134,800	
Total	\$1,069,700	\$459,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$50,000			
Interior Architecture	\$97,800			\$1,300
Electrical	\$67,600	\$700	\$700	\$900
Mechanical	\$9,200	\$1,600	\$1,600	\$1,600
Total	\$224,600	\$2,200	\$2,200	\$3,800
Importance Code A	\$50,000	\$1,200	\$1,200	\$1,200
Importance Code B	\$144,700	\$1,000	\$1,000	\$2,600
Importance Code C	\$29,900			
Total	\$224,600	\$2,200	\$2,200	\$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
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$10,000	
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$23,400	
Masonry: Brick	75%	Now	\$492,400	LIFE	**	5	\$37,400	
<i>Graffiti, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Masonry: Brick	10%			LIFE	**	5	\$10,000	
Masonry: Limestone	2%	Now	\$11,900	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	3%			2033	**	5	\$3,700	
Wood	5%			2033	**	5	\$12,500	
Windows								
Wood	90%	Now	\$124,500	2053	**	5	\$20,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	10%			2044	**	5	\$4,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Library</i>								
Parapets								
Masonry: Brick	10%			LIFE	**	5-10	\$1,700	
No Component	90%							

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Shingle	75%	Now	\$8,400	2031	**			
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	15%			2038	**	10	\$4,500	
Copper/Terne	10%	Now	\$4,400	2043	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Wood	100%			2026		5		
Interior								
Floors								
Asphalt Poured	5%	Now	\$2,000	2048	**	5	\$300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Stairs</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$5,900	
Ceramic Tile	5%	Now	\$2,800	2031	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	0-2	\$75,000	2038	**	3	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	0-2	\$32,400	2038	**	3	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement Lunch Room</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Lunch Room</i>								
Wood	5%	Now	\$48,500	2068	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Custodian Office In Basement</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Custodian Office In Basement</i>								
Wood	40%	0-2	\$116,300	2043	**	5	\$10,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	20%			LIFE	**	5-10	\$13,800	
Masonry: Brick	25%			LIFE	**	10	\$3,000	
Plaster	45%	Now	\$15,900	LIFE	**	5	\$5,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$2,000	
Ceilings								
Embossed Metal	10%			LIFE	**	5	\$2,400	
Plaster	90%			LIFE	**	5-10	\$41,700	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$134,800	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</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								
Service Equipment								
Fused Disc Sw	50%			2028	\$800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes.</i>								
Under Construction	50%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Fused Knife Sw	50%	2-4	\$17,600	2058	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Under Construction	50%							
Raceway								
Conduit	80%			2028	\$27,400	1		
Under Construction	20%							
Panelboards								
Fused Toggle Switch	50%	2-4	\$8,200	2053	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	20%			2027	\$3,300	5	\$100	
Under Construction	30%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	65%	2-4	\$19,700	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2028	\$6,100	1		
Under Construction	15%							
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,400	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2023	\$129,100	10	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Exterior Lighting								
HID	10%			2023	\$4,900	10		
Incandescent	10%			2023	\$4,100	2		
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2023	\$133,600	1-3	\$7,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2028	\$1,400	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$78,200	2048	**	1	\$10,500	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Old Unit And 1 Abandoned Unit.</i>								
Distribution								
Steam Piping/Pump	100%			2028	\$53,400			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28
Asset # : 2386

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	90%			2026	\$58,200	1	\$3,400	
Fan Coil Unit/Heat	10%			2023	\$18,100	1	\$400	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Window/Wall Unit	5%			2023	\$1,300	1		
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2028	\$18,000	1		
Galvanized Steel	80%			2026	\$42,400	1		
Water Heater								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Unit Has Been Removed</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$8,800	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 28-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 200 **BIN** : 5121949

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$208,600	
Interior Architecture	\$119,300	
Mechanical	\$98,600	
Site Enclosure	\$35,800	
Total	\$462,400	
Importance Code A	\$208,600	
Importance Code B	\$217,900	
Importance Code C	\$35,800	
Total	\$462,400	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$29,400			
Interior Architecture	\$55,300			\$800
Electrical	\$12,000			
Mechanical	\$43,600	\$300	\$1,000	\$300
Site Pavements	\$7,800			
Total	\$148,200	\$300	\$1,000	\$1,100
Importance Code A	\$52,500	\$100	\$100	\$100
Importance Code B	\$64,800	\$200	\$800	\$1,000
Importance Code C	\$30,900			
Total	\$148,200	\$300	\$1,000	\$1,100



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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset # : 2810

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	100%	Now	\$100,100	2033	**	5	\$17,200	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Windows								
Wood	100%	Now	\$21,200	2053	**	5	\$2,600	
	<i>Air Infiltration, Extent : Severe, Area Affected : 45%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Various Locations Throughout</i>							
Parapets								
Wood Cornice	100%			2038	**	5-10	\$15,000	
Roof								
Copper/Terne	20%	Now	\$8,100	2056	**			
	<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Low Roof</i>							
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Low Roof</i>							
Wood Shingles	80%	0-2	\$108,600	2043	**			1
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							

Interior

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset # : 2810

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	35%	Now	\$21,900	2030	**	3	\$2,400	
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Wrinkling, Extent : Severe, Area Affected : 45%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Building Is No Longer In Use</i>					
Ceramic Tile	5%	Now	\$4,700	2043	**	5	\$100	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Quarry Tile	10%	Now	\$5,600	2041	**	5	\$300	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Old Kitchen</i>					
Wood	50%	Now	\$80,800	2068	**	5	\$2,100	
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Second Floor</i>					
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Interior Walls								
Plaster	95%	Now	\$20,100	LIFE	**	5	\$1,100	
			<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Wood	5%	Now	\$2,900	LIFE	**	5	\$800	
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Asset # : 2810

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								
Plaster	100%	Now	\$38,600	LIFE	**	5	\$2,800	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
Site Enclosure								
Fence/Gates								
Wood	100%	2-4	\$35,800	2029	**			
			<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Perimeter Of Site</i>					
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	4+	\$7,800	2037	**			
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Various</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Various</i>					
Electrical								
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	2058	**	5		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Main Service Disconnect Switch Rated @ 600 Amperes. On Extended Life</i>					
Raceway								
Conduit	100%			2028	\$34,200	1		
Panelboards								
Fused Disc Sw	10%			2027	\$1,600	5		
Molded Case Bkrs	90%			2027	\$14,700	5	\$100	
Wiring								
Thermoplastic	100%			2028	\$30,300	1		
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,400	LIFE	**	5		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Corroded</i>					
Lighting								
Interior Lighting								
Incandescent	100%			2023	\$29,800	2	\$100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset # : 2810

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2028	\$300	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$21,500	2048	**	1	\$1,200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Terminal Devices								
Air Handler	100%	Now	\$39,200	2038	**	1	\$1,500	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2027	\$8,400	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%	Now	\$59,300	2033	**	2	\$100	
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Condemned Unit. Basement</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2023	\$5,600	2	\$1,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,400	
Exhaust Fans								
Interior	70%			2023	\$6,900	2	\$100	
Roof	30%			2023	\$1,400	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$20,800	1		
Water Heater								
Gas Fired	100%	Now	\$300	2023	\$1,700	2		
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$20,400	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Submersible	100%	Now	\$100	2023	\$100	4	\$100	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT**

Asset # : 2810

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

Plumbing

 Fixtures

 Generic

 100%

Obsolete Fixtures, Extent : Severe, Area Affected : 100%

Location : Throughout

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 27-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121933

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$87,300	
Total	\$87,300	
Importance Code A	\$87,300	
Total	\$87,300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$72,100			
Interior Architecture	\$15,500		\$300	\$100
Electrical	\$15,600			
Mechanical	\$500	\$300	\$1,000	\$300
Site Enclosure	\$2,800			
Site Pavements	\$5,500			
Total	\$112,000	\$300	\$1,300	\$400
Importance Code A	\$72,200	\$200	\$200	\$200
Importance Code B	\$28,600	\$100	\$900	\$200
Importance Code C	\$11,100		\$200	
Total	\$112,000	\$300	\$1,300	\$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 SCHWIEBERT HOUSE

Asset # : 2384

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$17,500	LIFE	**	5	\$11,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$1,000	
Wood	10%	Now	\$9,100	2033	**	5	\$3,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Windows								
Wood	100%	Now	\$87,300	2053	**	5	\$11,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Wood Cornice	100%	Now	\$19,800	2038	**	5	\$5,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	10%	Now	\$2,500	2033	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Porch</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Porch</i>								
Slate	90%	Now	\$22,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Wall Of Second Floor</i>								
Interior								
Floors								
Carpet	2%			2024	\$1,300	3	\$200	
Cast in Place Concrete	23%			LIFE	**	5	\$5,300	
Ceramic Tile	5%			2031	**	5	\$300	
Quarry Tile	5%			2033	**	5	\$400	
Wood	65%			2043	**	5	\$6,400	

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 SCHWIEBERT HOUSE

Asset # : 2384

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$300	
Masonry: Brick	10%			LIFE	**	10	\$200	
Plaster	75%			LIFE	**	5-10	\$4,300	
Wood	10%			LIFE	**	5	\$5,400	
Ceilings								
AcousTileConcealSpLn	10%			2033	**	5	\$700	
Plaster	85%			LIFE	**	5-10	\$7,600	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Second Floor Office East Wall</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Second Floor Office East Wall</i>					
Wood	5%			LIFE	**	5	\$4,600	
Site Enclosure								
Retaining Walls								
Masonry: Brick	5%	4+	\$300	2038	**			
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Rear Of Building</i>					
Masonry: Fieldstone	95%	4+	\$2,500	2038	**			
			<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Front Entrance</i>					
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	Now	\$5,500	2031	**			
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various</i>					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$1,500	5		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Main Service Disconnect Switch Rated @ 100 Amperes</i>					
Raceway								
Conduit	80%			2028	\$3,000	1		
Under Construction	20%							

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Toggle Switch	10%	2-4	\$700	2053	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	70%			2027	\$5,200	5	\$100	
Under Construction	20%							
Wiring								
Braided Cloth	50%	2-4	\$4,100	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2028	\$2,400	1		
Under Construction	20%							
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2023	\$3,100	10	\$1,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	60%			2023	\$10,900	2		
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2027	\$5,100	4	\$300	
Terminal Devices								
Convactor/Radiator	100%			2026	\$17,500	1	\$1,100	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	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
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Asset # : 2384

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	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2021	\$700	1		
No Component	90%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$14,300	1		
Water Heater								
Gas Fired	100%			2026	\$2,000	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2019	\$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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 28-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121947

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,300		\$500	
Interior Architecture	\$8,500			
Electrical				
Total	\$12,800		\$500	
Importance Code A	\$4,300		\$500	
Importance Code B	\$7,300			
Importance Code C	\$1,200			
Total	\$12,800		\$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
HISTORIC RICHMOND TOWN SEAMAN COTTAGE

Asset # : 14347

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								
Concrete Masonry Unit	20%			LIFE	**	5	\$1,300	
Wood	80%			2033	**	5	\$20,000	
<i>Split/Cracked, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<hr/>								
Windows								
Wood	100%	Now	\$3,700	2044	**	5	\$1,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exterior Frames</i>								
<hr/>								
Roof								
Asphalt Shingle	100%			2031	**	10	\$500	
<hr/>								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$2,500	
Wood	80%			2043	**	5	\$4,300	
<hr/>								
Interior Walls								
Gypsum Board	90%			LIFE	**	5-10	\$1,700	
Plaster	10%			LIFE	**	5-10	\$100	
<hr/>								
Ceilings								
Gypsum Board	90%			LIFE	**	5-10	\$9,000	
Plaster	10%			LIFE	**	5-10	\$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	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%			2058	**	5		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Under Construction	50%							
<hr/>								
Transformers								
Under Construction	100%							
<hr/>								
Switchgear / Switchboard								
Under Construction	100%							
<hr/>								
Raceway								
Conduit	50%			2058	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Under Construction	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
HISTORIC RICHMOND TOWN SEAMAN COTTAGE
Asset # : 14347

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								
Panelboards								
Molded Case Bkrs	20%			2053	**	5		
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Under Construction	80%							
Wiring								
Thermoplastic	50%			2058	**	1		
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Under Construction	50%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2038	**	10	\$600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Recently Installed; T8 Lamps</i>							
Under Construction	50%							
Alarm								
Fire/Smoke Detection								
Under Construction	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121941

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,500			
Interior Architecture	\$34,500			
Electrical	\$100			
Mechanical	\$1,800	\$200	\$600	\$200
Total	\$39,900	\$300	\$700	\$300
Importance Code A	\$3,700	\$200	\$200	\$200
Importance Code B	\$26,700		\$400	\$100
Importance Code C	\$9,400			
Total	\$39,900	\$300	\$700	\$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 STEPHENS-BLACK HOUSE/GEN. STORE
Asset # : 2385

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$3,000	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	75%			2033	**	5	\$27,700	
Windows								
Wood	100%	Now	\$100	2036	**	5	\$400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Roof								
Copper/Terne	90%			2043	**	10	\$21,400	
Wood Shingles	10%			2024		10	\$300	
Interior								
Floors								
Vinyl Tile	5%	Now	\$2,400	2038	**	3	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Wood	95%	0-2	\$17,500	2043	**	5	\$4,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs To Basement</i>								
Interior Walls								
Plaster	75%	Now	\$3,700	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	25%			LIFE	**	5	\$11,400	
Ceilings								
Exposed Struc: Wood	25%			LIFE	**	10	\$1,300	
Plaster	75%	Now	\$3,800	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2038	**			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2031	**			

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%			2038	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Main Service Disconnect Switch Rated @ 100 Amperes</i>						
Under Construction	50%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	80%			2038	**	1		
Under Construction	20%							
Panelboards								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	65%			2036	**	5	\$100	
Under Construction	30%							
Wiring								
Thermoplastic	70%			2038	**	1		
Under Construction	30%							
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Incandescent	100%			2028	\$27,300	2	\$100	
Mechanical								
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%			2038	**	1		
Conversion Equipment								
Furnace	100%			2033	**	1	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	10%			2026	\$2,100	1		
No Component	90%							

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121946

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$183,900	
Interior Architecture	\$106,300	
Electrical		\$53,400
Mechanical		\$40,700
Site Enclosure		\$107,100
Total	\$290,200	\$201,300
Importance Code A	\$183,900	
Importance Code B	\$106,300	\$94,100
Importance Code C		\$107,100
Total	\$290,200	\$201,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$46,000			
Interior Architecture	\$28,500			\$300
Electrical	\$12,000			
Mechanical	\$1,700	\$1,000	\$1,300	\$1,000
Site Enclosure	\$28,700			
Site Pavements	\$5,400			
Total	\$122,300	\$1,000	\$1,300	\$1,300
Importance Code A	\$46,800	\$700	\$700	\$700
Importance Code B	\$39,900	\$300	\$500	\$500
Importance Code C	\$35,600			
Total	\$122,300	\$1,000	\$1,300	\$1,300



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Asset # : 2379

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$136,600	LIFE	**	5	\$13,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Masonry: Brick	5%	Now	\$6,500	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney And Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney And Throughout</i>								
Masonry: Brownstone	20%	Now	\$40,900	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Elevation</i>								
<i>Explanation : Peeling Paint</i>								
Wood	5%	Now	\$7,200	2033	**	5	\$2,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Wood	100%	Now	\$11,100	2036	**	5	\$6,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Frames</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Frames</i>								
Parapets								
Wood Cornice	100%	Now	\$20,500	2038	**	5	\$10,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	100%	Now	\$7,300	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Main Hall On Second Floor</i>								
Soffits								
Wood	100%			2041	**	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
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Asset # : 2379

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	5%	4+	\$7,600	2030	**	3	\$800	
	<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Wrinkling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
Wood	90%	4+	\$106,300	2043	**	5	\$9,200	
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : First And Second Floor Public Space</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : First And Second Floor Public Space</i>							
<hr/>								
Interior Walls								
Plaster	100%			LIFE	**	5-10	\$6,200	
	<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Various Locations Throughout</i>							
<hr/>								
Ceilings								
Plaster	100%	Now	\$15,700	LIFE	**	5	\$6,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Second Floor Court Room, Basement</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Second Floor Main Hall</i>							
<hr/>								
Site Enclosure								
Fence/Gates								
Iron Picket	5%	4+	\$100	2048	**			
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various</i>							
Wood	95%			2026			\$107,100	
<hr/>								
Free Standing Walls								
Masonry: Brick	100%	4+	\$26,000	2054	**			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Rear Of Building</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Rear Yard</i>							
<hr/>								
Retaining Walls								
Masonry: Fieldstone	100%	4+	\$2,500	2048	**			
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Front Of Building</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Main Entrance</i>							
	<i>Explanation : Granite Retaining @ Main Entrance. Joints Failing. Need Pointing</i>							
<hr/>								
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 THIRD COUNTY COURTHOUSE

Asset # : 2379

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	10%			2041		**		
Masonry: Granite	10%	4+	\$400	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Front Entrance</i>								
Pavers/Stone	80%	Now	\$2,900	2041		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various</i>								
Parking/Driveway								
Asphalt	100%	4+	\$2,100	2031		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking In Rear</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%			2048		**	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 100 Amperes.</i>								
Under Construction	50%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	80%			2028	\$7,400	1		
Under Construction	20%							
Panelboards								
Fused Toggle Switch	30%	2-4	\$4,900	2053		**	5	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Molded Case Bkrs	50%			2050		**	5	\$100
Under Construction	20%							
Wiring								
Braided Cloth	60%	2-4	\$7,000	2053		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2054		**	1	
Under Construction	20%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Asset # : 2379

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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	20%			2028	\$26,700	10	\$1,400	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Incandescent	40%			2023	\$53,400	2	\$100	
LED	40%			2036	**			
Egress Lighting								
Exit, LED	100%			2063	**	1		
Exterior Lighting								
Incandescent	10%			2023	\$2,600	2		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2043	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Copper</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$7,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Steam Piping/Pump	100%			2038	**			
Terminal Devices								
Convactor/Radiator	100%	Now	\$800	2026	\$40,700	1	\$2,200	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : 2 Valves. 1st And 2nd Floor</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2023	\$1,600	1		
No Component	90%							
Plumbing								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Asset # : 2379

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2026	\$33,400	1	
	Water Heater							
	Gas Fired	100%			2023	\$4,600	2	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s)							
	Submersible	100%			2021	\$300	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121939

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture	\$168,000	
Total	\$168,000	
Importance Code B	\$130,600	
Importance Code C	\$37,400	
Total	\$168,000	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$5,800		\$3,200	
Interior Architecture	\$53,000			
Total	\$58,800		\$3,200	
Importance Code A	\$5,800		\$3,200	
Importance Code B	\$18,400			
Importance Code C	\$34,600			
Total	\$58,800		\$3,200	



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 TREASURE HOUSE

Asset # : 1598

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$700	
Masonry: Fieldstone	45%			LIFE	**	5	\$5,000	
Wood	50%			2033	**	5	\$18,400	
Windows								
Wood	100%	2-4	\$2,900	2053	**	5	\$400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Wood Shingles	100%			2031	**	10	\$3,200	
Interior								
Floors								
Wood	100%	Now	\$92,100	2056	**	5	\$4,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Longer In Use</i>								
Interior Walls								
Plaster	75%	Now	\$37,400	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	25%	Now	\$34,600	LIFE	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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

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

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

**DEPARTMENT 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
Interior								
Ceilings								
Exposed Struc: Wood	25%	Now	\$18,400	LIFE			**	
	<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Basement</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Attic</i>							
Plaster	75%	Now	\$38,500	LIFE		5	\$1,700	**
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>							
	<i>Location : Throughout</i>							
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>							
	<i>Location : Throughout</i>							
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 70%</i>							
	<i>Location : Throughout</i>							

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 4441 **Lot** : 1 **BIN** : 5121939

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$142,700	
Interior Architecture	\$63,500	
Total	\$206,200	
Importance Code A	\$142,700	
Importance Code B	\$63,500	
Total	\$206,200	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$8,200			
Interior Architecture	\$17,900			
Electrical	\$100			
Mechanical	\$7,100	\$200	\$400	\$200
Total	\$33,400	\$200	\$400	\$200
Importance Code A	\$14,400	\$100	\$100	\$100
Importance Code B	\$6,400	\$100	\$300	\$100
Importance Code C	\$12,600			
Total	\$33,400	\$200	\$400	\$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 VOORLEZER'S HOUSE**

Asset # : 1595

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	3%	Now	\$2,100	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
Masonry: Fieldstone	10%			LIFE	**	5	\$1,000	
Wood	87%	Now	\$44,200	2033	**	5	\$15,200	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Wood	100%	2-4	\$5,600	2053	**	5	\$700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Roof								
Wood Shingles	100%	Now	\$98,500	2037	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Wood	100%	Now	\$63,500	2043	**	5	\$3,300	
<i>Deflection Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Second Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : Second Floor Is Sagging And Is No Longer In Use For Public Tours.</i>								
Interior Walls								
Masonry: Brick	3%			LIFE	**	10		
Plaster	27%			LIFE	**	5-10	\$1,000	
Wood	70%			LIFE	**	5	\$23,900	
Ceilings								
Exposed Struc: Wood	100%			LIFE	**	10	\$5,300	
Electrical								
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
HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE

Asset # : 1595

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%			2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Molded Case Bkrs	100%			2050	**	5	\$100	
Wiring								
Thermoplastic	100%			2054	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$2,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Furnace	100%	Now	\$6,100	2038	**	1	\$1,100	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement - Destroyed By Hurricane Sandy Flooding</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,200	
Terminal Devices								
Convactor/Radiator	100%			2026	\$13,900	1	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2054	**	1		
No Component	90%							
Sump Pump(s)								
Submersible	100%			2019	\$100	4	\$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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 23-Jan-2014 Landmark Status : EXTERIOR LANDMARK
 Areas Surveyed : Basement, Roof, Floors 1,5
 Block : 10101 Lot : 11 BIN : 4215617

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$527,300	\$331,200
Interior Architecture	\$92,200	\$254,700
Electrical	\$41,300	
Total	\$660,800	\$585,900
Importance Code A	\$527,300	\$331,200
Importance Code B	\$133,500	\$254,700
Total	\$660,800	\$585,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$88,700		\$13,800	
Interior Architecture	\$35,300	\$5,800	\$8,000	
Electrical	\$11,400	\$20,700	\$3,900	\$2,900
Mechanical	\$11,900	\$37,800	\$11,200	\$7,800
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$162,000	\$79,100	\$51,700	\$25,500
Importance Code A	\$92,500	\$3,900	\$17,600	\$3,900
Importance Code B	\$51,700	\$75,200	\$34,100	\$21,700
Importance Code C	\$17,800			
Total	\$162,000	\$79,100	\$51,700	\$25,500



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
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.

Asset # : 3004

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$200,500	LIFE	**	5	\$60,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade, Fifth Floor Stair, Third Floor North Side</i>								
Masonry: Granite	2%	0-2	\$11,200	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	2-4	\$143,900	LIFE	**	5	\$16,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%	2-4	\$1,000	2045	**	5	\$4,900	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Clad	25%	2-4	\$13,000	2024	\$130,000	5	\$7,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	35%	0-2	\$182,900	2050	**	5	\$20,100	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	30%			2041	**	5	\$27,500	
Wood	10%	0-2	\$28,100	2050	**	5	\$4,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.

Asset # : 3004

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								
Parapets								
Masonry: Brick	60%	0-2	\$17,200	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	2-4	\$7,800	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$600	
Metal Rail	20%			2038	**	5-10	\$16,400	
Roof								
Modified Bitumen	35%	Now	\$10,300	2025	\$51,700			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
Modified Bitumen	60%			2025	\$88,600	10	\$13,900	
Skylight, Metal/Glass	5%			2045	**	10	\$3,900	
Interior								
Floors								
Carpet	20%			2024	\$162,400	3	\$17,500	
Cast in Place Concrete	5%	Now	\$6,600	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	13%			2028	\$160,300	5	\$7,600	
Mosaic Tile	5%			2030	**	5	\$7,300	
Marble Panels	2%	Now	\$92,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair To Basement</i>								
<i>Loose Units, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair To Basement</i>								
Sheet Vinyl/Rubber	5%			2025	\$94,400	5	\$4,400	
Vinyl Tile	30%			2030	**	3	\$6,600	
Wood	20%			2053	**	5	\$21,900	
Interior Walls								
Gypsum Board	30%			LIFE	**	5	\$12,200	
Metal Panel	5%			LIFE	**			
Plaster	60%	Now	\$17,800	LIFE	**	5	\$12,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, 3rd Floor, 5th Floor</i>								
Plaster	5%			LIFE	**	5	\$1,000	

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Gypsum Board	30%			LIFE	**	5	\$21,900	
Plaster	65%	Now	\$10,900	LIFE	**	5	\$23,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Stairs</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor, Stair</i>								
Plaster	5%			LIFE	**	5	\$1,800	
Electrical								
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%			2055	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	50%			2045	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Rated @ 600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	40%			2055	**	5	\$100	
Fused Disc Sw	30%			2045	**	5	\$100	
Molded Case Bkrs	30%			2045	**	5	\$300	
Raceway								
Conduit	40%			2055	**	1		
Conduit	40%			2045	**	1		
Conduit	20%			2025		1	\$6,800	
Panelboards								
Fused Disc Sw	10%			2041	**	5	\$100	
Fused Toggle Switch	10%	2-4	\$2,400	2050	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Molded Case Bkrs	50%			2041	**	5	\$500	
Molded Case Bkrs	30%			2050	**	5	\$300	
Wiring								
Braided Cloth	20%	2-4	\$6,100	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2045	**	1		
Thermoplastic	40%			2055	**	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
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.

Asset # : 3004

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2038	**	5	\$100	
Locally Mounted	50%			2045	**	5	\$100	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$300	
Generic	50%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	30%			2020	\$41,300	10	\$10,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	15%			2035	**	10	\$5,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	35%			2035	**	10	\$12,500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 35%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2030	**	10	\$1,800	
		<i>T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Stairway</i>						
Incandescent	15%			2030	**	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$4,700	
Exit, Service	50%			2030	**	1		
Exterior Lighting								
HID	50%			2030	**	10	\$100	
Incandescent	50%			2030	**	2		
Alarm								
Security System								
No Component	50%							
Generic	50%			2030	**	1	\$7,300	
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$24,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		

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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
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.

Asset # : 3004

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2038	**	1	\$38,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Gas Fired Steam Boiler</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2045	**	4	\$1,900	
Terminal Devices								
Air Handler	20%			2033	**	1	\$4,800	
Convactor/Radiator	80%			2030	**	1	\$10,100	
Air Conditioning								
Energy Source Electricity	100%			2041	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	50%			2033	**	2	\$1,200	
Window/Wall Unit	30%	0-2	\$1,200	2020	\$24,900	1		
<i>Malfunctioning, Extent : Light, Area Affected : 20%</i>								
<i>Location : Fourth And Fifth Floors, Multiple Mechanical Defects</i>								
No Component	20%							
Terminal Devices								
Air Handler/Dir Expansion	20%			2030	**	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,300	
No Component	80%							
Exhaust Fans								
Interior	20%			2025	\$28,300	2	\$200	
No Component	80%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	**	1		
Water Heater								
Gas Fired	100%			2023	\$24,300	2	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2019	\$1,300	4	\$1,200	
Backflow Preventer								
Generic	100%			2030	**	1	\$2,400	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Freight B-3, Passenger 1-5</i>						
		<i>Explanation : Two Freight And One Passenger</i>						
Fire Suppression								
Standpipe								
Generic	100%			2045		* *	1-5	\$19,700
Sprinkler								
Generic	100%			2045		* *	1-2	\$10,900
Fire Pump								
Generic	100%			2034		* *	1	\$7,300

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 23-Jan-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 10101 **Lot** : 11 **BIN** : 4215617

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$41,300	\$124,000
Interior Architecture	\$35,600	\$139,800
Total	\$76,800	\$263,800
Importance Code A	\$41,300	\$124,000
Importance Code B	\$35,600	\$101,200
Importance Code C		\$38,600
Total	\$76,800	\$263,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$2,900		\$4,700
Interior Architecture		\$4,400		\$2,900
Electrical	\$2,300	\$3,400	\$2,300	\$2,200
Mechanical	\$9,400	\$7,200	\$10,500	\$7,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$15,600	\$21,900	\$16,800	\$21,100
Importance Code A	\$1,500	\$4,500	\$1,500	\$6,200
Importance Code B	\$14,100	\$17,400	\$15,300	\$14,900
Total	\$15,600	\$21,900	\$16,800	\$21,100



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$82,700	
Masonry: Brownstone	5%			LIFE	**	5	\$3,300	
Windows								
Aluminum	10%			2047	**	5	\$900	
Wood	90%			2047	**	5	\$82,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Roof								
Copper/Terne	5%			2060	**	10	\$2,900	
Metal Panel	10%			2042	**	10	\$4,300	
Slate	85%			LIFE	**			
Interior								
Floors								
Carpet	15%			2026	\$121,800	3	\$13,100	
Ceramic Tile	5%			2038	**	5	\$2,900	
Marble Panels	5%			LIFE	**	5	\$2,200	
Sheet Vinyl/Rubber	10%			2033	**	5	\$8,800	
Wood	65%			2060	**	5	\$71,100	
Interior Walls								
Gypsum Board	95%			LIFE	**	5	\$38,600	
Marble Panels	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$5,800	
Gypsum Board	90%			LIFE	**	5	\$65,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$100	
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2050	**	5	\$100	
Molded Case Bkrs	90%			2050	**	5	\$700	
Wiring								
Thermoplastic	100%			2055	**	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
JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2045	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	70%			2035	**	10	\$19,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2035	**	10	\$1,400	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : 1st And 2nd Floor Lobby</i>						
Incandescent	25%			2035	**	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$3,600	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Exit, LED	50%			2065	**	1		
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Exterior Lighting								
HID	100%			2035	**	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2035	**	1	\$5,600	
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$18,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$14,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Gas Fired Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$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
JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Terminal Devices							
Air Handler	80%			2033	**	1	\$14,800
Convactor/Radiator	20%			2042	**	1	\$1,900
Air Conditioning							
Energy Source							
Electricity	100%			2047	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	100%			2033	**	1	\$13,900
Distribution							
CW & CHW Wtr Pipe/Pump	100%			2051	**	4	\$2,200
Terminal Devices							
Air Handler/Cool/Ht	100%			2033	**	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%			2033	**	2	\$900
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2051	**	1	
Water Heater							
Gas Fired	100%			2024		2	\$400
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Roof Perimeter, Galvanized Steel</i>				
			<i>Explanation : Leaders And Gutters</i>				
Sump Pump(s)							
Non-Submersible	100%			2033	**	4	\$600
Backflow Preventer							
Generic	100%			2033	**	1	\$1,800
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : 1-2</i>				
			<i>Explanation : 1 Unit</i>				
Fire Suppression							
Sprinkler							
Generic	100%			2051	**	1-2	\$8,400

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 06-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 1134 **Lot** : 10 **BIN** : 1085731

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$384,200	\$332,900
Interior Architecture		\$82,500
Total	\$384,200	\$415,400
Importance Code A	\$384,200	\$332,900
Importance Code B		\$82,500
Total	\$384,200	\$415,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$500	
Interior Architecture	\$45,800		\$2,800	\$34,300
Electrical	\$15,800	\$100	\$100	\$37,900
Mechanical	\$18,500	\$700	\$1,200	\$7,700
Total	\$80,200	\$800	\$4,700	\$79,900
Importance Code A	\$400	\$400	\$1,000	\$400
Importance Code B	\$61,600	\$300	\$800	\$79,400
Importance Code C	\$18,100		\$2,800	
Total	\$80,200	\$800	\$4,700	\$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
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Asset # : 4151

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	85%	Now	\$323,100	LIFE	**	5	\$287,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Underside Of Soffit</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Foundation</i>								
Masonry: Brick	15%	Now	\$61,000	LIFE	**	5	\$10,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Walls Backing Up To Amsterdam Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Walls At Planters And Mechanical Grates</i>								
Windows								
Aluminum	100%			2026	\$46,000	5	\$1,100	
Roof								
Cast in Place Concrete	50%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Structural Repair To Ribs</i>								
Single Ply Membrane	50%			2035	**	10	\$32,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kemper System Applied To Lower Roof Enclosing Programmatic Amenities</i>								
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$45,000	
Terrazzo	70%			LIFE	**	5	\$37,500	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$5,700	
Concrete Masonry Unit	70%			LIFE	**	5	\$31,700	
Gypsum Board	15%			LIFE	**	5	\$10,200	
Plaster	10%	Now	\$18,100	LIFE	**	5	\$3,400	
<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	80%			2032	**	5	\$68,600	
Gypsum Board	20%	Now	\$27,700	LIFE	**	5	\$17,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Stairs</i>								

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

Under 600 Volts

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Asset # : 4151

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2027	\$3,700	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$7,500	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$6,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$1,600	1		
Lighting								
Interior Lighting								
Fluorescent	85%			2022	\$8,400	10	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	5%			2022	\$1,800	10		
Incandescent	10%			2022	\$2,300	2		
Egress Lighting								
Emergency, Battery	60%			2022	\$3,600	10	\$700	
Exit, Service	40%			2022	\$500	1		
Exterior Lighting								
HID	100%			2022	\$17,000	10		
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	Now	\$9,300	2037	**	1-3	\$500	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Gas Service Was Upgraded In 2008</i>								
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Natural Gas Fired Steam Boiler</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Asset # : 4151

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	25%	2-4	\$17,800	2057	**	4	\$100	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations, Facility Personnel Complain That Piping Has Bad Interior Corrosion And Is Suspectable To Unpredictable Steam Leaks</i>								
Central Plant Steam Piping/Pmp	75%			2037	**	4	\$200	
Terminal Devices								
Air Handler	50%			2035	**	1	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : Heating And Ventilating Unit Installed In 2008. They Serve The Upper Floor Locker Rooms And The Fan Room</i>								
Convector/Radiator	50%			2032	**	1	\$700	
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	**	2-5	\$1,900	
Ductwork/Diffusers	25%			LIFE	**	2-5	\$600	
Exhaust Fans								
Roof	100%			2022	\$7,000	2	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Flat Roof Behind The Bandshell</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater								
Gas Fired	100%			2025	\$2,600	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2035	**	1	\$300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2037	**	1-2	\$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.

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : LINCOLN CTR. FOR PERFORMING ARTS 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 : 22-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 1118 **Lot** : 5 **BIN** : 1028160

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,070,200	\$219,400
Interior Architecture	\$458,800	\$16,965,400
Electrical	\$1,633,400	\$1,640,900
Mechanical	\$81,000	\$781,400
Total	\$4,243,400	\$19,607,000
Importance Code A	\$2,070,200	\$261,300
Importance Code B	\$2,173,300	\$2,632,700
Importance Code C		\$16,712,900
Total	\$4,243,400	\$19,607,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$16,800			\$1,400
Interior Architecture		\$94,700	\$1,100	\$32,400
Electrical	\$19,400	\$20,800	\$21,900	\$30,400
Mechanical	\$129,500	\$70,400	\$98,700	\$70,900
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$215,000	\$235,300	\$171,100	\$184,500
Importance Code A	\$20,600			\$1,900
Importance Code B	\$194,300	\$235,300	\$170,000	\$182,600
Importance Code C			\$1,100	
Total	\$215,000	\$235,300	\$171,100	\$184,500



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
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE

Asset # : 2811

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Travertine	85%	4+	\$957,200	LIFE		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Stage Entrance And Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>							
	<i>Location : All Facades</i>							
	<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>							
	<i>Location : All Facades</i>							
Window Wall	15%			2047		**	5	\$104,600
Windows								
Bronze/Brass	100%			2035		**	5	\$143,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fixed Windows</i>							
Parapets								
Metal Panel	5%			2037		**	5	\$2,700
Metal Rail	95%			2032		**	5-10	\$243,100
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Slated For Repair In 2017</i>							
Roof								
Modified Bitumen	70%	Now	\$16,800	2022	\$841,500			
	<i>Blisters, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Ridging, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : 5th Floor Rehearsal Space</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Repairs In Progress - Slated For Full Replacement In 2017</i>							
Plaza Roof: Stone Panels	25%			2037		**		
Skylight, Metal/Glass	5%			2047		**	10	\$34,500

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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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE

Asset # : 2811

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	27%			2026	\$1,302,200	3	\$153,300	
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Concourse, Multi-purpose Room</i>								
Ceramic Tile	5%			2040	**	5	\$18,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Concourse Levels And Throughout</i>								
Marble Panels	20%			LIFE	**	5	\$56,800	
Quarry Tile	15%			2032	**	5	\$85,200	
Raised Access Floor	2%			2040	**	5	\$28,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rehearsal Studios - Concourse</i>								
Terrazzo	5%			LIFE	**	5	\$14,800	
Vinyl Tile	15%			2032	**	3	\$21,300	
Vinyl Tile 9" X 9"	10%	Now	\$416,200	2037	**	3	\$14,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Concourse, Mezzanine And 5th Floor</i>								
Wood	1%			2062	**	5	\$7,100	
Interior Walls								
Concrete Masonry Unit	18%			LIFE	**	5	\$31,500	
Fabric on Framing	25%			2028	\$16,667,000	5	\$54,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Theater</i>								
<i>Explanation : Sound Absorbing Material</i>								
Fabric on Framing	1%			2031	**	5	\$2,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multipurpose Room - Concourse</i>								
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%			2032	**	5	\$48,300	
AcousTileSusp.Lay-In	10%			2040	**	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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Foyer</i>								
<i>Explanation : Gold Leafed Ceiling</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	

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE

Asset # : 2811

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$41,900	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Sub-Basement</i>								
<i>Explanation : Two 6000 Amperes And Two 1500 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2025	\$15,800	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub - Basement Electrical Room</i>								
<i>Explanation : One 150 Kva 208 Pri - 480 Sec</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2027	\$175,600	5	\$1,000	
Fused Disc Sw	10%			2053	**	5	\$100	
Raceway								
Conduit	80%			2027	\$179,900	1		
Conduit	20%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$13,400	5	\$600	
Molded Case Bkrs	80%			2026	\$107,400	5	\$5,200	
Molded Case Bkrs	10%			2049	**	5	\$700	
Wiring								
Thermoplastic	90%			2027	\$202,900	1		
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	30%			2040	**	5	\$500	
Variable Frequency Drive	70%			2047	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$76,100	
Generators								
Diesel	100%			2040	**	1	\$95,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : One 280 Kva</i>								
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$9,200	
Fuel Storage								
Main Tank	100%			2062	**	5	\$7,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : One 275 Gallon Tank</i>								

Lighting

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE

Asset # : 2811

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	
Lighting								
Interior Lighting Fluorescent	35%			2032	**	10	\$81,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2022	\$252,800	10	\$23,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	50%			2022	\$1,263,900	2	\$2,800	
LED	5%			2037	**			
Egress Lighting								
Emergency, Service	10%			2022	\$12,400	1		
Emergency, Service	35%			2032	**	1		
Emergency, Service	5%			2037	**	1		
Emergency, Service	10%			2037	**	1		
Emergency, Battery	10%			2027	\$34,100	10	\$6,100	
Exit, Service	30%			2027	\$10,800	1		
Exterior Lighting								
HID	100%			2027	\$933,100	10	\$800	
Alarm								
Security System								
No Component	95%							
Generic	5%			2035	**	1	\$4,600	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$15,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Utility Steam	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Eddison</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	0-2	\$3,800	2030	**	5	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-Basement Steam Room</i>								
<i>Explanation : The Pneumatic Control Board Needs To Be Upgraded</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
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Asset # : 2811

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$26,000	2037	* *	4	\$12,500	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Vacuum Pump Bearing Worn Out, Sub-Basement</i>								
<hr/>								
Terminal Devices								
Air Handler	100%			2032	* *	1	\$156,400	
<hr/>								
Air Conditioning								
Energy Source								
District C.W.	90%			2047	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Chilled Water From Central Mechanical Plant</i>								
<hr/>								
Electricity	10%			2043	* *	1		
<hr/>								
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2036	* *	1	\$246,300	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement Of Garage</i>								
<i>Explanation : Located In Central Mechanical Plant</i>								
<hr/>								
Interior Pkg Unit - Cooling	5%			2025	\$442,100	2	\$800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : 5th Floor</i>								
<hr/>								
Exterior Pkg Unit - Cooling	5%			2032	* *	2	\$800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2037	* *	4	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement Of Garage</i>								
<i>Explanation : Located In Central Mechanical Plant</i>								
<hr/>								
No Component	10%							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	90%			2032	* *	1	\$140,700	
No Component	10%							
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	5%			2027	\$23,800	2	\$8,800	
No Component	95%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	4+	\$48,000	LIFE	* *	2-5	\$141,000	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</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
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE

Asset # : 2811

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%			2035	* *	2	\$7,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater								
Electric	100%			2026	\$208,300	4	\$1,500	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Steam Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Steam Room</i>					
			<i>Explanation : There Is No Storage Tank</i>					
HW Heat Exchanger								
Steam Fired	100%	Now	\$18,800	2037	* *	4	\$25,000	
			<i>Not in Service, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : 1 Unit, Steam Room</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$35,300	4	\$7,800	
Sewage Ejector(s)								
Electric	100%			2032	* *	4	\$14,800	
Backflow Preventer								
Generic	100%			2032	* *	1	\$15,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : (4) Concourse Level-4th Floor; (3) Low Concourse-5th Floor; (1) Concourse-5th Floor; (1) Sub-basement-5 Floor</i>					
			<i>Explanation : 9 Units</i>					
Hydraulic	10%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : (1) 1-2</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2037	* *	1-5	\$132,200	
Sprinkler								
Generic	100%			2037	* *	1-2	\$70,800	
Fire Pump								
Not Accessible	100%							

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 06-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1
Block : 1134 **Lot** : 1 **BIN** : 1081023

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$968,100	
Interior Architecture	\$1,427,300	\$42,700
Electrical	\$388,600	\$1,773,500
Mechanical	\$183,900	\$795,100
Total	\$2,967,900	\$2,611,300
Importance Code A	\$1,152,100	
Importance Code B	\$1,672,800	\$2,611,300
Importance Code C	\$143,000	
Total	\$2,967,900	\$2,611,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$23,800			
Interior Architecture		\$4,000		\$10,700
Electrical	\$30,300	\$36,500	\$40,000	\$32,000
Mechanical	\$18,300	\$35,700	\$48,900	\$10,300
Total	\$72,400	\$76,200	\$88,800	\$52,900
Importance Code A	\$23,800	\$1,000		\$2,600
Importance Code B	\$48,600	\$75,200	\$88,800	\$50,300
Importance Code C				
Total	\$72,400	\$76,200	\$88,800	\$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
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

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								
Parapets								
Metal Rail	5%			2044	**	5-10	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 62nd Street Drive Entrance</i>								
<i>Explanation : Recent Install Of Roof Deck</i>								
Marble Panels	35%	0-2	\$22,100	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Planter Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Plaza Area Above Garage</i>								
<i>Explanation : Travertine Marble Planters Are Integral With Roof Assembly</i>								
No Component	60%							
Roof								
Paver: Asphalt	35%	0-2	\$141,800	2030	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Concrete Pavers Proximate To Bandshell</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mortar Joints</i>								
Plaza Roof: Stone Panels	35%			2047	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Proximate To Courtyard With Fountain</i>								
<i>Explanation : Recent Replacement</i>								
Plaza Roof: Stone Panels	25%	0-2	\$826,400	2057	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mortar Joints</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Park Plaza Roof Leaking Through Expansion Joint Into Garage Below</i>								
Plaza Roof: Stone Panels	5%			2053	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 62nd Street Drive Entrance</i>								
<i>Explanation : Recent Install</i>								
Interior								
Floors								
Asphalt Macadam	5%			2040	**	5	\$6,100	
Asphalt Macadam	15%	Now	\$74,100	2032	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Expansion Joint - 62nd Street Ramp</i>								
Asphalt Macadam	70%			2032	**	5	\$85,500	
Traffic Topping	7%			2032	**	5	\$21,400	
Vinyl Tile	3%			2032	**	3	\$2,700	

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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
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	\$143,000	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</i>								
Concrete Masonry Unit	72%			LIFE	**	5	\$13,000	
Gypsum Board	3%			LIFE	**	5	\$800	
Ceilings								
Exposed Concrete	90%	Now	\$882,500	LIFE	**	5	\$34,300	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Section G2 And 62nd Street Ramp</i>								
Gypsum Board	3%			LIFE	**	5	\$9,200	
Metal Panel	7%	Now	\$284,900	LIFE	**	5	\$21,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : 63rd Street Drive</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	40%			2027	\$14,800	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Red And Blue Section</i>								
<i>Explanation : One 2500 Amperes And 2000 Amperes Main Disconnect Switch Red And Blue Garage</i>								
Fused Disc Sw	40%			2027	\$14,800	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes And 1200 Amperes Main Disconnect Switch For Yellow And Green Section</i>								
Molded Case Bkrs	20%			2047	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch For Prominent Area</i>								
Transformers								
Dry Type	100%			2044	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500kva 480/277hv - 208/120lv & One 112.5 Kva, 480/277hv - 208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2027	\$175,600	5	\$1,400	
Molded Case Bkrs	10%			2047	**	5	\$1,000	

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	70%			2027	\$31,400	1		
Conduit	30%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$900	
Molded Case Bkrs	50%			2026	\$59,700	5	\$4,900	
Molded Case Bkrs	40%			2043	**	5	\$3,900	
Wiring								
Braided Cloth	50%	2-4	\$49,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$2,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$113,800	
Generators								
Diesel	100%			2036	**	1	\$143,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 800 Kw</i>								
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$13,700	
Fuel Storage								
Main Tank	100%			2055	**	5	\$10,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1000 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$339,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T- 8 Lamps</i>								
Egress Lighting								
Emergency, Service	65%			2032	**	1		
Emergency, Battery	5%			2027	\$24,900	10	\$4,500	
Exit, LED	10%			2062	**	1		
Exit, Service	20%			2027	\$19,900	1		
Exterior Lighting								
HID	100%			2027	\$1,395,000	10	\$1,100	

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.

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

Alarm

Security System

No Component

90%

Generic

10%

2027

\$111,800

1

\$13,800

Fire/Smoke Detection

No Component

90%

Generic, Digital

10%

2032

**

1-3

\$22,800

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

Heating

Energy Source

Electricity

3%

2047

**

1

No Component

97%

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

Location : West Fan Room, Sub-Basement

Explanation : 1 Gas Fired Steam Boiler Supplying The Bandshell Only

Conversion Equipment

Radiant Heater

3%

2022

\$183,900

2

\$5,200

Other Observation, Extent : Light, Area Affected : 3%

Location : Cashier Office

Explanation : 1 Unit

No Component

97%

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

Location : West Fan Room, Sub-Basement

Explanation : 1 Gas Fired Steam Boiler For The Bandshell Only

Air Conditioning

Energy Source

Electricity

100%

2043

**

1

Conversion Equipment

Window/Wall Unit

3%

2020

\$21,600

1

Other Observation, Extent : Light, Area Affected : 3%

Location : Cashier Office

Explanation : 1 Unit

No Component

97%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$206,300

Exhaust Fans

Interior

50%

2027

\$615,400

2

\$5,700

Interior

50%

2035

**

2

\$5,700

Plumbing

H/C Water Piping

Brass/Copper

5%

2037

**

1

No Component

95%

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Electric	5%			2026	\$15,200	4	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 1%</i>						
		<i>Location : West Fan Room, Sub-Basement</i>						
		<i>Explanation : 1 Gas Fired Water Heater For The Bandshell Only</i>						
No Component	95%							
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2032	**	4	\$11,700	
Sewage Ejector(s) Compressed Air	100%			2037	**	4	\$3,700	
Backflow Preventer Generic	100%			2027	\$87,900	1	\$22,700	
Fixtures Generic	100%							
Fire Suppression Sprinkler Generic	100%			2037	**	1-2	\$103,600	

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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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 15-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1748 **Lot** : 36 **BIN** : 4043494

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$8,800	\$900		
Interior Architecture	\$17,400		\$2,600	\$300
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$1,400	\$500	\$700	\$400
Total	\$27,800	\$1,500	\$3,400	\$800
Importance Code A	\$9,000	\$1,100	\$100	\$100
Importance Code B	\$10,600	\$500	\$3,300	\$700
Importance Code C	\$8,200			
Total	\$27,800	\$1,500	\$3,400	\$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
LOUIS ARMSTRONG HOUSE MUSEUM
Asset # : 14805

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$10,400	
Masonry: Marble	1%			LIFE	**	5	\$100	
Stucco Cement	9%			2045	**	5	\$1,300	
Windows								
Aluminum	100%			2050	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Windows</i>								
<i>Explanation : Exterior Wood Trims Around Windows Peeling Paint/worn/eroded</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$3,400	
Metal Panel	5%			2054	**	5	\$100	
Pre-Cast Concrete	10%			LIFE	**	5	\$800	
Wood Cornice	5%			2054	**	5-10	\$400	
Roof								
Modified Bitumen	90%			2036	**	10	\$3,600	
Panel/Paver: Cer/Brk	10%			2054	**	10	\$500	
Interior								
Floors								
Carpet	80%			2027	\$70,200	3	\$7,600	
Ceramic Tile	10%			2037	**	5	\$600	
Vinyl Tile	10%			2033	**	3	\$200	
Interior Walls								
Gypsum Board	35%			LIFE	**	5-10	\$5,300	
Plaster	60%			LIFE	**	5-10	\$4,600	
Wood	5%			LIFE	**	5	\$3,600	
Ceilings								
Glass: Susp Panels	5%			LIFE	**	10	\$200	
Gypsum Board	35%			LIFE	**	5-10	\$7,600	
Plaster	60%			LIFE	**	5-10	\$6,500	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	20%			2045	**			
Pavers/Stone	80%			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	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	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
LOUIS ARMSTRONG HOUSE MUSEUM
Asset # : 14805

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2044	**	5		
Molded Case Bkrs	95%			2044	**	5	\$100	
Wiring								
Thermoplastic	100%			2048	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$600	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Incandescent	80%			2023	\$31,700	2	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st & 2nd Floor</i>						
		<i>Explanation : All Decorative And Chandellier Lighting Fixtures</i>						
Egress Lighting								
Emergency, Battery	80%			2033	**	10	\$600	
Exit, Service	20%			2033	**	1		
Exterior Lighting								
Incandescent	100%			2033	**	2		
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$1,500	
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$200	
Terminal Devices								
Convactor/Radiator	100%			2041	**	1	\$1,000	
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
LOUIS ARMSTRONG HOUSE MUSEUM
Asset # : 14805

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	
Air Conditioning									
Energy Source									
	Electricity	100%			2050	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	35%			2033	* *	2	\$100	
	Window/Wall Unit	65%			2026	\$4,200	1		
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,600	
Exhaust Fans									
	Interior	35%			2033	* *	2		
	Roof	65%			2033	* *	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2048	* *	1		
Water Heater									
	Gas Fired	100%			2023	\$1,900	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Plastic/PVC	100%			2041	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2028	\$500	4	\$100	
Backflow Preventer									
	Generic	100%			2033	* *	1	\$200	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2048	* *	1-5	\$1,500	
Sprinkler									
	Generic	100%			2048	* *	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM
Address : 5TH AVE AND 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.ELE / 4163 **Yr Built/Renovated** : 1880 / 2001
Area Sq Ft : 1,705,221 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical	\$305,200	\$17,361,300
Total	\$305,200	\$17,361,300
Importance Code A		\$20,400
Importance Code B	\$305,200	\$17,340,900
Total	\$305,200	\$17,361,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Electrical	\$305,700	\$261,800	\$314,500	\$273,300
Elevators/Escalators	\$148,200	\$148,200	\$148,200	\$148,200
Total	\$453,900	\$410,000	\$462,700	\$421,500
Importance Code A	\$900	\$500	\$1,400	
Importance Code B	\$453,000	\$409,500	\$461,300	\$421,500
Total	\$453,900	\$410,000	\$462,700	\$421,500



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 ELECTRICAL SYSTEM

Asset # : 4163

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2048	**	3	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Garage Electrical Room</i>								
<i>Explanation : Cutout Switch Rated @ 600 Amperes And 4160 Volts</i>								
Fused Disc Sw	25%			2048	**	3	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Garage Electrical Room</i>								
<i>Explanation : Cutout Switch Rated @ 600 Amperes And 4160 Volts</i>								
Fused Disc Sw	25%			2048	**	3	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building K - Basement Electrical Room</i>								
<i>Explanation : Cutout Switch Rated @ 600 Amperes And 4160 Volts</i>								
Fused Disc Sw	25%			2038	**	3	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building M - Electrical Room</i>								
<i>Explanation : Cutout Switch Rated @ 600 Amperes And 4160 Volts</i>								
Transformers								
Dry Type	25%			2045	**	3	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Garage Electrical Room</i>								
<i>Explanation : 1- 1500kva And 1-1000kva, 4160/480/277 Volts</i>								
Dry Type	25%			2041	**	3	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Garage Electrical Room</i>								
<i>Explanation : 2- 2500 Kva, 4160/ 480/277 Volts</i>								
Dry Type	25%			2033	**	3	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building M- Electrical Room</i>								
<i>Explanation : 1- 1500kva And 1-1000kva, 4160/480/277 Volts</i>								
Dry Type	25%			2041	**	3	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building K- Basement Electrical Room</i>								
<i>Explanation : 1- 2500kva, 4160/480/277 Volts</i>								
Feeders								
Cable	75%			2044	**	1		
Cable	25%			2036	**	1		
Raceway								
Conduit	75%			2048	**	1		
Conduit	25%			2038	**	1		

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
METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset # : 4163

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	25%			2028	\$34,000	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : D- Wing Electrical Room</i>								
<i>Explanation : 2- 4000 Amperes Main Service Disconnects Serving H, A , B , C Wings</i>								
Fused Disc Sw	25%			2054	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Garage Electrical Room</i>								
<i>Explanation : Main Disconnect Switches Rated 1- 6000, 2- 4000 Amperes For American Wing And Sackler Wing</i>								
Fused Disc Sw	15%			2028	\$20,400	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : X- Wing Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 2- 4000, 1- 3000 Amperes For C- Wing And D- Wing</i>								
Fused Disc Sw	10%			2048	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : X- Wing Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 2- 2000 Amperes</i>								
Fused Disc Sw	25%			2048	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Garage Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated @ 2- 4000 Amperes And 1- 3000 Amperes Serving E, H, F, G Wings</i>								
Transformers								
Dry Type	60%			2026	\$1,906,200	5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : 5- 30kva, 480/120 Volts</i>								
Dry Type	10%			2045	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building M - Electrical Room</i>								
<i>Explanation : 1- 500kva, 480/120 Volts</i>								
Dry Type	30%			2041	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : X- Wing Electrical Room</i>								
<i>Explanation : 2- 150kva, 480/277/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	25%			2028	\$239,900	5	\$2,200	
Fused Disc Sw	15%			2048	**	5	\$1,100	
Fused Disc Sw	25%			2054	**	5	\$1,800	
Fused Disc Sw	35%			2028	\$335,800	5	\$2,600	
Raceway								
Conduit	30%			2038	**	1		
Conduit	50%			2028	\$552,700	1		
Conduit	10%			2054	**	1		
Conduit	10%			2048	**	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
METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset # : 4163

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								
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$2,000	
Fused Disc Sw	5%			2027	\$33,000	5	\$2,000	
Molded Case Bkrs	15%			2044	**	5	\$6,700	
Molded Case Bkrs	25%			2036	**	5	\$11,200	
Molded Case Bkrs	50%			2027	\$330,100	5	\$22,400	
Wiring								
Braided Cloth	20%	2-4	\$221,700	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Old Sections Of The Museum Complex</i>								
Thermoplastic	30%			2038	**	1		
Thermoplastic	10%			2054	**	1		
Thermoplastic	30%			2028	\$332,600	1		
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	5%			2026	\$287,800	5	\$600	
Motor Control Center	10%			2026	\$575,600	5	\$4,600	
Variable Frequency Drive	20%			2041	**			
Variable Frequency Drive	65%			2045	**			
Ground								
Grounding Devices								
Not Accessible	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : North Garage Electrical Room</i>								
<i>Explanation : Connected To The Building Foundation</i>								
Generic	50%			LIFE	**	5	\$25,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : X - Building - Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	90%			2041	**	1	\$472,200	
Automatic	10%			2045	**	1	\$52,500	
Generators								
Diesel	100%			2037	**	1	\$660,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4- 750 Kva Diesel Generators</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$63,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset # : 4163

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2044	**	5	\$166,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4- 275 Gallons Capacity Tanks</i>								
Main Tank	25%			2056	**	5	\$13,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Garage</i>								
<i>Explanation : 3000 Gallons Capacity Tank</i>								
Main Tank	25%			2031	**	5	\$13,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Garage</i>								
<i>Explanation : 3000 Gallons Capacity Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2033	**	10	\$165,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallways</i>								
Fluorescent	25%			2033	**	10	\$412,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storage, Offices</i>								
Fluorescent	5%			2033	**	10	\$82,500	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallways</i>								
Incandescent	50%			2028	\$11,897,700	2	\$20,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galleries And Exhibits</i>								
<i>Explanation : Track Lights</i>								
LED	10%			2033	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galleries And Exhibits</i>								
<i>Explanation : LED Light Fixtures</i>								
Egress Lighting								
Emergency, Service	49%			2033	**	1		
Emergency, Battery	1%			2033	**	10	\$4,300	
Exit, LED	30%			2056	**	1		
Exit, Service	20%			2028	\$105,900	1		
Exterior Lighting								
LED	20%			2036	**			
No Component	80%							
Lightning Protection								

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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 ELECTRICAL SYSTEM

Asset # : 4163

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection								
Arresters/Cabling								
No Component	70%							
Generic	30%			2031	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : A, B, C Wings</i>							
	<i>Explanation : Copper</i>							
<hr/>								
Alarm								
Security System								
No Component	35%							
Generic	65%			2033	**	1	\$414,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Public Spaces</i>							
	<i>Explanation : CCTV Surveillance Camera System And Intrusion Alarm System</i>							
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$1,050,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations And Horns. Maintained By Private Contractor</i>							
<hr/>								

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 20-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$532,500	\$606,500
Interior Architecture	\$750,700	\$434,000
Mechanical	\$430,900	\$6,771,700
Total	\$1,714,100	\$7,812,200
Importance Code A	\$619,200	\$606,500
Importance Code B	\$695,000	\$6,987,600
Importance Code C	\$400,000	\$218,200
Total	\$1,714,100	\$7,812,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$34,500		\$12,000	
Interior Architecture	\$133,400		\$40,500	\$54,000
Mechanical	\$114,900	\$77,400	\$54,200	\$74,800
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$300,500	\$95,200	\$124,400	\$146,500
Importance Code A	\$36,100	\$1,600	\$13,600	\$1,600
Importance Code B	\$232,600	\$93,600	\$110,800	\$144,900
Importance Code C	\$31,800			
Total	\$300,500	\$95,200	\$124,400	\$146,500



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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%	Now	\$21,300	LIFE	**	5	\$14,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse</i>								
Stucco Cement	10%			2041	**	5	\$23,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is An Eifs Assembly</i>								
Window Wall	65%			2048	**	5	\$230,800	
Windows								
Aluminum	100%			2036	**	5	\$300	
Parapets								
Masonry: Limestone	15%			LIFE	**	5-10	\$14,800	
Metal Panel	10%			2048	**	5	\$3,100	
Metal Rail	75%	0-2	\$35,300	2041	**	5	\$43,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	75%			2033	**	10	\$73,000	
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Skylight, Plastic Sloped Glazing	5%			2041	**	1		
	20%	Now	\$497,200	LIFE	**	5	\$259,600	
<i>Condensation Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Above Sculpture Court</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Sculpture Court</i>								
Interior								
Floors								
Carpet	40%			2024	\$1,335,600	3	\$191,900	
Ceramic Tile	5%			2037	**	5	\$12,000	
Granite Panels	10%			LIFE	**	5	\$36,000	
Marble Panels	20%			LIFE	**	5	\$72,000	
Terrazzo	5%			LIFE	**	5	\$18,700	
Vinyl Tile	10%			2033	**	3	\$9,000	
Wood	10%			2043	**	5	\$45,000	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$18,200	
Gypsum Board	80%			LIFE	**	5-10	\$618,200	
Masonry: Brick	10%			LIFE	**	10	\$13,600	
Masonry: Limestone	5%			LIFE	**	10	\$9,100	

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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 SECTION ESDA

Asset # : 2308

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

AcousTileConcealSpLn	5%			2041	**	5	\$15,000	
AcousTileSusp.Lay-In	25%			2041	**	5	\$60,000	
Exposed Concrete	10%			LIFE	**	5-10	\$30,000	
Gypsum Board	60%			LIFE	**	5-10	\$494,700	

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

Heating

Energy Source

Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								

Conversion Equipment

Heat Exchanger, Plate & Frame	20%			2031	**	1	\$15,800	
Pres. Reducing Valve/LP Steam	80%	Now	\$86,700	2043	**	5	\$3,800	
<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>								
<i>Location : PRV Station, Mechanical Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : On Extended Life Time</i>								

Distribution

Hot Wtr Piping/Pump	20%	Now	\$2,600	2036	**	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	80%	Now	\$221,600	2038	**	4	\$6,300	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

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								
Terminal Devices								
Air Handler	70%	Now	\$32,200	2028	\$1,611,300	1	\$62,400	
<i>Corroded, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Drip Pans Rusted Causing Water Leaks. Mechanical Equipment Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coil Connections, Ground Floor Mechanical Room</i>								
Convactor/Radiator	10%			2026	\$87,600	1	\$5,200	
Fan Coil Unit/Heat	20%			2023	\$490,300	1	\$10,400	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2024	\$1,852,600	1	\$173,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : AC Room</i>								
<i>Explanation : 2 Units. R-123 Refrigerant</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$20,000	2038	**	4	\$7,900	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	\$1,836,000	1	\$99,100	
Heat Rejection								
Water Cooling Tower	100%			2026	\$621,200	2	\$161,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$75,400	LIFE	**	2-5	\$89,300	
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Louvers. Various Areas</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Air Dampers Are Not Working Properly, Various Areas</i>								
Exhaust Fans								
Interior	40%			2028	\$233,000	2	\$2,000	
Roof	60%			2033	**	2	\$2,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	10%			2026	\$14,400	4	\$100	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W Wing</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA**

Asset # : 2308

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$25,000	2038	* *	4	\$3,400	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Lower Level Of Basement</i>						
Sewage Ejector(s)								
Electric	100%	Now	\$47,100	2038	* *	4	\$6,400	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lower Level Of Basement</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : (2) B, G, 1, M, 4, 5E, 5W (1) Freight G, 1, M, 2, 3, 4, Roof</i>						
		<i>Explanation : 4 Units</i>						
Hydraulic	10%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Sub-Basement -G</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2038	* *	1-5	\$80,800	
Sprinkler								
No Component	80%							
Generic	20%			2048	* *	1-2	\$9,000	
Chemical System								
Generic	100%			2023	\$2,100	1-3	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 17-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$12,707,000	\$1,050,300
Interior Architecture	\$566,700	\$217,200
Mechanical	\$527,600	\$3,311,100
Total	\$13,801,300	\$4,578,700
Importance Code A	\$12,707,000	\$1,109,800
Importance Code B	\$810,400	\$3,305,000
Importance Code C	\$283,900	\$163,800
Total	\$13,801,300	\$4,578,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$51,800			\$1,200
Interior Architecture	\$100,500		\$23,000	
Mechanical	\$121,200	\$13,800	\$35,000	\$12,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$281,500	\$21,700	\$65,900	\$21,200
Importance Code A	\$54,400			\$1,200
Importance Code B	\$207,900	\$21,700	\$65,900	\$20,000
Importance Code C	\$19,100			
Total	\$281,500	\$21,700	\$65,900	\$21,200



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

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								
Concrete Masonry Unit	15%			LIFE	**	5	\$3,400	
Copper/Terne	15%			2048	**	10	\$6,300	
Masonry: Brick	70%	Now	\$82,600	LIFE	**	5	\$12,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
Windows								
Metal Louvers	15%			2024	\$1,100	10	\$200	
Steel	85%			2027	\$10,700	5	\$2,400	
Parapets								
Masonry: Brick	65%	Now	\$30,300	LIFE	**	5	\$2,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Inner East And West Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Inner East Facade - Section A1, A2</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Inner East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Step Flash Connections, South Facade - Section A3</i>								
Masonry: Limestone	5%	0-2	\$2,100	LIFE	**	5	\$200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stone</i>								
Metal Rail	30%	Now	\$6,500	2033	**	5	\$7,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	5%			2033	**	10	\$4,400	
Metal Panel	35%	Now	\$46,900	2026	\$469,200			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Ridge</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Original Monel Panels. Beyond Their Useful Life</i>								
Modified Bitumen	10%	Now	\$11,100	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Section Of Roof Near West Parapet</i>								
Sloped Glazing	45%	Now	\$12,519,300	LIFE	**	5	\$523,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout Attic Space</i>								
<i>Condensation Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic Spaces</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Mullions And Structural Support</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic Spaces, Section A2</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Attic Spaces</i>								
<i>Explanation : This Roof Is Actually Corrugated Glazing. Original Material And Beyond Its Useful Life</i>								
Sloped Glazing	5%			LIFE	**	5	\$116,200	
Interior								
Floors								
Carpet	20%			2027	\$366,400	3	\$39,500	
Granite Panels	25%			LIFE	**	5	\$49,300	
Marble Panels	20%			LIFE	**	5	\$39,500	
Slate	5%			LIFE	**	5	\$14,000	
Terrazzo	10%			LIFE	**	5	\$20,600	
Wood	20%	Now	\$189,400	2043	**	5	\$24,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exhibit Areas</i>								
Interior Walls								
Fabric on Framing	20%			2029	**	5	\$27,300	
Gypsum Board	20%			LIFE	**	5-10	\$92,800	
Masonry: Limestone	5%			LIFE	**	10	\$5,500	
Plaster	40%			LIFE	**	5-10	\$92,800	
Wood	15%			LIFE	**	5	\$327,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

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	15%			2041	**	5	\$19,700	
Glass: Susp Panels	20%			LIFE	**	10	\$19,700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Pebble Blasted Glass</i>								
Plaster	65%			LIFE	**	5-10	\$146,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2024	\$59,500	5	\$5,200	
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$700	2027	\$14,000	4	\$400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Central Plant Steam Piping/Pmp	90%	Now	\$410,500	2038	**	4	\$3,900	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	60%	Now	\$75,800	2023	\$757,800	1	\$29,400	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Fan Housings Rusted Through</i>								
Convactor/Radiator	10%			2026	\$48,100	1	\$2,800	
Fan Coil Unit/Heat	30%	Now	\$20,200	2028	\$403,600	1	\$7,700	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Housing</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Attic Of 2nd Floor Gallery</i>								
<i>Explanation : Reheat Units</i>								

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source District C.W.	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : W Wing</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$5,500	2028	\$109,600	4	\$4,300	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<hr/>								
Terminal Devices Air Handler/Cool/Ht	100%	Now	\$20,100	2023	\$1,007,400	1	\$48,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coils Connections</i>								
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%	Now	\$41,400	LIFE	**	2-5	\$49,000	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sheet Metal Ducts Rusted Through</i>								
<i>Faulty Air Intake, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
<hr/>								
Exhaust Fans								
Interior	80%			2023	\$255,700	2	\$2,200	
Roof	20%	0-2	\$29,800	2038	**	2	\$400	
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2028	\$669,600	1		
<hr/>								
Water Heater								
Electric	20%			2021	\$15,800	4	\$200	
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W Wing</i>								
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Aged</i>								
<hr/>								
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>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$13,700	2038	* *	4	\$1,900	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<hr/>									
	Sewage Ejector(s)								
	Electric	100%	0-2	\$25,900	2038	* *	4	\$3,500	
<i>On Extended Life, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<hr/>									
Fixtures									
	Generic	100%							
<hr/>									
Fire Suppression									
	Standpipe								
	Generic	100%			2038	* *	1-5	\$44,300	
<hr/>									
	Sprinkler								
	No Component	80%							
	Generic	20%			2048	* *	1-2	\$4,900	
<hr/>									

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 17-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$6,726,500	\$697,300
Interior Architecture	\$501,800	\$223,800
Mechanical	\$590,400	\$3,643,300
Total	\$7,818,700	\$4,564,400
Importance Code A	\$6,726,500	\$764,900
Importance Code B	\$926,400	\$3,709,000
Importance Code C	\$165,900	\$90,500
Total	\$7,818,700	\$4,564,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$36,400		\$7,000	
Interior Architecture	\$88,400		\$18,700	\$3,700
Mechanical	\$94,600	\$15,700	\$21,800	\$13,800
Total	\$219,300	\$15,700	\$47,500	\$17,600
Importance Code A	\$39,300		\$7,000	
Importance Code B	\$165,600	\$15,700	\$40,500	\$17,600
Importance Code C	\$14,400			
Total	\$219,300	\$15,700	\$47,500	\$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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$161,500	LIFE	**	5	\$16,400	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Mechanical Fan Rooms, Section B2.2, B5, B7</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Mechanical Fan Rooms, Section B2.2, B5, B7</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mechanical Fan Rooms, Section B2.2, B5, B7</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade - Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Section B7 At Duct Penetration</i>								
Masonry: Limestone	60%	Now	\$324,500	LIFE	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wall Adjacent To Esda Wing</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade - Upper Joint Lines</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Windows								
Metal Clad	100%	Now	\$65,700	2053	**	5	\$3,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads, Mechanical Rooms</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads, Mechanical Rooms</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads, Mechanical Rooms</i>								
Parapets								
Masonry: Brick	70%	Now	\$42,300	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms, Section B2.2, B5, B7</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms, Section B2.2, B5, B7</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms, Section B2.2, B5, B7</i>								
Masonry: Limestone	5%	Now	\$900	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Metal Panel	5%			2048	**	5	\$600	
Metal Rail	20%			2041	**	5-10	\$11,600	

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
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

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)	5%	Now	\$23,700	2038	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Section B3</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Section B3</i>								
Metal Panel	10%	Now	\$11,700	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sloped Roof</i>								
Modified Bitumen	30%			2033	**	10	\$28,500	
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	50%	0-2	\$6,069,100	LIFE	**	5	\$633,900	
<i>Condensation Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Attic Space</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic Space</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throught</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic Space</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Attic Spaces</i>								
<i>Explanation : This Roof Is Actually Corrugated Glazing. Original And Beyond Its Useful Remaining Life</i>								
Sloped Glazing	5%			LIFE	**	5	\$126,800	
Interior								
Floors								
Carpet	25%			2027	\$521,200	3	\$56,200	
Ceramic Tile	5%			2037	**	5	\$7,500	
Marble Panels	15%			LIFE	**	5	\$33,700	
Terrazzo	20%			LIFE	**	5	\$46,800	
Wood	35%	Now	\$188,600	2056	**	5	\$49,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exhibit Areas</i>								
Interior Walls								
Gypsum Board	30%			LIFE	**	5-10	\$133,700	
Masonry: Brick	5%			LIFE	**	10	\$3,900	
Marble Panels	10%			LIFE	**	10	\$10,500	
Plaster	10%			LIFE	**	5-10	\$22,300	
Plaster	45%			LIFE	**	5-10	\$100,300	

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 B
Asset # : 2305

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

Glass: Susp Panels	30%			LIFE	**	10	\$33,700	
Gypsum Board	20%			LIFE	**	5-10	\$103,000	
Plaster	15%			LIFE	**	5-10	\$38,600	
Plaster	35%			LIFE	**	5-10	\$90,100	

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

Heating

Energy Source

Utility Steam	100%			2038	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement D Channel

Explanation : Steam Provided By Con Edison

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2024		\$67,700	5	\$5,900
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Distribution

Hot Wtr Piping/Pump	10%	Now	\$800	2027		\$15,900	4	\$500
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Corroded, Extent : Moderate, Area Affected : 10%

Location : 3rd Floor Mechanical Room

Central Plant Steam Piping/Pmp	90%	Now	\$467,100	2038	**		4	\$4,400
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Corroded, Extent : Severe, Area Affected : 30%

Location : Throughout

Malfunctioning, Extent : Severe, Area Affected : 10%

Location : Bms And Pneumatic Control System

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

Location : Various Areas

Terminal Devices

Air Handler	40%	Now	\$28,700	2023		\$574,900	1	\$22,300
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Corroded, Extent : Moderate, Area Affected : 10%

Location : Fan Housing

Air Handler	20%			2028		\$287,500	1	\$12,400
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Convactor/Radiator	10%			2026		\$54,700	1	\$3,200
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Fan Coil Unit/Heat	30%			2028		\$459,300	1	\$9,700
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Other Observation, Extent : Light, Area Affected : 30%

Location : Attic Of 2nd Floor Gallery

Explanation : Reheat Units

Air Conditioning

Energy Source

District C.W.	100%			2038	**		1	
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Other Observation, Extent : Light, Area Affected : 100%

Location : W Wing

Explanation : Chilled Water Comes From W Wing.

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$24,900	2038	**	4	\$4,900	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler/Cool/Ht	50%	Now	\$28,700	2023	\$573,200	1	\$27,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coils Connections</i>								
Air Handler/Cool/Ht	50%			2028	\$573,200	1	\$30,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$47,100	LIFE	**	2-5	\$55,800	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
Exhaust Fans								
Interior	80%			2023	\$290,900	2	\$2,500	
Roof	20%			2023	\$33,900	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$76,200	2028	\$762,000	1		
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Water Heater								
Electric	10%			2023	\$9,000	4	\$100	
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		
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$50,400	
Sprinkler								
No Component	80%							
Generic	20%			2048	**	1-2	\$5,600	

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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 17-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,598,000	\$595,200
Interior Architecture	\$582,700	\$280,100
Mechanical	\$704,700	\$3,478,000
Total	\$2,885,400	\$4,353,200
Importance Code A	\$1,598,000	\$662,800
Importance Code B	\$1,164,800	\$3,642,600
Importance Code C	\$122,600	\$47,800
Total	\$2,885,400	\$4,353,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$70,500			
Interior Architecture	\$171,300			\$16,800
Mechanical	\$56,000	\$15,900	\$22,100	\$14,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$301,800	\$19,900	\$26,000	\$35,200
Importance Code A	\$73,500			
Importance Code B	\$195,700	\$19,900	\$26,000	\$35,200
Importance Code C	\$32,700			
Total	\$301,800	\$19,900	\$26,000	\$35,200



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 C
Asset # : 2306

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$98,400	LIFE	**	5	\$29,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room Wall - Section C2, East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section C1, C2, C3 Facades</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fan Room Wall - Section C2, East Facade</i>								
Panel/Paver: Limestone	60%			LIFE	**	5	\$67,300	
Windows								
Glass Block	10%			LIFE	**	5	\$1,000	
Metal Clad	90%	Now	\$387,900	2053	**	5	\$21,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads, Courtyard</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads, Courtyard</i>								
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5-10	\$2,100	
Masonry: Brick	70%			LIFE	**	5-10	\$18,500	
Masonry: Limestone	5%			LIFE	**	5-10	\$2,400	
Metal Rail	15%			2033	**	5-10	\$10,500	

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

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								
IRMA/Protected Membrane	10%	Now	\$16,800	2028	\$84,100			
	<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i> <i>Location : Section C4</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i> <i>Location : Section C4</i>							
IRMA/Protected Membrane	10%			2033	**	10	\$9,700	
	<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> <i>Location : Flat Roof</i>							
Metal Panel	5%			2026	\$59,500	10	\$8,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Original Monel Panels. Beyond Their Useful Life</i>							
Modified Bitumen	25%			2033	**	10	\$24,200	
Skylight, Metal/Glass	20%			2048	**	10	\$64,500	
Sloped Glazing	30%	Now	\$1,111,700	LIFE	**	5	\$387,000	
	<i>Condensation Present, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Attic Space</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Attic Space</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Location : Over Attic Space</i>							
Interior								
Floors								
Carpet	20%			2024	\$416,700	3	\$59,900	
Cast in Place Concrete	5%			LIFE	**	5	\$32,700	
Marble Panels	10%			LIFE	**	5	\$22,400	
Slate	5%			LIFE	**	5	\$15,900	
Terrazzo	10%			LIFE	**	5	\$23,400	
Vinyl Tile	10%			2023	\$138,800	3	\$7,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i> <i>Location : Laboratory</i> <i>Explanation : 9 X 9 Tiles</i>							
Wood	40%	2-4	\$215,300	2043	**	5	\$56,100	
	<i>Poor Subfloor Evident, Extent : Light, Area Affected : 10%</i> <i>Location : Second Floor Exhibit Areas</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i> <i>Location : Second Floor Exhibit Areas</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
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Fabric on Framing	35%			2029	**	5	\$55,700	
Gypsum Board	10%			LIFE	**	5-10	\$54,200	
Masonry: Brick	5%			LIFE	**	10	\$4,800	
Plaster	15%			LIFE	**	5-10	\$40,600	
Plaster	35%			LIFE	**	5-10	\$94,800	
Ceilings								
Exposed Concrete	5%			LIFE	**	5-10	\$9,400	
Glass: Susp Panels	30%			LIFE	**	10	\$33,700	
Gypsum Board	10%			LIFE	**	5-10	\$51,400	
Masonry: Vault Struct	15%	Now	\$179,300	LIFE	**			
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Corners Within The Attic Space</i>								
Plaster	30%			LIFE	**	5-10	\$77,200	
Plaster	10%			LIFE	**	5-10	\$25,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2024		5	\$5,900	
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$800	2027	\$15,900	4	\$500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mech Room</i>								
Central Plant Steam Piping/Pmp	90%	Now	\$466,700	2038	**	4	\$4,400	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</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
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

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								
Terminal Devices								
Air Handler	40%	Now	\$57,500	2023	\$574,500	1	\$22,300	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd Floor Mech Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Drip Pan, 3rd Floor Mechanical Room</i>								
Air Handler	20%			2033	**	1	\$12,400	
Convactor/Radiator	10%			2026	\$54,700	1	\$3,200	
Fan Coil Unit/Heat	30%			2028	\$458,900	1	\$9,700	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Attic Of 2nd Floor Gallery</i>								
<i>Explanation : Reheat Units</i>								
Air Conditioning								
Energy Source								
District C.W.	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$12,500	2028	\$124,600	4	\$4,900	
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Condensate Line, 3rd Floor Mech Room And Various Other Areas</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$57,300	2023	\$1,145,500	1	\$55,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coils Connections</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$47,100	LIFE	**	2-5	\$55,700	
<i>Corroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Supply Ducts</i>								
<i>Faulty Air Intake, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
Exhaust Fans								
Interior	80%			2023	\$290,700	2	\$2,500	
Roof	20%	Now	\$33,900	2038	**	2	\$500	
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$76,100	2028	\$761,400	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</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
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Electric	10%			2023	\$9,000	4	\$100
	No Component	90%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Hot Water Comes From W Wing</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : G, I, M, 2</i>					
			<i>Explanation : 1 Unit On Extended Life Time, And Out Of Service At The Time.</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2038	* *	1-5	\$50,400
	Sprinkler							
	No Component	80%						
	Generic	20%			2048	* *	1-2	\$5,600
	Chemical System							
	Generic	100%			2023	\$2,100	1-3	\$4,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 17-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$110,100	\$129,700
Interior Architecture	\$109,100	\$39,200
Mechanical	\$35,900	\$1,181,600
Total	\$255,100	\$1,350,400
Importance Code A	\$110,100	\$129,700
Importance Code B	\$73,200	\$1,181,600
Importance Code C	\$71,900	\$39,200
Total	\$255,100	\$1,350,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$10,600			
Interior Architecture	\$121,900		\$6,900	
Mechanical	\$79,700	\$7,900	\$11,900	\$7,000
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$221,100	\$16,800	\$27,700	\$15,900
Importance Code A	\$10,800	\$200	\$1,500	\$200
Importance Code B	\$189,100	\$16,500	\$26,300	\$15,700
Importance Code C	\$21,200			
Total	\$221,100	\$16,800	\$27,700	\$15,900



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 CC
Asset # : 152

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								
Concrete Masonry Unit	30%			LIFE	**	5	\$11,700	
Window Wall	70%			2038	**	5	\$82,200	
Parapets								
Metal Rail	100%			2033	**	5-10	\$78,300	
Roof								
IRMA/Protected Membrane	60%	Now	\$110,100	2038	**			
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : New Members Lounge</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Roofs C-1, C-4</i>					
Modified Bitumen	35%	Now	\$4,700	2033	**			1
			<i>Ponding, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Roof C-2</i>					
Skylight, Plastic	5%			2041	**	1		
Interior								
Floors								
Carpet	20%			2027	\$192,400	3	\$20,700	
Cast in Place Concrete	10%			LIFE	**	5	\$30,200	
Marble Panels	30%			LIFE	**	5	\$31,100	
Terrazzo	40%			LIFE	**	5	\$43,200	
Interior Walls								
Gypsum Board	50%			LIFE	**	5-10	\$111,000	
Plaster	25%			LIFE	**	5-10	\$27,800	
Plywood/Hardboard	25%			LIFE	**	10	\$3,300	
Ceilings								
Exposed Concrete	35%			LIFE	**	5-10	\$29,800	
Gypsum Board	15%			LIFE	**	5-10	\$35,100	
Plaster	50%			LIFE	**	5-10	\$58,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement D Tunnel</i>					
			<i>Explanation : Steam Provided By Con Edison</i>					
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2024	\$6,800	1	\$2,300	
Pres. Reducing Valve/LP Steam	90%			2031	**	5	\$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.

**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)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$400	2036	**	4	\$200	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor Mechanical Equipment Room</i>								
Central Plant Steam Piping/Pmp	90%	Now	\$35,900	2038	**	4	\$2,000	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
Terminal Devices								
Air Handler	80%	Now	\$26,500	2023	\$530,500	1	\$20,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coil Connections</i>								
Air Handler	10%			2036	**	1	\$2,900	
Convactor/Radiator	10%			2033	**	1	\$1,500	
Air Conditioning								
Energy Source								
District C.W.	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chilled Water From W Wing</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,900	2028	\$57,500	4	\$2,300	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler/Cool/Ht	90%			2023	\$476,000	1	\$25,700	
Air Handler/Cool/Ht	10%			2036	**	1	\$2,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$21,700	LIFE	**	2-5	\$25,700	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Throughout</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	70%			2023	\$117,500	2	\$1,000	
Roof	30%	Now	\$23,500	2038	**	2	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	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
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)	Estimated Cost	
Plumbing								
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 : G, I, M, 2, 3, 4</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$23,300	
Sprinkler								
No Component	80%							
Generic	20%			2048	**	1-2	\$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.*

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 17-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,5,ATT
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,124,300	\$946,700
Interior Architecture	\$1,501,500	\$921,800
Mechanical	\$485,900	\$136,900
Total	\$3,111,700	\$2,005,400
Importance Code A	\$1,124,300	\$946,700
Importance Code B	\$1,003,400	\$636,500
Importance Code C	\$984,000	\$422,200
Total	\$3,111,700	\$2,005,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$38,600		\$56,200	
Interior Architecture	\$110,600			\$22,000
Mechanical	\$65,300	\$32,200	\$47,000	\$28,300
Elevators/Escalators	\$13,600	\$13,600	\$13,600	\$13,600
Total	\$228,100	\$45,800	\$116,700	\$64,000
Importance Code A	\$65,200	\$900	\$61,900	\$900
Importance Code B	\$162,900	\$44,900	\$54,900	\$63,100
Total	\$228,100	\$45,800	\$116,700	\$64,000



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 D
Asset # : 2307

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$19,400	
Masonry: Granite	5%			LIFE	**	5	\$7,300	
Masonry: Limestone	70%			LIFE	**	5	\$102,100	
Stucco Cement	15%			2041	**	5	\$36,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : This Is Actually An Eifs Assembly</i>								
Windows								
Aluminum	30%			2044	**	5	\$1,000	
Bronze/Brass	70%			2036	**	5	\$14,500	
Parapets								
Masonry: Limestone	60%			LIFE	**	5-10	\$51,200	
Metal Rail	40%			2041	**	5-10	\$50,600	
Roof								
IRMA/Protected Membrane	40%			2033	**	10	\$42,900	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Flat Sections</i>								
Metal Panel	30%	Now	\$24,800	2026	\$495,100			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Original Monel Panels. Beyond There Useful Life</i>								
Skylight, Plastic Sloped Glazing	5%			2041	**	1		
	25%	Now	\$1,027,400	LIFE	**	5	\$357,700	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic Over Domes In Entry Foyer</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Drip Channel, Mullions, Frames</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Attic Over Domes In Entry Foyer, And Assyrian / Buddha Attics</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually Corrugated Glazing.</i>								
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
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

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%			2024	\$565,600	3	\$81,200	
Cast in Place Concrete	10%			LIFE	**	5	\$118,500	
Granite Panels	5%			LIFE	**	5	\$20,300	
Terrazzo	10%	Now	\$68,700	LIFE	**	5	\$21,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mezzanine</i>								
Terrazzo	50%			LIFE	**	5	\$211,600	
Vinyl Tile	5%			2028	\$125,600	3	\$6,800	
Wood	5%			2043	**	5	\$25,400	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$75,400	
Gypsum Board	30%			LIFE	**	5-10	\$769,100	
Panel/Paver: Limestone	40%			LIFE	**	10	\$241,300	
Plaster	25%			LIFE	**	5-10	\$320,500	
Ceilings								
Exposed Concrete	5%			LIFE	**	5-10	\$17,100	
Glass: Susp Panels	10%			LIFE	**	10	\$20,500	
Gypsum Board	35%			LIFE	**	5-10	\$328,700	
Masonry: Infill Arch	10%			LIFE	**	10	\$13,700	
Plaster	25%			LIFE	**	5-10	\$117,400	
Plaster	15%	Now	\$29,300	LIFE	**	5	\$25,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Buddha Gallery</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%	2-4	\$26,600	2043	**	1	\$8,100	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Old Unit</i>								
Pres. Reducing Valve/LP Steam	90%			2031	**	5	\$9,700	

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 D
Asset # : 2307

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	10%			2036	**	4	\$1,300	
Central Plant Steam Piping/Pmp	90%	Now	\$140,800	2038	**	4	\$8,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> <i>Location : Vacuum Condensate Pump And Piping, Various Areas</i> <i>Malfunctioning, Extent : Severe, Area Affected : 5%</i> <i>Location : Bms And Pneumatic Control System</i> <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	100%	Now	\$259,900	2033	**	1	\$100,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Coil Connections, Various Areas</i> <i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i> <i>Location : Pneumatic Control System</i> <i>Other Observation, Extent : Severe, Area Affected : 10%</i> <i>Location : Attic</i> <i>Explanation : No Heating Device In Attic, Causing Condensate Water Drips From Ductworks</i>								
Air Conditioning								
Energy Source								
District C.W.	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : W Wing Basement</i> <i>Explanation : Chilled Water Comes From W Wing</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$22,500	2038	**	4	\$8,900	
<i>Corroded, Extent : Severe, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Malfunctioning, Extent : Severe, Area Affected : 5%</i> <i>Location : Bms And Pneumatic Control System</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$111,900	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout 1st And 2nd Floor</i> <i>Explanation : Lack Of A C In This Wing According To Stationary Engineer</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$85,200	LIFE	**	2-5	\$100,900	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i> <i>Location : Louvers Are Inoperable, Throughout</i> <i>Unbalanced System, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation								
Exhaust Fans								
	Interior	70%			2033	**	2	\$3,900
	Roof	30%			2028	\$92,100	2	\$1,700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Electric	20%			2027	\$32,600	4	\$300
	No Component	80%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Hot Water Comes From W Wing</i>					
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 : 40%</i>					
			<i>Location : G, 1, 2, 3, 4, 5</i>					
			<i>Explanation : 1 Unit</i>					
Escalators								
	Over 20' Rise	40%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : G To 1</i>					
			<i>Explanation : 1 Unit</i>					
	Under 20' Rise	60%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : 1 To 1m, 1m To 2</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2038	**	1-5	\$91,200
Sprinkler								
	No Component	80%						
	Generic	20%			2048	**	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.*

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 01-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,ATT
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,244,100	\$951,400
Interior Architecture	\$450,100	\$268,000
Mechanical	\$517,500	\$2,462,900
Total	\$2,211,800	\$3,682,400
Importance Code A	\$1,244,100	\$951,400
Importance Code B	\$733,900	\$2,603,500
Importance Code C	\$233,700	\$127,500
Total	\$2,211,800	\$3,682,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$73,600		\$11,000	
Interior Architecture	\$63,800		\$25,100	\$13,600
Mechanical	\$45,800	\$20,500	\$28,800	\$17,100
Elevators/Escalators	\$8,300	\$8,300	\$8,300	\$8,300
Total	\$191,500	\$28,800	\$73,200	\$39,000
Importance Code A	\$74,200	\$600	\$14,700	\$600
Importance Code B	\$117,300	\$28,200	\$58,600	\$29,200
Importance Code C				\$9,200
Total	\$191,500	\$28,800	\$73,200	\$39,000



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 E
Asset # : 150

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$98,500	LIFE	**	5	\$15,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads, Courtyard</i>								
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Air Shaft</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard, South And East Facades Of Auditorium</i>								
Masonry: Granite	10%			LIFE	**	5	\$7,500	
Masonry: Limestone	15%			LIFE	**	5	\$11,200	
Panel/Paver: Limestone	45%			LIFE	**	5	\$33,700	
Windows								
Aluminum	30%			2036	**	5	\$1,600	
Bronze/Brass	60%			2036	**	5	\$20,300	
Steel	10%	Now	\$30,800	2053	**	5	\$3,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Courtyard</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
Parapets								
Masonry: Brick	28%	0-2	\$2,400	LIFE	**	5	\$1,900	
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Auditorium Parapets</i>								
Masonry: Limestone	70%			LIFE	**	5-10	\$58,200	
Masonry: Limestone	2%			LIFE	**	5-10	\$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
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	40%	0-2	\$14,200	2028	\$283,400			
	<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i> <i>Location : Above Egyptian Offices</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i> <i>Location : Pavers Throughout</i>							
Metal Panel	25%			2026	\$250,600	10	\$37,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Original Monel Panels. Assembly Beyond Useful Life</i>							
Sloped Glazing	35%	Now	\$1,092,000	LIFE	**	5	\$380,200	
	<i>Condensation Present, Extent : Severe, Area Affected : 30%</i> <i>Location : Attic</i> <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout Mullions And Structural Supports</i> <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i> <i>Location : Attic</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Over Attic</i> <i>Explanation : This Component Is Corrugated Glass. Assembly Is Considered Beyond Useful Life</i>							
Interior								
Floors								
Carpet	25%			2027	\$609,000	3	\$65,600	
Ceramic Tile	5%			2037	**	5	\$8,700	
Granite Panels	30%			LIFE	**	5	\$78,700	
Marble Panels	10%			LIFE	**	5	\$26,200	
Slate	5%			LIFE	**	5	\$18,600	
Terrazzo	10%			LIFE	**	5	\$27,300	
Vinyl Tile	15%			2033	**	3	\$9,800	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$18,500	
Gypsum Board	20%			LIFE	**	5-10	\$125,600	
Plaster	75%			LIFE	**	5-10	\$235,500	
Ceilings								
Glass: Susp Panels	15%			LIFE	**	10	\$19,200	
Gypsum Board	20%			LIFE	**	5-10	\$117,100	
Masonry: Infill Arch	10%			LIFE	**	10	\$8,500	
Plaster	55%			LIFE	**	5-10	\$161,100	

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

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement D Channel</i>							
	<i>Explanation : Steam Provided By Con Edison</i>							
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2031	**	1	\$5,800	
Pres. Reducing Valve/LP Steam	90%			2031	**	5	\$6,200	
<hr/>								
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$1,900	2027	\$18,600	4	\$600	
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
Central Plant Steam Piping/Pmp	90%	Now	\$363,800	2038	**	4	\$5,200	
	<i>Corroded, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Bms And Pneumatic Control System</i>							
<hr/>								
Terminal Devices								
Air Handler	20%	Now	\$16,800	2023	\$335,800	1	\$13,000	
	<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Coils Connections, 1st Floor Mechanical Equipment Room</i>							
Air Handler	60%			2036	**	1	\$43,400	
Convactor/Radiator	10%			2026	\$63,900	1	\$3,800	
Fan Coil Unit/Heat	10%			2023	\$178,800	1	\$3,800	
<hr/>								
Air Conditioning								
Energy Source								
District C.W.	100%			2038	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : W Wing Basement</i>							
	<i>Explanation : Chilled Water Comes From W Wing</i>							
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$43,700	2038	**	4	\$5,800	
	<i>Corroded, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : And Clogged Inside The Piping, Throughout</i>							
	<i>Insul. Deteriorating, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	20%	Now	\$13,400	2023	\$267,900	1	\$13,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coils Connections</i>								
Air Handler/Cool/Ht	60%			2036	**	1	\$43,400	
Fan Coil - 4 Pipe	20%			2023	\$559,200	1	\$7,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$110,000	LIFE	**	2-5	\$65,200	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
Exhaust Fans								
Interior	50%			2036	**	2	\$1,800	
Interior	30%			2023	\$127,500	2	\$1,100	
Roof	20%			2023	\$39,700	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$890,200	1		
Water Heater								
Electric	10%			2023	\$10,500	4	\$100	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W Wing</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$3,700	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$58,900	
Sprinkler								
No Component	80%							
Generic	20%			2048	**	1-2	\$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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 18-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,ATT
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$182,900	\$148,400
Interior Architecture	\$234,300	\$35,900
Mechanical		\$1,272,900
Total	\$417,200	\$1,457,200
Importance Code A	\$182,900	\$148,400
Importance Code B	\$117,200	\$1,308,800
Importance Code C	\$117,100	
Total	\$417,200	\$1,457,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$41,000			
Interior Architecture	\$31,400		\$9,600	\$6,000
Mechanical	\$71,700	\$9,300	\$11,800	\$7,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$148,000	\$13,200	\$25,300	\$17,800
Importance Code A	\$48,500	\$300	\$300	\$300
Importance Code B	\$99,500	\$13,000	\$25,100	\$13,400
Importance Code C				\$4,100
Total	\$148,000	\$13,200	\$25,300	\$17,800



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	\$72,700	LIFE	**	5	\$22,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	100%	Now	\$110,200	2036	**	5	\$2,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Condensation Present, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Clerstory Windows - Medieval Hall</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Drip Pan Overwhelmed - Throughout</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5-10	\$4,100	
Masonry: Limestone	5%	Now	\$2,100	LIFE	**	5	\$100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Cornices- North And East Facade</i>								
Metal Rail	20%			2033	**	5-10	\$2,900	
Roof								
IRMA/Protected Membrane	30%	0-2	\$7,400	2028			\$148,400	
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Area F-1 Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : F-1 Roof</i>								
Metal Panel	40%	Now	\$28,000	2033	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Ends</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Ends</i>								
Modified Bitumen	30%			2033	**	10	\$17,100	
Interior								
Floors								
Carpet	25%			2027			\$28,700	
Ceramic Tile	5%			2037	**	5	\$3,800	
Marble Panels	45%	Now	\$54,500	LIFE	**	5	\$25,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 371</i>								
Wood	25%			2043	**	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$8,200	
Gypsum Board	35%			LIFE	**	5-10	\$97,400	
Plaster	30%			LIFE	**	5-10	\$41,700	
Plaster	30%			LIFE	**	5-10	\$41,700	
Ceilings								
Gypsum Board	20%			LIFE	**	5-10	\$49,300	
Plaster	50%			LIFE	**	5-10	\$61,600	
Plaster	30%			LIFE	**	5-10	\$37,000	
Mechanical								
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%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Tunnel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%	Now	\$7,500	2043	**	1	\$2,300	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Ground Floor Mechanical Equipment Room</i>								
<i>Explanation : 1 Unit On Extended Life And Leaking</i>								
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Steam Comes From S Wing</i>								
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$100	2036	**	4	\$300	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Central Plant Steam Piping/Pmp	90%	Now	\$15,900	2038	**	4	\$2,300	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Temperature Control, The System Needs Upgrade</i>								
Terminal Devices								
Air Handler	90%	Now	\$6,600	2023		1	\$25,600	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Coils Rusted And Clogged, Mechanical Room</i>								
Convactor/Radiator	10%			2026		1	\$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
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

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	
Air Conditioning								
Energy Source								
District C.W.	100%			2038	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$12,700	2028	\$63,700	4	\$2,500	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$586,100	1	\$31,600	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$24,100	LIFE	* *	2-5	\$28,500	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<hr/>								
Exhaust Fans								
Interior	90%			2023	\$167,300	2	\$1,400	
Roof	10%			2028	\$8,700	2	\$200	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$389,600	1		
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Aged</i>								
<hr/>								
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>								
<hr/>								
Sump Pump(s)								
Non-Submersible	100%			2028	\$8,000	4	\$1,600	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : G, In, Is, M, 2n, 2s.</i>								
<i>Explanation : 1 Unit</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
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

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
Fire Suppression	Standpipe							
	Generic	100%			2038	* *	1-5	\$25,800
	Sprinkler							
	No Component	80%						
	Generic	20%			2048	* *	1-2	\$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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 17-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Roof, Floors 1,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$130,700	\$42,300
Interior Architecture	\$464,400	\$307,100
Mechanical	\$250,000	\$5,194,200
Total	\$845,000	\$5,543,600
Importance Code A	\$202,800	\$42,300
Importance Code B	\$324,700	\$5,293,300
Importance Code C	\$317,500	\$207,900
Total	\$845,000	\$5,543,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$36,500		\$34,700	
Interior Architecture	\$83,600		\$67,300	
Mechanical	\$34,000	\$25,200	\$30,300	\$21,300
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$193,600	\$64,700	\$171,800	\$60,800
Importance Code A	\$37,900	\$1,300	\$36,000	\$1,300
Importance Code B	\$133,000	\$63,400	\$135,800	\$59,500
Importance Code C	\$22,700			
Total	\$193,600	\$64,700	\$171,800	\$60,800



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 G
Asset # : 2319

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$20,800	
Stucco Cement	65%			2041	**	5	\$84,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Material Is Actually An Eifs Assembly</i>								
Window Wall	15%			2048	**	5	\$29,300	
Windows								
Aluminum	100%			2044	**	5	\$3,500	
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$24,100	
Masonry: Limestone	5%			LIFE	**	5-10	\$4,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stone Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping Stone Throughout</i>								
Metal Rail	45%			2041	**	5-10	\$57,200	
Roof								
IRMA/Protected Membrane	90%	Now	\$88,300	2033	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof G-1, South Side</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pavers Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Seams Of Paver Blocks Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof G-1</i>								
Modified Bitumen	10%			2033	**	10	\$4,500	
Interior								
Floors								
Carpet	40%			2027	\$1,110,600	3	\$119,600	
<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
Panel/Paver: Cer/Brk	10%			2036	**	5	\$44,900	
Marble Panels	10%			LIFE	**	5	\$29,900	
Terrazzo	5%			LIFE	**	5	\$15,600	
Vinyl Tile	20%			2033	**	3	\$15,000	
Wood	15%			2043	**	5	\$56,100	

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 G
Asset # : 2319

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

Interior

Interior Walls

Fabric on Framing	20%			2029	**	5	\$32,500	
Gypsum Board	40%			LIFE	**	5-10	\$220,900	
Masonry: Limestone	5%			LIFE	**	10	\$6,500	
Plaster	25%			LIFE	**	5-10	\$69,000	
Wood	10%			LIFE	**	5	\$259,900	

Ceilings

AcousTileConcealSpLn	20%			2033	**	5	\$50,900	
AcousTileSusp.Lay-In	35%			2041	**	5	\$71,200	
Exposed Struc: Wood	5%			LIFE	**	10	\$15,300	
Glass: Susp Panels	15%			LIFE	**	10	\$22,900	
Gypsum Board	25%			LIFE	**	5-10	\$174,800	

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

Heating

Energy Source

Utility Steam	100%			2038	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement D Channel

Explanation : Steam Provided By Con Edison

Conversion Equipment

Heat Exchanger, Plate & Frame	20%			2031	**	1	\$13,200	
Pres. Reducing Valve/LP Steam	80%	0-2	\$72,100	2043	**	5	\$3,200	

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

Location : Steam Room

Explanation : Old Prv Units, Need To Be Replaced Soon

Distribution

Hot Wtr Piping/Pump	50%	Now	\$10,600	2027	\$106,100	4	\$3,300	
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Corroded, Extent : Severe, Area Affected : 20%

Location : And Clogged Inside The Pipe, 4th Floor Office Area And Various

Leak Evident, Extent : Severe, Area Affected : 5%

Location : Cross Bay

Malfunctioning, Extent : Severe, Area Affected : 5%

Location : Temperature Control System

Central Plant Steam Piping/Pmp	50%	Now	\$115,200	2028	\$1,151,800	4	\$3,300	
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Corroded, Extent : Severe, Area Affected : 10%

Location : And Clogged Inside The Pipe. Various

Malfunctioning, Extent : Severe, Area Affected : 5%

Location : Bms And Pneumatic Control System

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

Location : Various 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.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 G
Asset # : 2319

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	80%			2028	\$1,531,200	1	\$65,900	
Convactor/Radiator	10%			2026	\$72,900	1	\$4,300	
Fan Coil Unit/Heat	10%			2023	\$203,800	1	\$4,300	
Air Conditioning								
Energy Source								
District C.W.	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$3,300	2028	\$166,000	4	\$6,600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	\$1,526,500	1	\$82,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$62,700	LIFE	**	2-5	\$74,300	
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
Exhaust Fans								
Interior	90%			2028	\$435,800	2	\$3,700	
Roof	10%			2028	\$22,600	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	20%			2023	\$24,000	4	\$200	
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$20,800	4	\$4,200	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : (2) G, 1-5. (1) B, 1, M, 2</i>								
<i>Explanation : 3 Units</i>								
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
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

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
Fire Suppression	Standpipe							
	Generic	100%			2038	* *	1-5	\$67,200
	Sprinkler							
	No Component	80%						
	Generic	20%			2048	* *	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 03-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,ATT
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,614,200	\$925,800
Interior Architecture	\$513,900	\$305,500
Mechanical	\$388,400	\$2,520,900
Total	\$2,516,500	\$3,752,200
Importance Code A	\$1,614,200	\$925,800
Importance Code B	\$602,200	\$2,643,000
Importance Code C	\$300,100	\$183,300
Total	\$2,516,500	\$3,752,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$47,700		\$32,000	
Interior Architecture	\$101,600	\$6,500	\$15,100	\$13,300
Mechanical	\$27,400	\$20,500	\$28,200	\$18,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$191,600	\$41,800	\$90,100	\$46,400
Importance Code A	\$47,700		\$35,400	
Importance Code B	\$133,800	\$41,800	\$54,700	\$37,400
Importance Code C	\$10,100			\$9,000
Total	\$191,600	\$41,800	\$90,100	\$46,400



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
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

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								
Concrete Masonry Unit	10%			LIFE	**	5	\$12,500	
Masonry: Brick	20%			LIFE	**	5	\$39,900	
Masonry: Granite	5%			LIFE	**	5	\$7,500	
Masonry: Limestone	60%			LIFE	**	5	\$89,700	
Metal, Corrugated	5%			2038	**	1		
Windows								
Aluminum	25%			2044	**	5	\$2,500	
Bronze/Brass	75%			2036	**	5	\$46,400	
Parapets								
Masonry: Brick	20%			LIFE	**	5-10	\$3,100	
Masonry: Limestone	35%			LIFE	**	5-10	\$9,700	
Masonry: Limestone	10%	Now	\$5,200	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	35%			2041	**	5-10	\$14,400	
Roof								
Metal, Corrugated	2%			2033	**	1		
Modified Bitumen	20%			2036	**	10	\$20,500	
Skylight, Metal/Glass	18%			2048	**	10	\$61,500	
Sloped Glazing	60%	Now	\$1,569,400	LIFE	**	5	\$819,600	
<i>Condensation Present, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Astor Court And Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Mullions And Supports Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic Space</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic Space, Astor Court</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Corrugated Glazing. Assembly Beyond Useful Remaining Life</i>								

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
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2027	\$361,300	3	\$38,900	
	<i>Recent Installation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Islamic Wing</i>							
Ceramic Tile	5%			2037	**	5	\$8,700	
Mosaic Tile	3%			2045	**	5	\$13,000	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Islamic Wing</i>							
Granite Panels	22%			LIFE	**	5	\$57,100	
Marble Panels	10%			LIFE	**	5	\$26,000	
Slate	10%			LIFE	**	5	\$36,800	
Terrazzo	10%			LIFE	**	5	\$27,000	
Vinyl Tile	10%			2033	**	3	\$6,500	
Wood	15%			2043	**	5	\$48,700	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$18,000	
Gypsum Board	45%			LIFE	**	5-10	\$274,900	
Marble Panels	7%			LIFE	**	10	\$10,100	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Islamic Wing</i>							
Plaster	23%			LIFE	**	5-10	\$70,300	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Islamic Wing</i>							
Plaster	17%			LIFE	**	5-10	\$51,900	
Wood	3%			LIFE	**	5	\$86,200	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Islamic Wing</i>							
Ceilings								
AcousTileSusp.Lay-In	25%			2033	**	5	\$43,300	
Exposed Struc: Wood	2%			LIFE	**	10	\$5,200	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Islamic Wing</i>							
Glass: Susp Panels	10%			LIFE	**	10	\$13,000	
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Attic Space</i>							
Gypsum Board	15%			LIFE	**	5-10	\$89,200	
Plaster	23%			LIFE	**	5-10	\$68,400	
Plaster	17%			LIFE	**	5-10	\$50,500	
Plaster	3%			LIFE	**	5-10	\$8,900	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Islamic Wing</i>							
Wood	5%			LIFE	**	5	\$151,400	

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
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
<hr/>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2041	**	5	\$6,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : With 3 New Heat Exchangers</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	40%	Now	\$359,700	2050 2028	**	4 4	\$2,300 \$3,400	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Condensate Line.</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
<hr/>								
Terminal Devices								
Air Handler	90%			2036	**	1	\$64,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 90%</i>								
<i>Location : Attic And Basement</i>								
Convactor/Radiator	10%			2033	**	1	\$3,700	
<hr/>								
Air Conditioning								
Energy Source District C.W.	90%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
Electricity	10%			2036	**	1		
<hr/>								
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2026		2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
No Component	90%							
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	90%	Now	\$2,600	2038	**	4	\$5,100	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
No Component	10%							

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	90%			2036	**	1	\$64,300
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$102,000
Exhaust Fans							
Interior	100%			2036	**	2	\$3,500
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2028	\$880,200	1	
Water Heater							
Electric	10%			2023	\$10,400	4	\$100
No Component	90%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
		<i>Location :</i>					
		<i>Explanation : Hot Water Comes From W Wing</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Non-Submersible	100%			2036	**	4	\$3,700
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction							
	40%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
		<i>Location : B, G, 1-3</i>					
		<i>Explanation : 1 Unit</i>					
Hydraulic							
	60%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>					
		<i>Location : 1-2</i>					
		<i>Explanation : 2 Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2038	**	1-5	\$58,300
Sprinkler							
No Component	80%						
Generic	20%			2048	**	1-2	\$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.

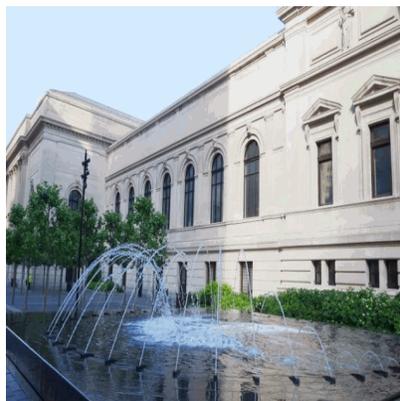
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 01-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,ATT
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$367,200	\$727,300
Interior Architecture	\$257,100	\$110,200
Mechanical	\$42,900	\$2,103,200
Total	\$667,200	\$2,940,600
Importance Code A	\$367,200	\$778,000
Importance Code B	\$164,900	\$2,089,000
Importance Code C	\$135,200	\$73,700
Total	\$667,200	\$2,940,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$61,200		\$13,100	
Interior Architecture	\$115,500		\$5,300	\$16,800
Mechanical	\$81,400	\$13,400	\$16,300	\$11,200
Total	\$258,100	\$13,400	\$34,800	\$28,100
Importance Code A	\$63,500		\$13,100	
Importance Code B	\$138,100	\$13,400	\$21,600	\$28,100
Importance Code C	\$56,500			
Total	\$258,100	\$13,400	\$34,800	\$28,100



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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
<hr/>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2024	\$50,700	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Shares The Prv With K Wing</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$25,900	2038	**	4	\$3,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
<hr/>								
Terminal Devices Air Handler	80%			2028	\$861,200	1	\$37,100	
Convactor/Radiator	10%			2033	**	1	\$2,400	
Fan Coil Unit/Heat	10%			2028	\$114,700	1	\$2,400	
<hr/>								
Air Conditioning								
Energy Source District C.W.	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : K Wing Basement</i>								
<i>Explanation : Chilled Water Comes From K Wing</i>								
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$4,700	2038	**	4	\$3,700	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<hr/>								
Terminal Devices Air Handler/Cool/Ht	100%	Now	\$42,900	2028	\$858,600	1	\$41,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coils Connections, Various Areas</i>								
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%	Now	\$14,100	LIFE	**	2-5	\$41,800	
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Louvers Are Inoperable, Various Areas</i>								
<hr/>								
Exhaust Fans Interior	80%			2028	\$217,900	2	\$1,800	
Roof	20%			2028	\$25,400	2	\$500	
<hr/>								
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 J
Asset # : 2298**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%	0-2	\$28,500	2038	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<hr/>								
Water Heater Electric	20%			2023	\$13,500	4	\$100	
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W Wing</i>								
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
<hr/>								
Sump Pump(s) Non-Submersible	100%			2028	\$11,700	4	\$2,400	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Fire Suppression								
Standpipe Generic	100%			2038	* *	1-5	\$37,800	
<hr/>								
Sprinkler No Component	80%							
Generic	20%			2048	* *	1-2	\$4,200	
<hr/>								

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

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

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

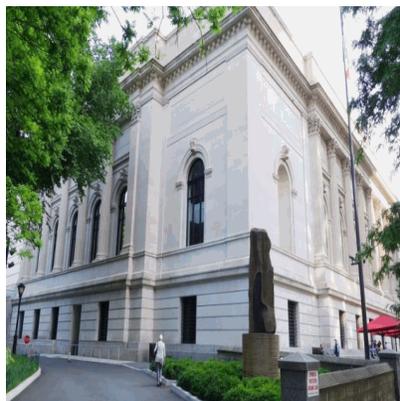
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 01-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$802,700	\$1,565,900
Interior Architecture	\$825,600	\$550,000
Mechanical	\$225,300	\$5,439,300
Total	\$1,853,700	\$7,555,200
Importance Code A	\$802,700	\$1,675,800
Importance Code B	\$589,800	\$5,627,900
Importance Code C	\$461,200	\$251,600
Total	\$1,853,700	\$7,555,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$37,900		\$21,300	
Interior Architecture			\$20,300	
Mechanical	\$50,200	\$56,600	\$59,300	\$60,700
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$101,900	\$70,400	\$114,700	\$74,500
Importance Code A	\$43,600	\$900	\$22,200	\$900
Importance Code B	\$58,300	\$69,500	\$92,500	\$73,600
Total	\$101,900	\$70,400	\$114,700	\$74,500



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 K
Asset # : 2299

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Granite	10%			LIFE	**	5	\$15,700	
Masonry: Limestone	90%			LIFE	**	5	\$141,200	
Windows								
Aluminum	25%			2044	**	5	\$2,300	
Bronze/Brass	75%			2036	**	5	\$42,600	
Parapets								
Masonry: Limestone	35%			LIFE	**	5-10	\$59,600	
Metal Panel	15%			2038	**	5	\$8,100	
Metal Rail	50%			2033	**	5-10	\$126,100	
Roof								
IRMA/Protected Membrane	50%	Now	\$28,900	2028			\$577,800	
			<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Flat Roof</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various Locations Throughout</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Joint Lines</i>					
Metal Panel	20%			2026	\$327,000	10	\$39,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Original Monel Panels, Material Beyond Its Useful Life</i>					
Sloped Glazing	20%	Now	\$542,900	LIFE	**	5	\$283,500	
			<i>Condensation Present, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Attic Space</i>					
			<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Mullions And Structural Supports</i>					
			<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Attic Space</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Corrugated Glass. Material Component Beyond Useful Life</i>					
Sloped Glazing	10%	Now	\$135,700	LIFE	**	5	\$141,800	
			<i>Condensation Present, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Barrel Glass Vault Above Greek And Roman Wing</i>					
			<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Ponding Above Greek And Roman Wing</i>					
Interior								
Floors								
Carpet	15%			2027	\$563,900	3	\$60,800	
Mosaic Tile	10%			2033	**	5	\$67,500	
Granite Panels	25%			LIFE	**	5	\$101,300	
Marble Panels	30%			LIFE	**	5	\$121,500	
Wood	20%			2043	**	5	\$101,300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

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

Interior

Interior Walls

Gypsum Board	100%			LIFE	**	5-10	\$712,700	
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Ceilings

Glass: Susp Panels	50%			LIFE	**	10	\$102,900	
Plaster	50%			LIFE	**	5-10	\$235,900	

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

Heating

Energy Source

Utility Steam	100%			2038	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement D Channel

Explanation : Steam Provided By Con Edison

Conversion Equipment

Heat Exchanger, Plate & Frame	10%			2031	**	1	\$8,900	
Pres. Reducing Valve/LP Steam	90%			2024	\$109,900	5	\$9,600	

Distribution

Hot Wtr Piping/Pump	10%			2036	**	4	\$1,300	
Central Plant Steam Piping/Pmp	90%	Now	\$140,400	2038	**	4	\$8,000	

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

Location : Various Areas

Terminal Devices

Air Handler	80%			2028	\$2,073,400	1	\$89,300	
Convactor/Radiator	10%			2033	**	1	\$5,800	
Fan Coil Unit/Heat	10%			2028	\$276,000	1	\$5,800	

Air Conditioning

Energy Source

Electricity	100%			2036	**	1		
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Conversion Equipment

Centrifugal, Elec Chiller	100%			2037	**	1	\$195,200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement AC Room

Explanation : 1 Unit. R-123 Refrigerant

Distribution

CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$8,900	
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Terminal Devices

Air Handler/Cool/Ht	90%			2028	\$1,860,500	1	\$100,400	
Fan Coil - 4 Pipe	10%			2028	\$431,500	1	\$5,800	

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.

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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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	100%	Now	\$84,900	LIFE	**	2-5	\$100,600
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>							
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>							
Exhaust Fans							
Interior	90%			2028	\$590,200	2	\$5,000
Roof	10%			2028	\$30,600	2	\$600
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2038	**	1	
Water Heater							
Electric	10%			2023	\$16,200	4	\$200
No Component	90%						
HW Heat Exchanger							
Steam Fired	100%			2038	**	4	\$17,800
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Non-Submersible	100%			2028	\$28,100	4	\$5,700
Sewage Ejector(s)							
Electric	100%			2028	\$53,100	4	\$10,800
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : (2) G, Ll, 1m, 1-4 (1) G, Ll, 1m, 1-3 (1) B, G, M, 2</i>							
<i>Explanation : 4 Units</i>							
Fire Suppression							
Standpipe							
Generic	100%			2038	**	1-5	\$91,000
Sprinkler							
No Component	75%						
Generic	25%			2054	**	1-2	\$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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 02-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$14,053,700	\$700,800
Interior Architecture	\$990,700	\$523,800
Mechanical	\$199,200	\$9,773,400
Total	\$15,243,700	\$10,997,900
Importance Code A	\$14,053,700	\$700,800
Importance Code B	\$611,700	\$10,043,600
Importance Code C	\$578,300	\$253,500
Total	\$15,243,700	\$10,997,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,900			
Interior Architecture	\$55,400		\$78,000	
Mechanical	\$85,300	\$57,600	\$94,500	\$47,800
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$158,400	\$71,400	\$186,400	\$61,600
Importance Code A	\$3,900			
Importance Code B	\$154,500	\$71,400	\$186,400	\$61,600
Importance Code C				
Total	\$158,400	\$71,400	\$186,400	\$61,600



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
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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$5,700	
Panel/Paver: Limestone	35%	Now	\$188,800	LIFE	**	5	\$23,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Window Wall	30%			2048	**	5	\$101,800	
No Component	30%							
Windows								
Aluminum	100%			2044	**	5	\$2,100	
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5-10	\$48,800	
Metal Panel	5%			2048	**	5	\$3,400	
Metal Rail	45%			2041	**	5-10	\$144,700	
Roof								
Modified Bitumen	30%			2033	**	10	\$54,800	
Single Ply Membrane	5%			2033	**	10	\$9,100	
Skylight, Metal/Glass	45%	Now	\$13,251,000	2058	**			
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Manufacturer's Defect - Nickel Sulfite Explosion</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout A-M And M Wing</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout A-M And M Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine Exhibit Space</i>								
Sloped Glazing	20%			LIFE	**	5	\$974,500	
Interior								
Floors								
Carpet	15%			2027		3	\$67,800	
Panel/Paver: Cer/Brk	10%			2044	**	5	\$67,800	
Granite Panels	20%			LIFE	**	5	\$90,400	
Marble Panels	35%			LIFE	**	5	\$158,200	
Wood	20%			2056	**	5	\$113,000	
Interior Walls								
Gypsum Board	50%			LIFE	**	5-10	\$431,000	
Masonry: Limestone	10%	0-2	\$115,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Wall - Inner Courtyard</i>								
Masonry: Limestone	20%			LIFE	**	10	\$40,600	
Plaster	15%			LIFE	**	5-10	\$64,700	
Wood	5%			LIFE	**	5	\$202,800	

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 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

Ceilings

AcousTileConcealSpLn	15%			2041	**	5	\$53,700	
AcousTileSusp.Lay-In	20%			2041	**	5	\$57,200	
Exposed Struc: Wood	5%			LIFE	**	10	\$21,500	
Glass: Susp Panels	35%			LIFE	**	10	\$75,100	
Gypsum Board	25%			LIFE	**	5-10	\$245,900	

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

Heating

Energy Source

Utility Steam	100%			2038	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement D Tunnel

Explanation : Steam Provided By Con Edison

Distribution

Hot Wtr Piping/Pump	40%	0-2	\$6,400	2027	\$128,300	4	\$4,000	
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Corroded, Extent : Moderate, Area Affected : 10%

Location : Various

Malfunctioning, Extent : Severe, Area Affected : 10%

Location : Temperature Control System

Central Plant Steam Piping/Pmp	60%	0-2	\$104,500	2028	\$2,089,100	4	\$6,000	
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Corroded, Extent : Moderate, Area Affected : 10%

Location : Various

Terminal Devices

Air Handler	30%			2033	**	1	\$37,400	
Air Handler	60%			2023	\$1,735,700	1	\$74,700	
Convactor/Radiator	10%			2026	\$110,100	1	\$6,500	

Air Conditioning

Energy Source

Electricity	100%			2036	**	1		
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Conversion Equipment

Centrifugal, Elec Chiller	80%			2024	\$1,862,600	1	\$174,300	
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Other Observation, Extent : Light, Area Affected : 80%

Location : Basement

Explanation : 2 Units - Refrigerant R123

Interior Pkg Unit - Cooling	10%			2026	\$769,200	2	\$1,200	
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R-22 Refrigerant, Extent : Light, Area Affected : 10%

Location : Various Areas

No Component	10%							
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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 M AND COURT A-M

Asset # : 2294

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	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2028	\$180,700	4	\$11,900	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2033	**	1	\$24,900	
Air Handler/Cool/Ht	60%			2023	\$1,245,900	1	\$74,700	
No Component	20%							
Heat Rejection								
Water Cooling Tower	80%			2029	**	2	\$162,100	
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Units</i>						
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$94,800	LIFE	**	2-5	\$112,300	
		<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Intake Louvers - Various Areas</i>						
		<i>Unbalanced System, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Various Areas</i>						
Exhaust Fans								
Interior	70%			2033	**	2	\$4,300	
Roof	10%			2033	**	2	\$600	
Roof	20%			2023	\$68,300	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$1,533,500	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$31,400	4	\$6,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (1) G, 1-5 (1) G, 1, 1m, 2, 2m, 3</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$101,500	

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 M AND COURT A-M**

Asset # : 2294

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
Fire Suppression	Sprinkler							
	No Component	40%						
	Generic	60%			2048	* *	1-2	\$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.*

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 02-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$887,400	\$679,300
Interior Architecture	\$39,200	
Mechanical	\$56,900	\$1,301,500
Total	\$983,600	\$1,980,800
Importance Code A	\$887,400	\$679,300
Importance Code B	\$96,100	\$1,301,500
Total	\$983,600	\$1,980,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$60,500			
Interior Architecture	\$115,100		\$16,400	
Mechanical	\$38,300	\$7,800	\$9,800	\$6,800
Total	\$213,800	\$7,800	\$26,200	\$6,800
Importance Code A	\$61,800	\$400	\$400	\$400
Importance Code B	\$101,700	\$7,400	\$25,800	\$6,400
Importance Code C	\$50,200			
Total	\$213,800	\$7,800	\$26,200	\$6,800



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 O
Asset # : 2295

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement D Channel</i>							
	<i>Explanation : Steam Provided By Con Edison</i>							
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2024	\$12,100	1	\$4,100	
Pres. Reducing Valve/LP Steam	80%			2024	\$22,300	5	\$2,000	
<hr/>								
Distribution								
Hot Wtr Piping/Pump	20%			2036	**	4	\$600	
Central Plant Steam Piping/Pmp	80%	Now	\$56,900	2028	\$569,300	4	\$1,600	
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Basement Mechanical Room</i>							
	<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Various Areas</i>							
<hr/>								
Terminal Devices								
Air Handler	50%			2033	**	1	\$12,700	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : 3rd Floor Mechanical Equipment Room</i>							
	<i>Explanation : Ahus</i>							
Air Handler	50%			2028	\$295,600	1	\$12,700	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement Mechanical Equipment Room</i>							
	<i>Explanation : Ahus</i>							
<hr/>								
Air Conditioning								
Energy Source								
District C.W.	100%			2048	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : W Wing Basement</i>							
	<i>Explanation : Chilled Water Comes From W Wing</i>							
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$5,100	2028	\$51,300	4	\$2,000	
	<i>Corroded, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Basement Mechanical Equipment Room</i>							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	50%			2033	**	1	\$12,700	
Air Handler/Cool/Ht	50%			2028	\$235,800	1	\$12,700	
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Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$19,400	LIFE	**	2-5	\$22,900	
	<i>Faulty Air Intake, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</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
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

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	
Ventilation								
Exhaust Fans								
Interior	100%			2028	\$149,600	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater								
Electric	20%			2023	\$7,400	4	\$100	
No Component	80%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Hot Water Comes From W Wing</i>							
Sanitary Piping								
Cast Iron	100%	Now	\$6,200	LIFE	* *	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Water Backs Up, Basement</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2023	\$3,200	4	\$700	
Non-Submersible	50%			2033	* *	4	\$400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : (1) G, 1, 2 (1) G, 1</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Standpipe								
Generic	100%			2038	* *	1-5	\$20,800	
Sprinkler								
No Component	80%							
Generic	20%			2048	* *	1-2	\$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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 20-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$56,600	\$56,600
Interior Architecture	\$249,900	\$117,900
Mechanical	\$155,300	\$1,940,600
Total	\$461,800	\$2,115,100
Importance Code A	\$56,600	\$56,600
Importance Code B	\$247,200	\$1,993,100
Importance Code C	\$158,000	\$65,400
Total	\$461,800	\$2,115,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$70,500	\$1,300	\$39,700	
Interior Architecture	\$43,400	\$4,200	\$35,200	\$2,100
Mechanical	\$53,000	\$21,000	\$13,100	\$19,900
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$172,900	\$32,400	\$93,900	\$28,000
Importance Code A	\$72,400	\$1,900	\$40,300	\$600
Importance Code B	\$95,500	\$30,600	\$53,700	\$27,400
Importance Code C	\$5,000			
Total	\$172,900	\$32,400	\$93,900	\$28,000



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 P
Asset # : 2807

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								
Concrete Masonry Unit	50%			LIFE	**	5	\$56,600	
Stucco Cement	50%			2041	**	5	\$113,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually An Eifs Wall Assembly</i>								
Windows								
Aluminum	75%			2050	**	5	\$2,600	
Metal Louvers	25%			2041	**	10	\$5,500	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5-10	\$19,500	
Metal Panel	5%			2048	**	5	\$1,700	
Metal Rail	35%			2041	**	5-10	\$56,300	
Weathering Steel	20%			LIFE	**	1		
Roof								
Modified Bitumen	100%	Now	\$26,700	2036	**			
<i>Drains Clogged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Under Cooling Towers</i>								
Interior								
Floors								
Carpet	25%			2027	\$292,500	3	\$31,500	
Ceramic Tile	5%			2037	**	5	\$4,200	
Granite Panels	25%			LIFE	**	5	\$31,500	
Marble Panels	10%			LIFE	**	5	\$12,600	
Terrazzo	25%			LIFE	**	5	\$32,800	
Wood	10%			2056	**	5	\$15,800	
Interior Walls								
Fabric on Framing	10%			2029	**	5	\$9,900	
Gypsum Board	55%			LIFE	**	5-10	\$185,200	
Plaster	35%			LIFE	**	5-10	\$58,900	
Ceilings								
AcousTileSusp.Lay-In	10%			2045	**	5	\$8,400	
AcousTileSusp.Lay-In	40%			2041	**	5	\$33,600	
Gypsum Board	50%			LIFE	**	5-10	\$144,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</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
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2024	\$16,500	1	\$5,600	
Pres. Reducing Valve/LP Steam	80%			2024	\$30,400	5	\$2,700	
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$3,600	2036	* *	4	\$600	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 3rd Floor By-Pass Line</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Extensive Clogging Due To Aged</i>								
Central Plant Steam Piping/Pmp	80%	Now	\$155,300	2038	* *	4	\$2,200	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout (Due To Aged)</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pneumatic Control System</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	80%			2023	\$645,200	1	\$27,800	
Convactor/Radiator	20%			2026	\$61,400	1	\$3,600	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$3,500	2038	* *	4	\$2,800	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor Mechanical Room And Various Locations</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$12,900	2023	\$643,200	1	\$31,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coils Connections, Various Areas</i>								
Heat Rejection								
Water Cooling Tower	100%			2032	* *	2	\$56,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Total Of 8 New Units. They Also Service Other Adjacent Buildings</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$26,400	LIFE	* *	2-5	\$31,300	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</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
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation							
Exhaust Fans							
Interior	80%		2023	\$163,200	2	\$1,400	
Roof	20%		2023	\$19,000	2	\$300	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2028	\$427,500	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 : 1-3</i>					
		<i>Explanation : 1 Unit</i>					
Fire Suppression							
Standpipe							
Generic	100%		2038	* *	1-5	\$28,300	
Sprinkler							
No Component	80%						
Generic	20%		2048	* *	1-2	\$3,200	

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 20-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$15,831,500	\$1,914,500
Interior Architecture	\$1,081,400	\$430,100
Mechanical	\$345,900	\$6,897,500
Total	\$17,258,800	\$9,242,100
Importance Code A	\$15,831,500	\$2,070,400
Importance Code B	\$852,000	\$7,040,900
Importance Code C	\$575,400	\$130,800
Total	\$17,258,800	\$9,242,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$9,200			
Interior Architecture	\$73,400		\$41,900	\$7,000
Mechanical	\$94,500	\$52,400	\$101,300	\$53,500
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$206,600	\$82,000	\$172,800	\$90,100
Importance Code A	\$15,500	\$1,800	\$1,800	\$1,800
Importance Code B	\$168,000	\$80,100	\$171,000	\$88,200
Importance Code C	\$23,200			
Total	\$206,600	\$82,000	\$172,800	\$90,100



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 R
Asset # : 2300

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Panel/Paver: Limestone	15%			LIFE	**	5	\$18,400	
Window Wall	85%			2038	**	5	\$261,100	
Roof								
Built-Up (BUR)	5%			2028	\$32,600	10	\$6,500	
Sloped Glazing	95%	Now	\$15,831,500	LIFE	**	5	\$1,653,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Condensation Present, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Purlins, Mullions And Drip Pans</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Perimeter Gutter - West Roof. Infiltrating Van Gogh Gallery</i>								
Interior								
Floors								
Carpet	15%			2027	\$583,200	3	\$62,800	
Cast in Place Concrete	20%			LIFE	**	5	\$244,400	
Ceramic Tile	5%			2037	**	5	\$14,000	
Granite Panels	20%			LIFE	**	5	\$83,800	
Terrazzo	15%			LIFE	**	5	\$65,500	
Wood	25%			2056	**	5	\$130,900	
Interior Walls								
Cast in Place Concrete	15%	Now	\$345,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Parking Ramp</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Garage - Retaining Walls</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Parking Ramp To Staff Lot</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$13,300	
Fabric on Framing	15%			2029	**	5	\$25,000	
Gypsum Board	32%			LIFE	**	5-10	\$181,500	
Marble Panels	3%			LIFE	**	10	\$4,000	
Plaster	25%			LIFE	**	5-10	\$70,900	
Wood	5%			LIFE	**	5	\$133,500	
Ceilings								
AcousTileSusp.Lay-In	15%			2041	**	5	\$41,900	
Exposed Concrete	15%			LIFE	**	5-10	\$52,300	
Glass: Susp Panels	30%			LIFE	**	10	\$62,800	
Gypsum Board	20%			LIFE	**	5-10	\$191,900	
Metal Panel	5%			LIFE	**	5	\$34,900	
Plaster	15%			LIFE	**	5-10	\$72,000	

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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 R
Asset # : 2300

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Utility Steam	100%			2038	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement D Channel</i>							
	<i>Explanation : Steam Provided By Con Edison</i>							
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2024	\$54,900	1	\$18,500	
Pres. Reducing Valve/LP Steam	80%			2024	\$101,000	5	\$8,900	
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$3,000	2027	\$59,400	4	\$1,800	
	<i>Corroded, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Mech Room</i>							
Central Plant Steam Piping/Pmp	80%	Now	\$258,100	2038	**	4	\$7,400	
	<i>Corroded, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Various</i>							
	<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Pneumatic Control System</i>							
	<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Various</i>							
Terminal Devices								
Air Handler	80%			2023	\$2,144,400	1	\$92,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : In P Wing 3rd Floor Mechanical Room</i>							
	<i>Explanation : Air Handlers</i>							
Convactor/Radiator	20%			2026	\$204,100	1	\$12,100	
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2037	**	1	\$101,000	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : K Wing South Garage Mechanical Room</i>							
	<i>Explanation : 1 Unit, R-123</i>							
Centrifugal, Elec Chiller	50%			2041	**	1	\$101,000	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : K Wing South Garage Mechanical Room</i>							
	<i>Explanation : 1 Unit, R-123</i>							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$9,200	

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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 R
Asset # : 2300

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	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$2,137,900	1	\$115,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In P Wing 3rd Floor Mechanical Room</i>								
<i>Explanation : Air Handlers</i>								
Heat Rejection								
Water Cooling Tower	100%			2029	**	2	\$187,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units For The Chillers In K Wing</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$87,800	LIFE	**	2-5	\$104,000	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
Exhaust Fans								
Interior	100%			2023	\$678,200	2	\$5,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$1,421,000	1		
Water Heater								
Electric	30%			2023	\$50,400	4	\$500	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W Wing</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : G, I, M, 2</i>								
<i>Explanation : 2 Units</i>								
Hydraulic	30%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : B-2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$94,100	

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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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%			2048	* *	1-2	\$10,500

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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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 117,831 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$13,750,000	\$1,669,000
Interior Architecture	\$561,600	\$367,900
Mechanical	\$796,400	\$1,896,200
Total	\$15,108,000	\$3,933,200
Importance Code A	\$13,750,000	\$1,736,800
Importance Code B	\$1,147,400	\$2,083,500
Importance Code C	\$210,600	\$112,900
Total	\$15,108,000	\$3,933,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$900			
Interior Architecture	\$97,000		\$48,600	\$24,300
Mechanical	\$29,900	\$9,500	\$19,000	\$10,800
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$133,700	\$15,400	\$73,600	\$41,000
Importance Code A	\$4,700	\$900	\$900	\$900
Importance Code B	\$88,800	\$14,600	\$72,700	\$40,100
Importance Code C	\$40,200			
Total	\$133,700	\$15,400	\$73,600	\$41,000



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

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								
Concrete Masonry Unit	10%	Now	\$36,200	LIFE	**	5	\$5,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	10%	Now	\$48,000	LIFE	**	5	\$6,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Window Wall	80%			2048	**	5	\$241,800	
Windows								
Aluminum	100%	Now	\$900	2044	**	5	\$100	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade - During Driving Rain</i>								
Roof								
Modified Bitumen	5%			2036	**	10	\$5,600	
Sloped Glazing	95%	Now	\$13,665,700	LIFE	**	5	\$1,427,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Condensation Present, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Temple Of Dendur</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Purlins And Drain Channels</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Side - Temple Of Dendur</i>								
Interior								
Floors								
Carpet	25%			2024	\$613,900	3	\$88,200	
Cast in Place Concrete	5%			LIFE	**	5	\$38,600	
Ceramic Tile	5%			2031	**	5	\$8,800	
Granite Panels	30%			LIFE	**	5	\$79,400	
Marble Panels	10%			LIFE	**	5	\$26,500	
Vinyl Tile	10%			2028	\$163,600	3	\$8,800	
Wood	15%			2056	**	5	\$49,600	
Interior Walls								
Concrete Masonry Unit	5%	Now	\$33,300	LIFE	**	5	\$5,500	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Loading Dock Walls Abutting Temple Of Dendur</i>								
Fabric on Framing	10%			2029	**	5	\$13,800	
Gypsum Board	35%			LIFE	**	5-10	\$163,800	
Panel/Paver: Limestone	45%			LIFE	**	10	\$49,600	
Wood	5%			LIFE	**	5	\$110,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

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								
AcousTileConcealSpLn	15%			2041	**	5	\$38,900	
Glass: Susp Panels	65%	Now	\$220,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gallery Adjacent To Temple Of Dendur</i>								
Gypsum Board	20%			LIFE	**	5-10	\$142,500	
Mechanical								
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%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Tunnel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	15%			2043	**	1	\$8,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Steam Rm</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : For Radiators In Stairwells</i>								
<i>Explanation : 1 Unit</i>								
Pres. Reducing Valve/LP Steam	85%			2024	\$67,800	5	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Basement</i>								
<i>Explanation : Services The A M And F Wings As Well</i>								
Distribution								
Hot Wtr Piping/Pump	15%	Now	\$2,800	2027	\$28,100	4	\$900	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	85%	Now	\$346,400	2028	\$1,731,800	4	\$4,900	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	15%			2026	\$96,700	1	\$5,700	
Under Construction	85%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Replacement Of Ahu</i>								
Air Conditioning								
Energy Source								
District C.W.	90%			2038	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : M Wing Mechanical Room</i>								
<i>Explanation : Chilled Water Comes From M Wing</i>								
Electricity	10%			2036	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2022	\$450,100	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water Comes From M Wing</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	90%	Now	\$1,300	2038	* *	4	\$5,200	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
No Component	10%							
Terminal Devices								
No Component	10%							
Under Construction	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Ahu Replacement</i>								
Ventilation								
Distribution								
Under Construction	100%							
Exhaust Fans								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2038	* *	4	\$11,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	Now	\$18,400	2038	**	4	\$2,500	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Pool Filter/Treatment Sand	100%			2033	**	4	\$29,200	
Sewage Ejector(s) Electric	100%			2028	\$34,700	4	\$7,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : G-1</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Standpipe Generic	100%			2038	**	1-5	\$59,400	
Sprinkler No Component	70%							
Generic	30%			2048	**	1-2	\$9,900	

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 20-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,638,500	\$473,800
Interior Architecture	\$1,100,400	\$814,600
Mechanical	\$692,900	\$10,676,200
Total	\$3,431,800	\$11,964,600
Importance Code A	\$1,638,500	\$586,400
Importance Code B	\$1,390,000	\$11,100,900
Importance Code C	\$403,400	\$277,300
Total	\$3,431,800	\$11,964,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$34,600		\$600	
Interior Architecture	\$78,300		\$83,700	\$7,800
Mechanical	\$67,200	\$66,000	\$71,400	\$55,200
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$200,800	\$86,800	\$176,500	\$83,700
Importance Code A	\$41,600	\$2,100	\$2,700	\$2,100
Importance Code B	\$145,800	\$84,700	\$173,800	\$81,700
Importance Code C	\$13,400			
Total	\$200,800	\$86,800	\$176,500	\$83,700



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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 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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%	Now	\$26,800	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stepped Up Wall Adjacent To R Bldg (East Facade)</i>								
Masonry: Granite	10%			LIFE	**	5	\$9,000	
Masonry: Limestone	70%	Now	\$553,000	LIFE	**	5	\$31,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof Drains - Throughout</i>								
Window Wall	10%			2048	**	5	\$22,400	
Windows								
Aluminum	100%			2036	**	5	\$1,300	
Parapets								
Concrete Masonry Unit	5%			LIFE	**	5-10	\$4,100	
Metal Rail	25%			2033	**	5-10	\$67,600	
Panel/Paver: Limestone	70%			LIFE	**	5-10	\$90,600	
Roof								
Modified Bitumen	38%	Now	\$58,000	2033	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Flat Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<i>Ridging, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaza Roof: Stone Panels	25%	Now	\$71,900	2048	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Flashing</i>								
Sloped Glazing	27%	Now	\$828,600	LIFE	**	5	\$432,700	
<i>Condensation Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Patron Lounge</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above Patron Lounge</i>								
Spray-on Foam	10%	Now	\$47,800	2038	**	5	\$8,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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
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								
Floors								
Carpet	25%			2027	\$1,084,500	3	\$116,800	
Cast in Place Concrete	10%			LIFE	**	5	\$136,300	
Ceramic Tile	5%			2037	**	5	\$15,600	
Granite Panels	15%			LIFE	**	5	\$70,100	
Marble Panels	20%			LIFE	**	5	\$93,500	
Quarry Tile	5%			2041	**	5	\$23,400	
Vinyl Tile	10%			2033	**	3	\$11,700	
Wood	10%			2056	**	5	\$58,400	
Interior Walls								
Gypsum Board	80%			LIFE	**	5-10	\$428,600	
Metal Panel	5%			LIFE	**	10	\$7,100	
Marble Panels	5%			LIFE	**	10	\$6,300	
Wood	10%			LIFE	**	5	\$252,100	
Ceilings								
AcousTileSusp.Lay-In	25%			2041	**	5	\$77,500	
Exposed Concrete	10%			LIFE	**	5-10	\$38,700	
Exposed Struc: Steel	5%			LIFE	**	10	\$31,000	
Gypsum Board	55%			LIFE	**	5-10	\$585,800	
Wood	5%			LIFE	**	5	\$271,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2031	**	1	\$20,600	
Pres. Reducing Valve/LP Steam	80%			2024	\$112,700	5	\$9,900	

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 T
Asset # : 2302

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$6,600	2027	\$66,300	4	\$2,100	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Temperature Control, Mechanical Equipment Room</i>								
Central Plant Steam Piping/Pmp	80%	Now	\$575,900	2028	\$2,879,500	4	\$8,200	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Temperature Control System, 1st Floor Mechanical Equipment Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	80%			2028	\$2,392,400	1	\$103,000	
Convactor/Radiator	20%			2026	\$227,700	1	\$13,500	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2037	**	1	\$225,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage Mechanical Equipment Room</i>								
<i>Explanation : 4 Units For T And R, R-123 Refrigerant</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2028	\$259,400	4	\$15,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	\$2,385,200	1	\$128,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$39,200	LIFE	**	2-5	\$116,100	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Louvers Are Inoperable, Various Areas</i>								
Exhaust Fans								
Interior	90%			2023	\$681,000	2	\$5,700	
Roof	10%			2023	\$35,300	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$1,585,300	1		
Water Heater								
Electric	10%			2026	\$18,700	4	\$100	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From Building W.</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
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$77,800	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) Non-Submersible	100%			2028	\$32,400	4	\$6,600	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1, M, 2, 3, 4</i>					
			<i>Explanation : 2 Units</i>					
Hydraulic	20%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : (1) Freight 1, M, 2</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$105,000	
Sprinkler								
No Component Generic	80%			2048	**	1-2	\$11,700	
Chemical System Generic	100%			2023	\$2,100	1-3	\$4,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 4th Floor Kitchen</i>					
			<i>Explanation : 1 Set</i>					

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 01-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$148,900	\$199,200
Interior Architecture	\$213,500	\$372,600
Mechanical	\$373,700	\$4,002,000
Total	\$736,100	\$4,573,800
Importance Code A	\$148,900	\$199,200
Importance Code B	\$437,100	\$4,316,000
Importance Code C	\$150,100	\$58,600
Total	\$736,100	\$4,573,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$98,800			\$18,800
Mechanical	\$92,500	\$19,200	\$38,600	\$20,500
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$207,100	\$35,000	\$54,400	\$55,100
Importance Code A			\$1,900	
Importance Code B	\$197,300	\$35,000	\$52,500	\$50,200
Importance Code C	\$9,800			\$4,900
Total	\$207,100	\$35,000	\$54,400	\$55,100



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 W
Asset # : 2303

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	45%	Now	\$40,000	LIFE	**	5	\$5,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Painting Conservation Studio</i>								
Masonry: Brick	55%	0-2	\$71,600	LIFE	**	5	\$10,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade - Underside Of Cap Flashing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
Parapets								
Metal Rail	100%			2033	**	5-10	\$36,800	
Roof								
IRMA/Protected Membrane	80%			2028	\$161,900	10	\$14,900	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%			2033	**	10	\$900	
Sloped Glazing	15%			LIFE	**	5	\$74,500	
Interior								
Floors								
Carpet	20%			2024	\$269,400	3	\$38,700	
Cast in Place Concrete	10%			LIFE	**	5	\$42,300	
Marble Panels	15%			LIFE	**	5	\$21,800	
Terrazzo	15%			LIFE	**	5	\$22,700	
Vinyl Tile	35%			2028	\$314,000	3	\$16,900	
Wood	5%			2043	**	5	\$9,100	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$9,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$15,600	
Gypsum Board	50%			LIFE	**	5-10	\$166,000	
Plaster	25%	Now	\$42,700	LIFE	**	5	\$14,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Painting Conservation Studio</i>								
Plywood/Hardboard	10%			LIFE	**	10	\$2,000	
Ceilings								
AcousTileSusp.Lay-In	25%			2033	**	5	\$24,200	
Exposed Concrete	60%			LIFE	**	5-10	\$72,500	
Gypsum Board	15%			LIFE	**	5-10	\$49,800	
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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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 W
Asset # : 2303

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Tunnel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
<hr/>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2031	**	5	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Incoming Steam Valve For Entire Museum. 2 Old Heat Exchangers In Working Condition</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	20%	0-2	\$20,600	2053	**	4	\$600	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Various Areas</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Steam Rm</i>								
<hr/>								
Central Plant Steam Piping/Pmp	80%	Now	\$178,800	2028	\$894,000	4	\$2,500	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Return Pipe, Steam Room And Various Other Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Temperature Control System</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mech Equipment Room</i>								
<i>Explanation : Condensate And Cooling Tanks Are Undersized, The System Needs Upgrade Soon.</i>								
<hr/>								
Terminal Devices								
Air Handler	75%	Now	\$69,600	2023	\$696,300	1	\$27,000	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Connection Of Coils, Various Areas</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Connection Of Coils, Various Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
<hr/>								
Convactor/Radiator	25%			2026	\$88,400	1	\$5,200	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2036	**	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
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2024	\$747,200	1	\$69,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mech Room</i>								
<i>Explanation : 3 Units - R11 Being Used - Providing C. W. To Adjacent Sections</i>								
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$8,100	2028	\$80,500	4	\$3,200	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Return Piping</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bms And Pneumatic System</i>								
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht Fan Coil - 2 Pipe	90%			2023	\$666,400	1	\$36,000	
	10%			2028	\$125,600	1	\$2,100	
<hr/>								
Heat Rejection								
Water Cooling Tower	50%			2029	* *	2	\$32,500	
Water Cooling Tower	50%	Now	\$12,500	2022	\$125,300	2	\$26,000	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Supporting Structure, Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Inefficient Units</i>								
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$30,400	LIFE	* *	2-5	\$36,000	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Throughout</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
<hr/>								
Exhaust Fans								
Interior	90%			2023	\$211,400	2	\$1,800	
Roof	10%			2023	\$11,000	2	\$200	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$492,200	1		
<hr/>								
HW Heat Exchanger								
Steam Fired	100%			2054	* *	4	\$6,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 New Units, Basement Mechanical Equipment Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mech Room</i>								
<i>Explanation : Major Domestic Hot Water Provider For The Museum</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s)							
	Non-Submersible	100%			2036	* *	4	\$2,000
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Sewage Ejector(s)							
	Electric	100%			2033	* *	4	\$2,600
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) - Ll, G, 1, 1m, 2, 2m, 3m,4. (1) Freight - G, 1, 1m, 2, 2m, 3m</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2038	* *	1-5	\$32,600
	Sprinkler							
	No Component	75%						
	Generic	25%			2048	* *	1-2	\$4,500
	Fire Pump							
	Generic	100%			2037	* *	1	\$12,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Services The Entire Museum</i>					

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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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 01-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$55,600	
Interior Architecture	\$66,000	\$193,700
Mechanical	\$50,500	\$1,121,700
Total	\$172,200	\$1,315,400
Importance Code A	\$55,600	
Importance Code B	\$50,500	\$1,279,400
Importance Code C	\$66,000	\$36,000
Total	\$172,200	\$1,315,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$17,800			
Interior Architecture	\$62,800		\$4,900	\$13,100
Mechanical	\$29,900	\$5,500	\$7,100	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$114,500	\$9,500	\$15,900	\$21,900
Importance Code A	\$17,800			
Importance Code B	\$77,900	\$9,500	\$15,900	\$21,900
Importance Code C	\$18,800			
Total	\$114,500	\$9,500	\$15,900	\$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
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

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								
Concrete Masonry Unit	100%			LIFE	**	5	\$9,300	
Windows								
Steel	100%	Now	\$55,600	2053	**	5	\$6,100	
<i>Condensation Present, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5-10	\$2,400	
Metal Panel	10%			2038	**	5	\$600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								
Metal Rail	60%	0-2	\$2,600	2033	**	5	\$6,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	50%	Now	\$8,700	2033	**			
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Joint Lines</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Pavers Throughout</i>								
Modified Bitumen	50%			2036	**	10	\$8,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	45%			2024		3	\$43,700	
Cast in Place Concrete	10%			LIFE	**	5	\$21,300	
Vinyl Tile	35%			2028		3	\$8,500	
Wood	10%			2043	**	5	\$9,100	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$4,000	
Gypsum Board	60%			LIFE	**	5-10	\$102,100	
Masonry: Brick	10%			LIFE	**	10	\$3,000	
Plaster	25%			LIFE	**	5-10	\$21,300	

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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
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

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

Interior

Ceilings

AcousTile,Adhered	20%			2041	**	5	\$9,700	
AcousTileSusp.Lay-In	50%			2033	**	5	\$24,300	
Exposed Concrete	20%			LIFE	**	5-10	\$12,100	
Exposed Struc: Steel	10%			LIFE	**	10	\$9,700	

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

Heating

Energy Source

Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Tunnel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								

Distribution

Hot Wtr Piping/Pump	10%	Now	\$500	2027		\$5,200	4	\$200
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								

Central Plant Steam Piping/Pmp	90%	Now	\$50,500	2038	**	4	\$1,400	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Temperature Control System</i>								

Terminal Devices

Air Handler	85%			2028		\$396,400	1	\$17,100
Convactor/Radiator	15%			2026		\$26,600	1	\$1,600

Air Conditioning

Energy Source

District C.W.	100%			2038	**	1		
<i>Other Observation, Extent : Light, 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	\$4,000	2038	**	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Terminal Devices

Air Handler/Cool/Ht	100%			2028		\$371,900	1	\$20,100
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Ventilation

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$15,300	LIFE	**	2-5	\$18,100	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : The Louvers, Various Areas</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
Exhaust Fans								
Interior	90%			2028	\$106,200	2	\$900	
Roof	10%	0-2	\$5,500	2038	**	2	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$247,200	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 : Light, Area Affected : 100%</i>								
<i>Location : G, I, M.</i>								
<i>Explanation : One Old Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$16,400	
Sprinkler								
No Component	80%							
Generic	20%			2048	**	1-2	\$1,800	

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 09-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph
Block : 16 **Lot** : 10 **BIN** : 1084594

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$366,800	\$326,400
Interior Architecture	\$47,300	\$122,600
Electrical	\$52,700	
Mechanical	\$53,200	\$1,221,700
Total	\$520,000	\$1,670,700
Importance Code A	\$366,800	\$389,400
Importance Code B	\$153,300	\$1,281,300
Total	\$520,000	\$1,670,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$600		\$500
Interior Architecture	\$1,100	\$54,300	\$2,200	\$19,400
Electrical	\$16,600	\$14,500	\$15,100	\$13,300
Mechanical	\$16,700	\$53,500	\$28,900	\$40,700
Elevators/Escalators	\$26,500	\$26,500	\$26,500	\$26,500
Total	\$60,900	\$149,400	\$72,500	\$100,400
Importance Code A		\$8,300		\$8,000
Importance Code B	\$59,800	\$141,100	\$72,500	\$92,400
Importance Code C	\$1,100			
Total	\$60,900	\$149,400	\$72,500	\$100,400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

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								
Metal/Glass Curt Wall	10%			LIFE	**	5	\$35,200	
Metal Panel	5%			2051	**	5-10	\$64,500	
Granite Panels	25%			LIFE	**	5	\$35,200	
Granite Panels	50%			LIFE	**	5	\$70,300	
Window Wall	10%			2051	**	5	\$70,300	
Windows								
Aluminum	100%			2047	**	5	\$1,100	
Parapets								
Cast in Place Concrete	40%			LIFE	**	5	\$27,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$700	
Metal/Glass Panel	2%			2051	**			
Metal Panel	5%			2045	**	5	\$1,300	
Granite Panels	43%			LIFE	**	5	\$3,100	
Roof								
IRMA/Protected Membrane	85%	Now	\$152,800	2030	**			
			<i>Broken Paver Blocks, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Outer Main Roof</i>					
			<i>Ponding, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : 1997 Wing</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Third Floor</i>					
Metal Panel	5%			2038	**	10	\$10,400	
Sloped Glazing	10%	Now	\$131,900	LIFE	**	5	\$150,600	
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Cupola Of 1997 Wing</i>					
Interior								
Floors								
Carpet	50%			2026	\$1,096,700	3	\$129,100	
Cast in Place Concrete	5%			LIFE	**	5	\$18,800	
Ceramic Tile	10%			2038	**	5	\$17,200	
Panel/Paver: Cer/Brk	10%			2047	**	5	\$38,700	
Granite Panels	5%			LIFE	**	5	\$6,500	
Marble Panels	3%			LIFE	**	5	\$3,900	
Vinyl Tile	10%			2033	**	3	\$6,500	
Wood	7%			2060	**	5	\$22,600	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$3,700	
Fabric on Framing	5%			2029	**	5	\$2,300	
Glass Block	5%			LIFE	**			
Glass: Single Pane	10%			LIFE	**	5	\$6,900	
Gypsum Board	60%			LIFE	**	5	\$32,900	
Granite Panels	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$18,300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%			2042	**	5	\$94,700	
Exposed Concrete	20%			LIFE	**	5	\$5,400	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$21,500	
Wood	5%			LIFE	**	5	\$75,300	
Electrical								
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%			2045	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Wing Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 5000 Amperes</i>								
Fused Disc Sw	30%			2035	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Photovoltaic Panel(s)	5%			2038	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Wing Electrical Room</i>								
<i>Explanation : 3- 100 Amperes Fused Disconnect Switches For The New Photovoltaic System</i>								
Transformers								
Dry Type	35%			2038	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Wing Electrical Room</i>								
<i>Explanation : 1-34 Kva, 230/2018/120v</i>								
Dry Type	65%			2042	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2- 34 Kva, For Photovoltaic System</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2035	**	5	\$100	
Fused Disc Sw	70%			2045	**	5	\$300	
Raceway								
Conduit	30%			2045	**	1		
Conduit	70%			2045	**	1		
Panelboards								
Molded Case Bkrs	30%			2033	**	5	\$900	
Molded Case Bkrs	70%			2041	**	5	\$2,100	
Wiring								
Thermoplastic	30%			2035	**	1		
Thermoplastic	70%			2045	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$800	
Ground								
Grounding Devices								
Metal Water Pipe	100%			2038	**	5	\$3,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Ground Connection Located On Combined Domestic/fire Pump Water Supply Line</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$35,400	
Generators								
Diesel	100%			2034	**	1	\$44,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 610 Kw Nameplate Rating Capacity</i>						
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$4,300	
Fuel Storage								
Main Tank	100%			2053	**	5	\$3,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 50 Gallons Nameplate Rating Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	10%			2030	**	10	\$10,500	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	40%			2030	**	10	\$42,200	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	10%			2030	**	10	\$400	
Incandescent	40%			2030	**	2	\$1,000	
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, LED	50%			2053	**	1		
Lightning Protection								
Arresters/Cabling								
No Component	70%							
Generic	30%			2040	**	5	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Old Wing</i>						
		<i>Explanation : Lightning Rods In The Old Wing Only</i>						
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

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

Alarm

Security System

No Component

60%

Generic

40%

2030

* *

1

\$17,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Galleries**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2030

* *

1-3

\$35,400

*Other Observation, Extent : Moderate, 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Heat Pump Air Sourced

90%

2026

\$63,000

2

\$32,000

Radiant Heater

10%

2030

* *

2

\$5,300

Terminal Devices

Air Handler

100%

2030

* *

1

\$71,100

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

Conversion Equipment

Heat Pump Air Sourced

100% Now

\$53,200

2026

\$1,063,900

2

\$5,600

*Malfunctioning, Extent : Severe, Area Affected : 8%**Location : #6 Unit, Roof**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 19 Roof Top Units*

Terminal Devices

Air Handler/Dir

100%

2030

* *

1

Expansion

Heat Rejection

Air Cooled Condenser

100%

2030

* *

2

\$80,100

Unit

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$64,100

Exhaust Fans

Roof

100%

2030

* *

2

\$3,500

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping Brass/Copper	100%			2045	**	1	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
	<i>Explanation : House Duplex Pump Package</i>						
Water Heater Electric	100%			2023	\$94,700	4	\$1,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Throughout</i>						
	<i>Explanation : Point Of Use Heaters</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s) Electric	100%			2030	**	4	\$4,600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
	<i>Explanation : Duplex Pkg</i>						
Backflow Preventer Generic	100%			2030	**	1	\$7,000
Fixtures Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	60%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : (2) 1-4 (1) B-5 Freight</i>						
	<i>Explanation : 2 Passenger, 1 Freight</i>						
Hydraulic	40%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : 1-3</i>						
	<i>Explanation : 2 Passenger Elevators</i>						
Escalators Under 20' Rise	100%			LIFE	**		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Floors 1-2, 2-3 At Original Wing</i>						
	<i>Explanation : 2 Units</i>						
Fire Suppression							
Standpipe Generic	100%			2045	**	1-5	\$58,000
Sprinkler Generic	100%			2045	**	1-2	\$32,200
Fire Pump Generic	100%			2034	**	1	\$21,500

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 09-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors G,1,2,3,4,5
Block : 1609 **Lot** : 1 **BIN** : 1074157

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$588,300	\$197,900
Interior Architecture	\$1,011,800	\$537,400
Electrical		\$70,500
Mechanical	\$88,900	\$133,800
Site Pavements	\$85,800	
Total	\$1,774,800	\$939,500
Importance Code A	\$639,100	\$197,900
Importance Code B	\$719,900	\$524,400
Importance Code C	\$415,800	\$217,200
Total	\$1,774,800	\$939,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$63,700		\$13,400	
Interior Architecture	\$37,600	\$20,700	\$17,100	\$5,700
Electrical	\$31,100	\$34,200	\$27,900	\$25,000
Mechanical	\$108,100	\$67,100	\$108,100	\$67,100
Site Enclosure	\$18,200			
Site Pavements	\$23,000			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$296,600	\$136,800	\$181,200	\$112,700
Importance Code A	\$64,100	\$15,200	\$28,600	\$15,200
Importance Code B	\$213,100	\$121,600	\$152,600	\$97,500
Importance Code C	\$19,500			
Total	\$296,600	\$136,800	\$181,200	\$112,700



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
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)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$109,400	LIFE	**	5	\$66,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Wing Below Decorative Banding And At Modillions</i>								
Masonry: Limestone	10%	Now	\$80,000	LIFE	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Portico</i>								
Masonry: Marble	18%	0-2	\$142,800	LIFE	**	5	\$16,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wing At Modillions</i>								
Metal Panel	2%			2048	**	5-10	\$16,600	
Metal Sect. OHD	2%			2041	**	5	\$7,600	
Marble Panels	5%			LIFE	**	5	\$9,100	
Window Wall	8%	0-2	\$50,700	2048	**	5	\$18,100	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
Windows								
Steel	30%			2050	**	5	\$91,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Wing, 2015</i>								
Wood	70%			2050	**	5	\$171,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : North Wing</i>								
Parapets								
Glazed Ceramic Panel	5%			2038	**	5-10	\$4,800	
Masonry: Brick	68%			LIFE	**	5-10	\$41,800	
Masonry: Marble	25%			LIFE	**	5-10	\$27,400	
Metal Rail	2%			2041	**	5-10	\$3,200	

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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)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	10%	2-4	\$1,400	2033	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Wing At Mechanical Penthouse</i>								
Metal Panel	5%			2041	**	10	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Component Actually Standing Seam</i>								
Panel/Paver: Cer/Brk	12%			2048	**	10	\$13,300	
Single Ply Membrane	15%			2033	**	10	\$12,400	
Skylight, Metal/Glass	5%			2038	**	10	\$13,800	
Slate	50%	Now	\$38,300	LIFE	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Between 4th And 5th Floor Landings - Main Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Corridor - North Wing @ Staff Bath, Main Stair Between 4th And 5th Floor Landings</i>								
Sloped Glazing	3%			LIFE	**	5	\$66,300	
Interior								
Floors								
Carpet	15%			2029	**	3	\$51,700	
Cast in Place Concrete	13%			LIFE	**	5	\$130,800	
Ceramic Tile	5%			2037	**	5	\$11,500	
Marble Panels	20%	Now	\$227,200	LIFE	**	5	\$34,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Wing</i>								
Quarry Tile	2%			2045	**	5	\$6,900	
Sheet Vinyl/Rubber	10%			2033	**	5	\$34,500	
Wood	35%			2056	**	5	\$150,900	
Interior Walls								
Fabric on Framing	10%			2029	**	5	\$20,500	
Glass: Single Pane	3%			LIFE	**	5	\$18,400	
Gypsum Board	30%			LIFE	**	5-10	\$209,000	
Operable Wall	2%			2048	**	5	\$28,700	
Plaster	50%			LIFE	**	5-10	\$174,200	
Wood	5%			LIFE	**	5	\$164,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2041	**	5	\$34,200	
Exposed Concrete	5%			LIFE	**	5-10	\$14,200	
Gypsum Board	48%			LIFE	**	5-10	\$375,800	
Metal Panel	2%			LIFE	**	5	\$11,400	
Plaster	30%			LIFE	**	5-10	\$117,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2048	**			

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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)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%	2-4	\$18,200	2038		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 5th Avenue Courtyard - Main Entrance - At Balustrade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Avenue Entry Courtyard</i>								
<i>Explanation : Component Actually Marble Panels And Balusters</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	93%	0-2	\$23,000	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Avenue And East 104th St Sidewalks</i>								
Pavers/Stone	7%			2031		**		
On-Site Walkways								
Masonry: Granite	30%	2-4	\$85,800	LIFE		**		
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Loggias Flanking Courtyard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entry Stairs At 5th Avenue</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Avenue Entry Stairs And Loggia</i>								
<i>Explanation : Component Actually Marble Slabs</i>								
Pavers/Stone	70%			2037		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054		**	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 3000 Amperes And 2000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2054		**	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								
Molded Case Bkrs	20%			2054		**	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Raceway								
Conduit	100%			2054		**	1	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2050	**	5	\$500	
Molded Case Bkrs	85%			2050	**	5	\$3,400	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Locally Mounted	10%			2045	**	5	\$100	
Variable Frequency Drive	90%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$47,300	
Generators								
Diesel	100%			2041	**	1	\$59,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Gallery Roof</i>					
			<i>Explanation : Emergency Generator Rated @ 380kw</i>					
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$5,700	
Fuel Storage								
Day Tank								
	50%			2050	**	5	\$14,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Gallery Roof</i>					
			<i>Explanation : No Nameplate Rating Capacity</i>					
Main Tank								
	50%			2063	**	5	\$2,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 8000 Gallons Rated Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent								
	20%			2036	**	10	\$28,200	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices , Basement</i>					
Fluorescent								
	10%			2036	**	10	\$14,100	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
Fluorescent								
	20%			2036	**	10	\$28,200	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
LED								
	50%			2036	**			
Egress Lighting								
Emergency, Service								
Exit, LED	50%			2036	**	1		
	50%			2063	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
LED	10%			2036	**			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2063	**	5	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Stacks Only</i>						
		<i>Explanation : Lightning Rods In The 2- Stacks Ony</i>						
Alarm								
Security System								
Generic	100%			2036	**	1	\$57,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gallery, Hallways, Offices And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$94,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Addressable Fire Alarm System; Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement Vault</i>						
		<i>Explanation : (1) 8,000 Gallon Tank</i>						
Conversion Equipment								
Steam Boiler	100%	0-2	\$50,800	2033	**	1	\$136,900	
		<i>Damaged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Shell Of The Boiler</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement Boiler Room</i>						
		<i>Explanation : 2 Dual Fuel Steam Boilers. Only 1 Heat Exchanger To Convert Steam To Hot Water.</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$11,400	
Terminal Devices								
Air Handler	80%			2036	**	1	\$76,000	
Convactor/Radiator	20%			2045	**	1	\$9,900	
Air Conditioning								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2044	**	1	
Conversion Equipment							
Centrifugal, Elec Chiller	100%			2041	**	1	\$166,300
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>				
			<i>Location : 2x 270 Ton Units. Sub-basement</i>				
Distribution							
CW & CHW Wtr Pipe/Pump	100%			2054	**	4	\$7,600
Terminal Devices							
Air Handler/Cool/Ht	100%			2036	**	1	\$95,000
Heat Rejection							
Water Cooling Tower	100%			2029	**	2	\$154,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Roof</i>				
			<i>Explanation : 2 Units</i>				
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$135,600
Exhaust Fans							
Interior	75%			2036	**	2	\$3,500
Roof	25%			2033	**	2	\$1,200
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2048	**	1	
Water Heater							
Gas Fired	100%			2027		2	\$2,200
Sanitary Piping							
Cast Iron	90%			LIFE	**	1	
Cast Iron	10%			LIFE	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>				
			<i>Location : Throughout The North Side Of The Building</i>				
Storm Drain Piping							
Cast Iron	20%			LIFE	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>				
			<i>Location : The North Side Risers</i>				
Cast Iron	80%			LIFE	**	1	
Sump Pump(s)							
Non-Submersible	100%			2033	**	4	\$3,200
Backflow Preventer							
Generic	100%			2036	**	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (1) Ground To 5th Floor, (2) Sub-basement To 5th Floor</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2054		**	1-5	\$77,500
Sprinkler								
Generic	100%			2054		**	1-2	\$43,000
Fire Pump								
Generic	100%			2037		**	1	\$28,700
Chemical System								
Generic	100%			2027	\$2,100		1-3	\$3,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2nd Fl. Kitchen</i>						
		<i>Explanation : 1 Set</i>						

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 04-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,300		\$1,100	\$2,100
Interior Architecture	\$300			\$300
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$300	\$100	\$600	\$100
Total	\$5,000	\$200	\$1,700	\$2,600
Importance Code A	\$4,500	\$100	\$1,300	\$2,200
Importance Code B	\$500	\$100	\$400	\$400
Importance Code C				
Total	\$5,000	\$200	\$1,700	\$2,600



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Fieldstone	22%			LIFE	**	5	\$700	
Metal Panel	8%			2046	**	5-10	\$2,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$700	
Stucco Cement	8%			2039	**	5	\$900	
Window Wall	25%			2052	**	5	\$4,100	
Wood	7%			2043	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Southern Side Of Building</i>								
<i>Explanation : Wood Overhang On Southern Facade</i>								
No Component	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Main Entrance Canopy</i>								
<i>Explanation : No Walls In Covered Outdoor Portion Of Visitors Center</i>								
Roof								
Metal Panel	80%	Now	\$1,900	2039	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Exterior And Interior Skylights</i>								
Single Ply Membrane	10%			2031	**	10	\$400	
Skylight, Plastic	10%	Now	\$1,900	2039	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Interior And Exterior Skylights</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Covered Entrance</i>								
<i>Explanation : Canopy Skylights</i>								
Interior								
Floors								
Carpet	2%			2025		3	\$200	
Cast in Place Concrete	5%			LIFE	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside Berm</i>								
<i>Explanation : Mechanical Spaces</i>								
Panel/Paver: Bluestone	55%			LIFE	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Outdoor Entrance Canopy, Cafeteria Floor</i>								
<i>Explanation : Plaza Floor</i>								
Vinyl Tile	38%			2031	**	3	\$1,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	50%			LIFE	**	5	\$900	
Masonry: Fieldstone	5%			LIFE	**			
Metal Panel	5%			LIFE	**			
No Component	35%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Main Outdoor Canopy</i>								
<i>Explanation : This Is Outdoor Portion Of Building</i>								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2043	**	5	\$800	
Exposed Concrete	10%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Outdoor Entrance</i>								
<i>Explanation : Stucco Ceiling</i>								
Exposed Struc: Wood	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 45%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Includes Covered Outdoor Area</i>								
No Component	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Covered Outdoor Portion</i>								
<i>Explanation : Skylight - Counted As Roof Area</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	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2500 Amperes</i>								
Transformers								
Dry Type	100%			2043	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 4160/480/240 Rated At 575 Kva</i>								
Feeders								
Busway	100%			2043	**	1		
Raceway								
Conduit	100%			2052	**	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1500 Amperes</i>								
Transformers								
Dry Type	100%			2043	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 500 Kva</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	**	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
NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Asset # : 13921

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Molded Case Bkrs	100%			2048	**	5	\$200	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Locally Mounted	20%			2043	**	5		
Motor Control Center	80%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
Lighting								
Interior Lighting								
Fluorescent	70%			2034	**	10	\$2,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	30%			2034	**	2		
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2031	**	10		
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2034	**	1-3	\$800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	40%			2052	**	1		
Natural Gas	60%			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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Asset # : 13921

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Furnace	60%			2031	**	1	\$1,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Boiler Room</i>						
	<i>Explanation : Gas Fired Hot Water Boiler Is Used For Ice Melting System Not Heating</i>						
Radiant Heater	40%			2031	**	2	\$600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Various Areas</i>						
	<i>Explanation : Electric Heaters In Ducts Used To Supplement Gas Furnace</i>						
Air Conditioning							
Energy Source Electricity	100%			2048	**	1	
Conversion Equipment Exterior Pkg Unit - Cooling	60%			2031	**	2	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Outside</i>						
	<i>Explanation : 1 Unit</i>						
No Component	40%						
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,900
Exhaust Fans Roof	100%			2031	**	2	\$100
Plumbing							
H/C Water Piping Brass/Copper	100%			2046	**	1	
Water Heater Electric	100%			2024		4	\$2,800
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Backflow Preventer Generic	100%			2031	**	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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 57,811 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Dec-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 3272 **Lot** : 1 **BIN** : 2109455

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$9,148,500	\$1,885,700
Interior Architecture	\$90,700	\$84,500
Electrical		\$238,100
Mechanical	\$176,600	\$1,737,300
Total	\$9,415,900	\$3,945,600
Importance Code A	\$9,148,500	\$2,267,900
Importance Code B	\$267,300	\$1,677,700
Total	\$9,415,900	\$3,945,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$75,600			
Interior Architecture	\$29,100			\$14,500
Electrical	\$13,800	\$4,800	\$5,700	\$5,500
Mechanical	\$10,300	\$9,600	\$38,900	\$11,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$132,800	\$18,400	\$48,500	\$35,000
Importance Code A	\$81,300	\$5,700	\$5,800	\$5,800
Importance Code B	\$49,500	\$12,700	\$42,700	\$29,200
Importance Code C	\$1,900			
Total	\$132,800	\$18,400	\$48,500	\$35,000



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
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	10%	Now	\$82,300	LIFE		**		
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Primary Entrance Vestibules</i>							
Masonry: Brick	5%	Now	\$15,000	LIFE		**	5	\$2,300
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Restroom Wing</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Restroom Wing</i>							
Masonry: Limestone	25%	2-4	\$27,100	LIFE		**	5	\$8,500
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Various Locations</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Window Wall	55%	Now	\$114,900	2046		**	5	\$47,000
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Interior Face Of Window Walls</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout Vertical Window Wall</i>							
	<i>Explanation : Framing Made Of Cast Iron</i>							
Wood	5%	Now	\$49,600	2031		**	5	\$5,700
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Secondary Entry Vestibules</i>							
	<i>Dry Rot/Decay, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Secondary Entry Vestibules</i>							
Windows								
Steel	10%			2034		**	5	\$61,000
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Upper</i>							
	<i>Explanation : Cast Iron - Operable Portion Of Windows</i>							
No Component	90%							

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY

Asset # : 1577

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%	Now	\$40,500	2036		**		
<i>Blisters, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Restrooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Over Boiler Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Restroom</i>								
Roll Roofing	8%	Now	\$2,900	2022	\$58,400	5	\$10,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Tunnel Connector</i>								
Skylight, Metal/Glass Sloped Glazing	2%			2036		**	\$10,800	
	85%	Now	\$8,802,600	LIFE		**	\$1,838,700	
<i>Condensation Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Green Mildew Visible At Glazing Joints - Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Cast Iron Face Of Framing</i>								
<i>Glazing Clouded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corroded Gutters In Various Locations</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Portion Of Slope</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Conservatory Roof</i>								
<i>Explanation : Framing Is Cast Iron On Interior Face And Aluminum On Exterior Face</i>								
Interior								
Floors								
Cast in Place Concrete	45%			LIFE		**	\$84,500	
Ceramic Tile	5%	2-4	\$27,200	2022	\$90,700	5	\$2,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bathrooms</i>								
Panel/Paver: Cer/Brk	15%			2042		**	\$29,000	
Panel/Paver: Bluestone	30%			LIFE		**	\$19,300	
Terrazzo	5%			LIFE		**	\$3,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE		**		
Ceramic Tile	5%	2-4	\$1,900	2041		**		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bathrooms Throughout</i>								
Concrete Masonry Unit	25%			LIFE		**	\$100	
Masonry: Brick	30%			LIFE		**		
Masonry: Fieldstone	5%			LIFE		**		
Metal Panel	5%			LIFE		**		
Plaster	5%			LIFE		**		
No Component	20%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY

Asset # : 1577

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

Exposed Concrete	15%			LIFE	**	5	\$2,000	
Metal Panel	5%			LIFE	**	5	\$5,400	
Plaster	5%			LIFE	**	5	\$2,700	
No Component	75%							

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%			2046	**	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 4160/208v/108v</i>								

Transformers

Dry Type	100%			2039	**	3	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : One 750 Kva</i>								

Feeders

Cable	100%			2042	**	1		
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Raceway

Conduit	100%			2046	**	1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2056	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Service</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2046	**	5	\$1,500	
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Raceway

Conduit	50%			2036	**	1		
Conduit	50%			2046	**	1		

Panelboards

Molded Case Bkrs	50%			2034	**	5	\$800	
Molded Case Bkrs	50%			2042	**	5	\$800	

Wiring

Thermoplastic	50%			2046	**	1		
Thermoplastic	50%			2036	**	1		

Motor Controllers

Locally Mounted	60%			2039	**	5	\$200	
Motor Control Center	40%			2039	**	5	\$600	

Ground

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY**

Asset # : 1577

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	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2039	**	1	\$17,800	
Generators Diesel	100%			2035	**	1	\$22,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 156 Kva Caterpillar Genset</i>								
Batteries Lead/Acid	100%			2019	\$1,600	5	\$2,100	
Fuel Storage Day Tank	100%			2034	**	5	\$10,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 Gal. Tank</i>								
Lighting								
Interior Lighting Fluorescent	50%			2036	**	10	\$26,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Incandescent	50%			2034	**	2	\$600	
Egress Lighting Exit, Service	70%			2034	**	1		
Exit, Battery	30%			2026	\$17,400	10	\$1,200	
Exterior Lighting HID	100%			2026	\$238,100	10	\$200	
Alarm								
Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2034	**	1-3	\$7,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2036	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY

Asset # : 1577

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2024	\$382,200	1	\$57,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2026	\$999,600	4	\$2,900	
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<hr/>								
Terminal Devices								
Air Handler	15%			2021	\$124,600	1	\$5,400	
Convactor/Radiator	85%			2024	\$268,800	1	\$15,900	
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Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
<hr/>								
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2021	\$23,900	2	\$200	
No Component	95%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$3,200	
No Component	90%							
<hr/>								
Exhaust Fans								
Interior	10%			2034	* *	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : In Basement</i>						
		<i>Explanation : 1 New Unit</i>						
<hr/>								
Roof	5%			2021	\$4,900	2	\$100	
No Component	85%							
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
<hr/>								
Water Heater								
Electric	100%			2021	\$52,000	4	\$300	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Backflow Preventer								
Generic	100%			2026	\$15,000	1	\$3,500	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
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 CONSERVATORY**

Asset # : 1577

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	
Vertical Transport Elevators Hydraulic	100%			LIFE		**		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Service From B-1</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression Sprinkler No Component Generic	85%							
	15%			2026	\$86,800	1-2	\$2,400	
Fire Pump Generic	100%	0-2	\$1,900	2029		**	1	\$9,700
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Boost Pump</i>							

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 04-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,130,100	\$277,000
Interior Architecture	\$272,600	\$146,800
Electrical	\$113,400	\$176,600
Mechanical	\$240,800	\$680,000
Total	\$1,756,900	\$1,280,400
Importance Code A	\$1,130,100	\$755,700
Importance Code B	\$626,800	\$524,700
Total	\$1,756,900	\$1,280,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$10,500		\$2,300	
Interior Architecture	\$700	\$2,200		\$4,300
Electrical	\$13,600	\$500	\$13,800	\$500
Mechanical	\$53,500	\$5,300	\$30,700	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$82,300	\$11,900	\$50,800	\$12,600
Importance Code A	\$10,500	\$2,700	\$2,300	\$2,700
Importance Code B	\$71,100	\$9,200	\$48,400	\$10,000
Importance Code C	\$700			
Total	\$82,300	\$11,900	\$50,800	\$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
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$208,600	LIFE	**	5	\$17,300	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lintels And Spandrels</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	10%			LIFE	**	5	\$2,200	
Stucco Cement	10%	Now	\$4,200	2031	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Overhang</i>								
Window Wall	20%	Now	\$55,400	2026	\$277,000	5	\$10,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Labs And Offices</i>								
Windows								
Aluminum	95%	Now	\$799,300	2051	**	5	\$9,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : First Floor Labs, Various Others</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2029	**	10	\$6,300	
Parapets								
Metal Rail	15%			2031	**	5-10	\$3,800	
No Component	85%							
Roof								
Single Ply Membrane	100%	2-4	\$66,800	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
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
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

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	20%			LIFE	**	5	\$18,900	
Ceramic Tile	15%			2022	\$125,500	5	\$6,500	
Terrazzo	5%			LIFE	**	5	\$1,700	
Vinyl Tile	40%			2026	\$146,800	3	\$6,500	
Vinyl Tile	10%	Now	\$36,700	2036	**	3	\$1,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
Vinyl Tile 9" X 9"	10%	Now	\$47,500	2036	**	3	\$1,600	
<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Interior Walls								
Ceramic Tile	5%			2029	**	5	\$1,500	
Concrete Masonry Unit	35%			LIFE	**	5	\$4,100	
Gypsum Board	15%			LIFE	**	5	\$2,700	
Plaster	45%			LIFE	**	5	\$4,000	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Bulkheads, Various Labs And Classrooms, At Window Openings</i>								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$62,800	2031	**	5	\$19,500	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Labs And Hallways</i>								
Exposed Concrete	10%			LIFE	**	5	\$700	

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%			2026	\$4,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Service</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$100	
Raceway								
Conduit	90%			2036	**	1		
Conduit	10%			2046	**	1		
Panelboards								
Fused Knife Sw	5%	2-4	\$3,700	2051	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	90%			2034	**	5	\$500	
Molded Case Bkrs	5%			2042	**	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
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$46,500	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2036	**	1		
Thermoplastic	10%			2046	**	1		
Motor Controllers								
Locally Mounted	70%			2024	\$31,700	5	\$100	
Locally Mounted	20%	2-4	\$9,000	2046	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Motor Control Center	10%			2031	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2026	\$63,600	10	\$26,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Exit, Service	50%			2026	\$3,900	1		
Exit, Battery	50%			2026	\$13,300	10	\$1,000	
Exterior Lighting								
HID	100%			2026	\$81,300	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2021	\$13,000	1	\$1,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2021	\$66,900	1-3	\$4,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Temporary Electric Heat, Building Is Mostly Abandoned</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Radiant Heater	100%			2026	\$478,600	2	\$13,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 25 Units</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$24,700	2036	**	4	\$1,400	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Piping. Low Pressure Steam From Museum Boilers</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Areas</i>								
<hr/>								
Terminal Devices Air Handler	25%	Now	\$95,000	2036	**	1	\$4,000	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1 Unit Remains In Basement</i>								
Convactor/Radiator	75%			2031	**	1	\$7,000	
<i>Not in Service, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Various Areas, Due To Steam Pipe Issue</i>								
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2034	**	1		
Conversion Equipment Window/Wall Unit No Component	50%			2019	\$28,100	1		
	50%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%	0-2	\$49,800	LIFE	**	2-5	\$16,100	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, This Equipment Has Not Been Used For Many Years</i>								
Exhaust Fans Interior	100%	Now	\$96,100	2036	**	2	\$700	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2026	\$201,300	1		
Water Heater Electric	100%			2021	\$23,800	4	\$200	
HW Heat Exchanger High Temp	100%			2036	**	4	\$4,300	
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</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
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2021	\$3,100	4	\$500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1, 2</i>								
<i>Explanation : 1 Unit</i>								

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 05-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,600			
Interior Architecture	\$100			
Electrical	\$800	\$700	\$3,000	\$1,000
Mechanical	\$500	\$600	\$500	\$500
Total	\$3,900	\$1,300	\$3,500	\$1,500
Importance Code A	\$2,800	\$300	\$300	\$300
Importance Code B	\$1,000	\$1,100	\$3,200	\$1,100
Importance Code C	\$100			
Total	\$3,900	\$1,300	\$3,500	\$1,500



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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 HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$12,900	
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2048	**	5	\$100	
Roof								
Asphalt Shingle	100%			2039	**	10	\$2,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$15,300	
<i>Horizontal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Quarry Tile	10%			2043	**	5	\$1,200	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2039	**	5		
Concrete Masonry Unit	2%			LIFE	**	5		
Gypsum Board	50%			LIFE	**	5		
Masonry: Brick	8%	Now	\$100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	25%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tank Room</i>								
<i>Explanation : Recent Repair Evident injection Grout</i>								
Ceilings								
Exposed Struc: Steel	50%			LIFE	**			
Gypsum Board	50%			LIFE	**	5	\$200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Liquid Filled	100%			2043	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 4160 Pri - 480/277 Sec</i>								
Under 600 Volts								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%			2052	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 1200 Amperes Main Disconnect Switch For H O C</i>							
Molded Case Bkrs	50%			2052	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 800 Amperes Main Disconnect Switch For Snuff Mill</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	**	5	\$100	
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	95%			2048	**	5	\$100	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$1,700	
Generators								
Diesel	100%			2039	**	1	\$2,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One 331 Kva</i>							
Batteries								
Nickel Cadmium	100%			2021	\$1,500	5	\$1,200	
Fuel Storage								
Main Tank	100%			2061	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 250 Gallons</i>							
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

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	
Lighting								
Interior Lighting Fluorescent	80%			2034	**	10	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2034	**	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service Exit, LED	50%			2034	**	1		
	50%			2061	**	1		
Exterior Lighting								
HID	100%			2034	**	10		
Lightning Protection								
Arresters/Cabling Generic	100%			2061	**	5	\$200	
Alarm								
Security System								
No Component Generic	30%			2034	**	1	\$1,400	
	70%							
Fire/Smoke Detection								
No Component Generic, Digital	30%			2034	**	1-3	\$2,400	
	70%							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$400	
Terminal Devices								
Convactor/Radiator	80%			2043	**	1	\$1,300	
Fan Coil Unit/Heat	20%			2034	**	1	\$300	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2025		1	\$8,100	
No Component	20%							

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$300	
No Component	90%							
Exhaust Fans								
Roof	10%			2034	**	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Water Heater								
Gas Fired	100%			2025	\$3,000	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$100	
Backflow Preventer								
Generic	100%			2034	**	1	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Of Building</i>						
		<i>Explanation : Outside Hot Box</i>						
Fixtures								
Generic	100%							

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 03-Dec-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,5,6
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$218,800
Interior Architecture	\$156,700	\$277,000
Electrical		\$120,800
Mechanical	\$168,800	\$350,600
Total	\$325,500	\$967,100
Importance Code A		\$416,000
Importance Code B	\$325,500	\$551,200
Total	\$325,500	\$967,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$38,600		\$29,400	
Interior Architecture	\$24,600	\$2,600		\$5,300
Electrical	\$2,800	\$1,700	\$2,800	\$1,600
Mechanical	\$14,200	\$15,300	\$43,900	\$11,800
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$86,100	\$25,500	\$82,000	\$24,700
Importance Code A	\$44,900	\$6,300	\$36,000	\$6,300
Importance Code B	\$24,600	\$19,300	\$46,000	\$18,400
Importance Code C	\$16,600			
Total	\$86,100	\$25,500	\$82,000	\$24,700



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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 LIBRARY BUILDING
Asset # : 2369

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$104,800	
Copper/Terne	5%			2061	**	10	\$15,700	
Masonry: Brick	85%			LIFE	**	5	\$114,000	
Windows								
Aluminum	100%			2034	**	5	\$52,500	
Parapets								
Copper/Terne	70%			2061	**	5	\$4,700	
Masonry: Brick	30%			LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Exterior Face In Various Areas</i>								
Roof								
Copper/Terne	25%			2054	**	10	\$28,400	
Copper/Terne	10%			2041	**	10	\$11,300	
IRMA/Protected Membrane	55%	Now	\$10,900	2031	**			
<i>Insul Miss/Displaced, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Modified Bitumen	5%	Now	\$1,400	2031	**			
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Side Roof</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Roof Hatch</i>								
Skylight, Metal/Glass	5%			2046	**	10	\$7,600	
Interior								
Floors								
Carpet	5%			2025	\$73,600	3	\$10,600	
Cast in Place Concrete	15%			LIFE	**	5	\$34,700	
Ceramic Tile	5%			2035	**	5	\$5,300	
Glass Block	1%			2054	**	1		
Terrazzo	54%			LIFE	**	5	\$44,600	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sixth Floor</i>								
Vinyl Tile	20%	Now	\$58,800	2026	\$196,100	3	\$7,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First Floor; Various Other Areas</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$2,900	
Gypsum Board	20%			LIFE	**	5	\$5,700	
Gypsum Board	20%			LIFE	**	5	\$5,700	
Masonry: Brick	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dome</i>								
<i>Explanation : Inside Dome</i>								
Metal Panel	2%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Side</i>								
<i>Explanation : Annex Area</i>								
Plaster	40%	Now	\$16,600	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	**	5	\$10,600	
AcousTileSusp.Lay-In	20%	0-2	\$37,300	2031	**	5	\$10,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1970s Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1970s Wing</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$13,200	
Plaster	15%			LIFE	**	5	\$9,900	
Plaster	40%	Now	\$60,500	LIFE	**	5	\$26,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</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	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	3	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4160-208/120v Service</i>								
Transformers								
Dry Type	100%			2039	**	3	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 750 Kva</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Feeders								
Cable	100%			2042	**	1		
Raceway								
Conduit	100%			2046	**	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2036	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 2000 Amperes Service</i>						
Fused Disc Sw	50%			2046	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 2500 Amperes Service</i>						
Transformers								
Dry Type	100%			2039	**	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 500 Kva And One 225 Kva</i>						
Switchgear / Switchboard								
Fused Disc Sw	40%			2036	**	5	\$200	
Molded Case Bkrs	60%			2046	**	5	\$1,500	
Raceway								
Conduit	50%			2036	**	1		
Conduit	50%			2046	**	1		
Panelboards								
Molded Case Bkrs	50%			2025		5	\$1,200	
Molded Case Bkrs	20%			2042	**	5	\$500	
Molded Case Bkrs	30%			2034	**	5	\$700	
Wiring								
Thermoplastic	60%			2046	**	1		
Thermoplastic	40%			2026		1	\$35,600	
Motor Controllers								
Locally Mounted	50%			2031	**	5	\$300	
Motor Control Center	50%			2039	**	5	\$1,300	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$64,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Exit, LED	100%			2061	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

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	
Lighting								
Exterior Lighting								
HID	100%			2031	**	10	\$300	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2054	**	5	\$500	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$11,900	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2036	**	1		
Interruptible Gas/Dual Fuel	90%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Using #4 Oil</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2029	**	1	\$7,000	
Steam Boiler	80%			2024	\$197,200	1	\$56,000	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 3 Units, One Of Them Used As Summer Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2051	**	4	\$5,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	65%			2031	**	1	\$28,400	
Convactor/Radiator	35%			2031	**	1	\$8,000	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2027	\$153,400	2	\$400	
Window/Wall Unit	70%			2019	\$105,200	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,400	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING
Asset # : 2369**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	80%			2031	* *	2	\$1,700	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Electric	100%			2019	\$63,600	4	\$600	
HW Heat Exchanger								
Steam Fired	100%			2036	* *	4	\$10,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2021	\$14,600	4	\$2,000	
Backflow Preventer								
Generic	100%			2031	* *	1	\$5,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-6</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$35,600	

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 05-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,att
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$221,100	
Electrical		\$35,800
Mechanical		\$48,000
Total	\$221,100	\$83,900
Importance Code A	\$221,100	
Importance Code B		\$83,900
Total	\$221,100	\$83,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$62,600		\$1,700	
Interior Architecture	\$16,400		\$20,700	
Electrical	\$9,200		\$4,500	
Mechanical	\$10,900	\$700	\$1,500	\$700
Total	\$99,200	\$700	\$28,500	\$700
Importance Code A	\$63,200	\$500	\$2,300	\$500
Importance Code B	\$20,300	\$200	\$26,200	\$200
Importance Code C	\$15,800			
Total	\$99,200	\$700	\$28,500	\$700



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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
Exterior								
Exterior Walls								
Masonry: Brick	15%	Now	\$12,400	LIFE	**	5	\$1,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Around Windows</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Around Window And Door Openings</i>								
Masonry: Fieldstone	55%	Now	\$173,300	LIFE	**	5	\$3,800	1
<i>Open Joints, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Northwest And Southeast Corners, All Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Areas - Especially At Northwest Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	15%			2031	**	5	\$3,400	
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Vegetation</i>								
Wood	10%	Now	\$47,800	2046	**	5	\$2,300	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Fascia, West Dormer</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Fascia, West Dormer</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 35%</i>								
<i>Location : East Fascia, West Dormer</i>								
Wood Overhead Doors	5%	Now	\$14,400	2046	**	5	\$1,100	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Wood Doors On North Side</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Side</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows									
	Steel	70%	Now	\$23,200	2051	**	5	\$2,800	1
		<i>Bent/Warped Elements, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Wood	30%	Now	\$5,300	2051	**	5	\$1,000	1
		<i>Condensation Present, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Various Areas</i>							
		<i>Deteriorated Finish, Extent : Severe, Area Affected : 60%</i>							
		<i>Location : Throughout</i>							
		<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Various Areas</i>							
Roof									
	Slate	100%	Now	\$7,400	LIFE	**			
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%</i>							
		<i>Location : South, North Facades</i>							
		<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$2,600	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Storage Area / Workshop</i>							
	Slate	10%			LIFE	**	5	\$800	
	Vinyl Tile	25%			2021	\$16,800	3	\$700	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : Throughout</i>							
		<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
	Wood	50%			2041	**	5	\$7,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>							
		<i>Location : Attic Space</i>							
		<i>Explanation : Unfinished Planks</i>							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2029	**	5	\$100	
Gypsum Board	27%			LIFE	**	5	\$800	
Masonry: Brick	10%			LIFE	**			
Masonry: Fieldstone	20%	Now	\$15,700	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner</i>								
<i>Explanation : Major Crack Through Wall In North Side Second Floor Apartment</i>								
Plaster	20%			LIFE	**	5	\$300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Shop</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Shop And Various Others</i>								
Plywood/Hardboard	20%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : Wood Paneling</i>								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$600	2031	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Exposed Struc: Wood	50%			LIFE	**			
Gypsum Board	30%			LIFE	**	5	\$3,000	

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%			2036	**	5		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office Room</i>								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$300	
Wiring								
Braided Cloth	50%	2-4	\$9,100	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2036	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2031	**	10	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	10%			2031	**	2		
Egress Lighting								
Emergency, Battery	50%			2026	\$3,600	10	\$600	
Exit, Service	50%			2026	\$900	1		
Exterior Lighting								
HID	100%			2026	\$35,800	10		
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2026	\$9,600	5	\$1,600	
Conversion Equipment								
Steam Boiler	100%			2024	\$16,900	1	\$5,200	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$3,000	2036	**	4	\$300	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Condensate Return Pipes, Under Ground</i>								
Terminal Devices								
Convactor/Radiator	100%			2024	\$48,000	1	\$1,700	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2019	\$7,200	1		
No Component	30%							
Ventilation								
Exhaust Fans								
Wall Unit	10%			2026	\$200	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Electric	100%			2026	\$4,400	4		

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority
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		
Fixtures								
Generic	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.*

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 03-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,6
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$599,600	\$50,800
Interior Architecture	\$75,400	\$145,500
Electrical		\$240,300
Mechanical	\$431,700	\$298,900
Total	\$1,106,700	\$735,500
Importance Code A	\$599,600	\$50,800
Importance Code B	\$507,100	\$684,700
Total	\$1,106,700	\$735,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$22,400			
Interior Architecture	\$11,400	\$3,000	\$10,300	\$90,800
Electrical	\$1,100	\$600	\$500	\$600
Mechanical	\$7,500	\$4,400	\$9,300	\$5,100
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$48,300	\$13,900	\$26,000	\$102,400
Importance Code A	\$23,100	\$700	\$700	\$700
Importance Code B	\$25,200	\$13,200	\$25,300	\$101,700
Importance Code C				
Total	\$48,300	\$13,900	\$26,000	\$102,400



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 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)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$459,300	LIFE	**	5	\$50,800	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Facade, Penthouse</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Walls Bulkhead / Mechanical Penthouse</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Walls Bulkhead / Mechanical Penthouse</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Window Openings</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansion Joints</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	2-4	\$140,300	2051	**	5	\$1,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Window Headers</i>								
Metal Louvers	5%			2035	**	10	\$1,100	
Parapets								
Masonry: Brick	95%	Now	\$15,200	LIFE	**	5	\$1,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	5%	Now	\$700	LIFE	**	5	\$400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Coping</i>								
Roof								
IRMA/Protected Membrane	100%	Now	\$6,400	2031	**			
<i>Debris on Roof, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Around Penthouse</i>								

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
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
Interior								
Floors								
Carpet	20%			2022	\$87,300	3	\$13,700	
Ceramic Tile	5%			2035	**	5	\$1,700	
Terrazzo	5%	Now	\$8,000	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room Xg Xm</i>								
Vinyl Tile	50%			2026	\$145,500	3	\$6,400	
Vinyl Tile 9" X 9"	20%			2021	\$75,400	3	\$2,600	
Interior Walls								
Concrete Masonry Unit	80%			LIFE	**	5	\$6,500	
Gypsum Board	20%			LIFE	**	5	\$2,400	
Ceilings								
AcousTile,Adhered	25%			2031	**	5	\$8,600	
AcousTileSusp.Lay-In	30%			2031	**	5	\$10,300	
Exposed Concrete	45%			LIFE	**	5	\$2,400	

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								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	70%			2034	**	5	\$800	
Molded Case Bkrs	30%			2042	**	5	\$300	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	50%			2031	**	5	\$100	
Motor Control Center	50%			2039	**	5	\$600	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$21,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-5 And T-8 Lamps</i>								
Egress Lighting								
Exit, LED	100%			2061	**	1		
Exterior Lighting								
HID	100%			2026	\$155,200	10	\$100	

Alarm

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING**

Asset # : 2345

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2021	\$43,200	2	\$15,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Scheduled To Be Replaced With The Compressor</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,800	
Exhaust Fans								
Interior	100%			2021	\$76,200	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
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.*

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 03-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5,6
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$46,700	\$209,800
Interior Architecture		\$121,400
Electrical		\$57,800
Mechanical	\$57,700	\$358,300
Total	\$104,400	\$747,300
Importance Code A	\$46,700	\$209,800
Importance Code B	\$57,700	\$537,500
Total	\$104,400	\$747,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$20,700		\$17,100	\$1,300
Interior Architecture	\$4,000	\$2,000		\$2,000
Electrical	\$6,800	\$8,500	\$6,900	\$13,300
Mechanical	\$35,800	\$21,100	\$49,200	\$28,900
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$73,200	\$37,500	\$79,100	\$51,500
Importance Code A	\$21,600		\$18,100	\$1,300
Importance Code B	\$51,700	\$37,500	\$60,900	\$50,200
Importance Code C				
Total	\$73,200	\$37,500	\$79,100	\$51,500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

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 Metal Panel	5%			2061	**	10	\$8,900	
	5%			2056	**	5-10	\$26,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rooftop Mechanical Well And Penthouse</i>								
<i>Explanation : Repairs In Progress - Damage Incurred Due To Super Storm Sandy</i>								
Pre-Cast Concrete	85%			LIFE	**	5	\$209,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2nd And 3rd Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd And 3rd Floors Over Main Entrance</i>								
Window Wall	5%	Now	\$9,100	2046	**	5	\$7,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	95%	Now	\$1,400	2042	**	5	\$100	
<i>Condensation Present, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Study Carrels On North Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Study Carrels On North Side</i>								
Metal Louvers	5%			2035	**	10	\$100	
Parapets								
Copper/Terne Metal Panel	10%			2061	**	5	\$2,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Parapet</i>								
	15%			2052	**	5	\$2,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Parapet</i>								
Metal Rail	20%			2039	**	5-10	\$16,800	
Pre-Cast Concrete	55%			LIFE	**	5	\$16,100	
Roof								
IRMA/Protected Membrane	100%	Now	\$46,700	2031	**			
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooftop</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall</i>								

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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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

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	70%			LIFE	**	5	\$121,400	
Ceramic Tile	5%			2035	**	5	\$4,000	
Terrazzo	5%			LIFE	**	5	\$3,100	
Vinyl Tile	20%			2031	**	3	\$7,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	15%			LIFE	**	5	\$1,700	
Gypsum Board	75%			LIFE	**	5	\$12,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Wells</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th And 5th Floor Stairs / Corridors</i>								
<i>Explanation : Super Storm Sandy Damage</i>								
Wood	5%			LIFE	**	5	\$5,700	
Ceilings								
AcousTileSusp.Lay-In	5%			2039	**	5	\$4,000	
Exposed Concrete	80%			LIFE	**	5	\$9,900	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$5,000	
Electrical								
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%			2046	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amperes Service</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2046	**	5		
Molded Case Bkrs	90%			2046	**	5	\$1,700	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controlllers								
Locally Mounted	10%			2039	**	5		
Motor Control Center	90%			2039	**	5	\$1,700	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								

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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 STEERE HERBARIUM
Asset # : 13390

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	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$21,500	
Generators								
Diesel	100%			2035	**	1	\$27,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : One 288 Kva Caterpillar Genset</i>						
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$2,600	
Fuel Storage								
Day Tank	100%			2042	**	5	\$13,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Using 250 Gallon Tank</i>						
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$57,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 And T-8 Lamps</i>						
HID	10%			2031	**	10	\$200	
Egress Lighting								
Exit, LED	100%			2061	**	1		
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$8,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2046	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Steam From Adjacent Library Building</i>						
Conversion Equipment								
HTHW/HW Exchanger	100%			2035	**	2	\$4,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Mechanical Room</i>						
		<i>Explanation : 2 Units</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
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	90%			2042	**	4	\$3,100	
Central Plant Steam Piping/Pmp	10%			2036	**	4	\$500	
Terminal Devices								
Air Handler	90%			2031	**	1	\$39,000	
Convactor/Radiator	5%			2039	**	1	\$1,100	
Unit Heater - Steam	5%			2031	**	4	\$500	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2035	**	1	\$72,000	
			<i>Other Observation, Extent : Light, Area Affected : 95%</i>					
			<i>Location : 1st Floor Mechanical Room</i>					
			<i>Explanation : 2 Units, Using Refrigerant No. R-410</i>					
Interior Pkg Unit - Cooling	5%			2027	\$122,400	2	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 5th Floor AC Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2046	**	4	\$3,300	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2031	**	1	\$41,100	
No Component	5%							
Heat Rejection								
Water Cooling Tower	95%			2027	\$236,000	2	\$66,900	
No Component	5%							
Dehumidifier								
Generic	100%			2027	\$200			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,000	
Exhaust Fans								
Interior	100%			2031	**	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Electric	100%			2021	\$57,700	4	\$400	
HW Heat Exchanger								
Steam Fired	100%			2046	**	4	\$6,900	
Sanitary 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
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2031	**	1	\$4,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-6</i>						
		<i>Explanation : 1 Unit - Currently Under Repair</i>						
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$36,600	
Sprinkler								
Generic	100%			2046	**	1-2	\$19,600	
Fire Pump								
Generic	100%			2035	**	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 05-Dec-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2,ATT
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,900			\$4,300
Interior Architecture	\$12,500		\$1,900	
Electrical	\$1,200	\$1,000	\$1,000	\$1,500
Mechanical	\$3,700	\$5,800	\$4,400	\$5,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,200	\$10,700	\$11,200	\$15,700
Importance Code A	\$5,500	\$600	\$600	\$5,100
Importance Code B	\$17,700	\$10,100	\$10,600	\$10,500
Importance Code C	\$3,000			
Total	\$26,200	\$10,700	\$11,200	\$15,700



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 STONE MILL**

Asset # : 2346

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$2,300	
Masonry: Fieldstone	75%			LIFE	**	5	\$13,000	
Window Wall	10%			2052	**	5	\$8,700	
Wood	5%			2043	**	5	\$5,800	
Windows								
Wood	100%			2048	**	5	\$44,900	
Roof								
Wood Shingles	100%			2039	**	10	\$4,900	
<i>Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance Facade</i>								
Interior								
Floors								
Carpet	20%			2027	\$53,500	3	\$5,800	
Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
Ceramic Tile	5%			2039	**	5	\$1,000	
Quarry Tile	15%			2043	**	5	\$4,300	
Traffic Topping	15%			2034	**	5	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cellar Level</i>								
<i>Explanation : Liquid Applied Resin Coating With Hardwood Border</i>								
Wood	40%			2054	**	5	\$14,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout - Including Attic</i>								
Interior Walls								
Ceramic Tile	15%			2039	**	5	\$5,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Gypsum Board	30%			LIFE	**	5	\$7,100	
Masonry: Brick	5%			LIFE	**			
Masonry: Fieldstone	45%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	30%			2043	**	5	\$6,700	
Exposed Struc: Steel	5%			LIFE	**			
Exposed Struc: Wood	50%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$4,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	**	5	\$300	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	**	5	\$300	
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
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

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								
Panelboards								
Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	95%			2048	**	5	\$300	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	20%			2034	**	10	\$2,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 2nd Floor</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	30%			2034	**	10	\$3,500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%			2034	**	10	\$2,400	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
Incandescent	20%			2034	**	2	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Track Lights</i>						
LED	10%			2034	**			
Egress Lighting								
Emergency, Service								
	30%			2034	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : HOC Building</i>						
		<i>Explanation : Emergency Power Fed From Other Building</i>						
Emergency, Battery	20%			2034	**	10	\$600	
Exit, LED	50%			2061	**	1		
Exterior Lighting								
HID	100%			2034	**	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2034	**	1	\$2,400	
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$8,200	

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	

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2056	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$900	
Terminal Devices								
Air Handler	95%			2034	**	1	\$7,500	
Convactor/Radiator	5%			2043	**	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2034	**	1	\$6,000	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$7,900	
Heat Rejection								
Dry Cooler	100%			2034	**	2	\$8,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,200	
Exhaust Fans								
Interior	100%			2034	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2052	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$800	
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
NEW YORK BOTANICAL GARDEN STONE MILL**

Asset # : 2346

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	
Vertical Transport Elevators Hydraulic	100%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1-2</i>								
<i>Explanation : One Unit</i>								
Fire Suppression Sprinkler Generic	100%			2052		* *	1-2	\$3,600
Chemical System Generic	100%			2025	\$2,100		1-3	\$4,000

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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.*

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 05-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors LL,1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$135,100	
Mechanical		\$46,900
Total	\$135,100	\$46,900
Importance Code A	\$135,100	\$46,900
Total	\$135,100	\$46,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$7,600		\$1,700	\$100
Interior Architecture	\$14,700		\$25,100	\$300
Electrical		\$100	\$29,000	
Mechanical	\$5,900	\$300	\$5,500	\$300
Total	\$28,200	\$400	\$61,300	\$700
Importance Code A	\$7,600	\$300	\$1,700	\$300
Importance Code B	\$20,500	\$100	\$59,600	\$300
Importance Code C				
Total	\$28,200	\$400	\$61,300	\$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 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%			2036	**	10	\$1,500	
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : All Facades</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Vinyl Siding</i>							
Masonry: Brick	20%			LIFE	**	5	\$1,500	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : East Facade</i>							
	<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Wall Openings</i>							
Metal Coiling Doors	15%			2031	**	5	\$3,400	
Windows								
Aluminum	30%			2042	**	5	\$100	
Wood	70%	Now	\$7,600	2051	**	5	\$1,400	1
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Upper Floor</i>							
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Upper Floor</i>							
	<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Upper Floor</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Upper Floor</i>							
Roof								
Slate	100%	Now	\$135,100	LIFE	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : East Facade</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South End</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : West Facade</i>							
	<i>Explanation : Gutters Replaced On West Facade</i>							

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
NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE

Asset # : 2371

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	50%			LIFE	**	5	\$11,600	
Vinyl Tile	25%	Now	\$2,200	2021	\$22,500	3	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Various Areas</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas On Upper Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North End Of Upper Floor</i>								
Wood	25%			2041	**	5	\$5,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floor</i>								
Interior Walls								
Gypsum Board	55%			LIFE	**	5	\$500	
Masonry: Brick	15%			LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South End Of Shop</i>								
Masonry: Fieldstone	10%			LIFE	**			
Wood	20%			LIFE	**	5	\$1,200	
Ceilings								
AcousTileSusp.Lay-In	2%			2031	**	5	\$200	
Exposed Struc: Wood	20%			LIFE	**			
Gypsum Board	58%	Now	\$12,400	LIFE	**	5	\$7,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Floor</i>								
Gypsum Board	20%			LIFE	**	5	\$2,600	

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								
Raceway								
Conduit	100%			2026	\$3,700	1		
Panelboards								
Fused Disc Sw	5%			2025	\$400	5		
Molded Case Bkrs	95%			2025	\$7,100	5	\$200	
Wiring								
Braided Cloth	40%			2025	\$3,300	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	60%			2026	\$4,900	1		
Motor Controllers								
Locally Mounted	100%			2024	\$7,200	5		

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 STORAGE AND LOWER GARAGE
Asset # : 2371

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	
Lighting								
Interior Lighting								
Fluorescent	90%			2026	\$13,900	10	\$5,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2021	\$1,500	10	\$600	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Exterior Lighting								
HID	100%			2021	\$26,800	10		
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Radiant Heater	40%			2026	\$46,900	2	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 10 Units</i>						
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Window/Wall Unit	40%			2021	\$5,500	1		
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2026	\$24,700	1		
Galvanized Steel	50%			2024	\$14,500	1		
Water Heater								
Electric	100%			2019	\$5,800	4	\$100	
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 05-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$14,500		\$4,700	
Interior Architecture	\$2,800			
Electrical	\$400	\$1,900	\$4,400	\$400
Mechanical		\$100	\$5,500	\$100
Total	\$17,600	\$2,000	\$14,700	\$500
Importance Code A	\$14,500	\$100	\$4,700	\$100
Importance Code B	\$800	\$1,900	\$9,900	\$300
Importance Code C	\$2,400			
Total	\$17,600	\$2,000	\$14,700	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	60%			LIFE	**	5	\$4,000	
Metal Sect. OHD	30%			2031	**	5	\$8,400	
Stucco Cement	10%	Now	\$2,600	2031	**	5	\$1,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East / West Facades</i>								
Parapets								
Masonry: Fieldstone	90%			LIFE	**	5	\$4,900	
Stucco Cement	10%			2031	**	5	\$1,100	
Roof								
Asphalt Shingle	90%	Now	\$5,400	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Leaders Not Functional</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Skylight</i>								
Skylight, Metal/Glass	10%	Now	\$6,500	2036	**			
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Intersection Of Ridge And Wall</i>								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$14,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	90%	Now	\$2,200	LIFE	**	5	\$400	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Near Roof</i>								
Gypsum Board	10%	Now	\$100	LIFE	**	5	\$100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Wall</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Upper Wall</i>								
Ceilings								
Exposed Struc: Steel	97%			LIFE	**			
Gypsum Board	3%	0-2	\$400	LIFE	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Office Ceiling</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	3		

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority	
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%			2039	**	3		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : One 4160hv - 208/120lv</i>							
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 600 Amperes Service</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	**	5	\$100	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5		
Molded Case Bkrs	95%			2042	**	5	\$100	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$1,300	
Generators								
Diesel	100%			2035	**	1	\$1,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : One 130 Kva</i>							
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$200	
Fuel Storage								
Main Tank	100%			2054	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outdoor</i>							
	<i>Explanation : 250 Gallons</i>							
Lighting								
Interior Lighting								
Fluorescent	100%			2031	**	10	\$4,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</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
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP
Asset # : 2257

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

Lighting

Egress Lighting Emergency, Service	100%			2031	* *	1		
Exterior Lighting HID	100%			2026	\$15,900	10		

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

Heating

Energy Source Electricity	100%			2036	* *	1		
Conversion Equipment Radiant Heater	30%			2026	\$21,900	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Office Area</i>								
<i>Explanation : 2 Units</i>								
No Component	70%							

Air Conditioning

Conversion Equipment Window/Wall Unit	10%			2021	\$900	1		
No Component	90%							

Ventilation

Exhaust Fans Wall Unit	70%			2021	\$1,000	2	\$100	
No Component	30%							

Plumbing

H/C Water Piping Brass/Copper	100%			2036	* *	1		
Water Heater Electric	100%			2021	\$3,600	4		
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 04-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$8,800		\$4,200	
Interior Architecture	\$2,800			
Electrical	\$200	\$100	\$100	\$200
Mechanical	\$100	\$200	\$400	\$200
Total	\$11,900	\$300	\$4,700	\$300
Importance Code A	\$8,900	\$100	\$4,400	\$100
Importance Code B	\$3,000	\$200	\$400	\$200
Importance Code C				
Total	\$11,900	\$300	\$4,700	\$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 VISITOR SHOP**

Asset # : 13970

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Fieldstone	30%			LIFE	**	5	\$800	
Metal Panel	15%			2046	**	5-10	\$3,900	
Stucco Cement	5%			2039	**	5	\$500	
Window Wall	45%			2046	**	5	\$6,400	
Wood	5%			2039	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front And Back</i>								
<i>Explanation : Overhang</i>								
Roof								
Metal Panel	85%			2039	**	10	\$5,600	
Skylight, Plastic	15%	Now	\$2,500	2039	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Edge Fronting Plaza</i>								
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$2,800	LIFE	**	5	\$9,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry To Staff Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	5%			LIFE	**	5	\$100	
Masonry: Fieldstone	50%			LIFE	**			
No Component	45%							
Ceilings								
Exposed Struc: Wood	75%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$300	
No Component	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Gift Shop</i>								
<i>Explanation : Skylight Counted As Roof Area</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%			2052	**	1		
Panelboards								
Molded Case Bkrs	100%			2048	**	5	\$100	
Wiring								
Thermoplastic	100%			2052	**	1		
Ground								
Grounding Devices								
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
NEW YORK BOTANICAL GARDEN VISITOR SHOP
Asset # : 13970

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	
Lighting								
Interior Lighting Fluorescent	70%			2034	**	10	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	30%			2034	**	2		
Egress Lighting Exit, LED	100%			2061	**	1		
Exterior Lighting HID	100%			2034	**	10		
Alarm								
Security System No Component Generic	80%			2034	**	1	\$400	
Fire/Smoke Detection No Component Generic, Analog	70%			2034	**	1-3	\$1,000	
Mechanical								
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%			2031	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Rear Of The Building</i>								
<i>Explanation : 2 Package Units</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,600	
Air Conditioning								
Energy Source Electricity	100%			2048	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2034	**	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Rear Of The Building</i>								
<i>Explanation : 2 Units</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2046	**	1		
Water Heater Electric	100%			2025	\$2,400	4		

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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
Plumbing								
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 04-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,800		\$400	\$2,300
Interior Architecture		\$100		
Electrical				
Mechanical	\$100		\$300	
Total	\$3,900	\$200	\$600	\$2,300
Importance Code A	\$3,900		\$500	\$2,300
Importance Code B			\$100	
Importance Code C		\$100		
Total	\$3,900	\$200	\$600	\$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
NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS

Asset # : 13972

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

Exterior

Exterior Walls

Masonry: Fieldstone	60%			LIFE	**	5	\$900	
Metal Panel	23%			2052	**	5-10	\$3,200	
Stucco Cement	2%			2039	**	5	\$100	
Window Wall	10%			2046	**	5	\$800	
Wood	5%			2039	**	5	\$500	

Roof

Metal Panel	100%			2039	**	10	\$3,500	
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Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5	\$5,100	
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Horizontal Cracks, Extent : Light, Area Affected : 10%

Location : Women Restroom

Interior Walls

Ceramic Tile	20%			2035	**	5	\$300	
Gypsum Board	80%			LIFE	**	5	\$700	

Ceilings

Exposed Struc: Wood	100%			LIFE	**			
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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

Raceway

Conduit	100%			2052	**	1		
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Panelboards

Molded Case Bkrs	100%			2048	**	5	\$100	
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Wiring

Thermoplastic	100%			2052	**	1		
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Lighting

Interior Lighting

Fluorescent	100%			2034	**	10	\$1,400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

Egress Lighting

Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		

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

Heating

Energy Source

Electricity	100%			2052	**	1		
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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 VISITORS REST ROOMS

Asset # : 13972

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Radiant Heater	100%			2031	**	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 8 Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2048	**	1		
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$900	
Exhaust Fans Interior	100%			2034	**	2		
Plumbing								
H/C Water Piping Brass/Copper	100%			2046	**	1		
Water Heater Electric	100%			2024	\$1,300	4		
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 03-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,4
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,373,000	\$78,900
Interior Architecture	\$59,100	
Electrical	\$61,600	\$37,500
Mechanical	\$282,600	\$342,300
Total	\$1,776,400	\$458,700
Importance Code A	\$1,428,000	\$78,900
Importance Code B	\$348,400	\$379,800
Total	\$1,776,400	\$458,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$41,700		\$10,600	
Interior Architecture	\$50,500		\$3,100	\$367,500
Electrical	\$700	\$400	\$700	\$500
Mechanical	\$45,300	\$8,700	\$33,000	\$7,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$142,100	\$13,100	\$51,200	\$379,100
Importance Code A	\$43,700	\$2,000	\$12,600	\$2,000
Importance Code B	\$89,600	\$11,100	\$38,600	\$377,100
Importance Code C	\$8,800			
Total	\$142,100	\$13,100	\$51,200	\$379,100



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 WATSON BUILDING

Asset # : 2373

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	30%	2-4	\$39,400	LIFE	**	5	\$21,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansion Joints</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Metal/Glass Curt Wall	60%	Now	\$1,333,700	LIFE	**	5	\$78,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Mullions</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Offices</i>								
Stucco Cement	10%			2031	**	5	\$17,500	
Windows								
Aluminum	15%	Now	\$8,400	2034	**	5	\$300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hopper Windows</i>								
<i>Explanation : Operable Portion Of Curtain Wall</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick Cavity	20%			LIFE	**	5	\$900	
Metal/Glass Curt Wall	40%	Now	\$28,200	2036	**	5	\$3,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Areas</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Metal Panel	10%	Now	\$1,800	2046	**	5	\$900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Throughout</i>								
Stucco Cement	30%			2031	**	5	\$3,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
Roof								
IRMA/Protected Membrane	100%	Now	\$3,300	2031	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Watson Connector</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Watson Connector</i>								
Interior								
Floors								
Carpet	45%	Now	\$17,500	2022	\$350,500	3	\$41,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								
<i>Wrinkling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$6,700	
Ceramic Tile	5%	4+	\$59,100	2041	**	5	\$1,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	3%			LIFE	**	5	\$1,400	
Vinyl Tile	42%			2031	**	3	\$12,800	
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
Interior Walls								
Ceramic Tile	5%	4+	\$8,800	2029	**	5	\$1,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$3,800	
Gypsum Board	80%			LIFE	**	5	\$30,500	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%			2031	**	5	\$6,100	
AcousTileSusp.Lay-In	85%	Now	\$21,000	2031	**	5	\$26,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First, Third And Fourth Floors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First, Third And Fourth Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor Office South Side At Window</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First, Third And Fourth Floors</i>								
Exposed Struc: Steel	5%			LIFE	**			

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								
Fused Disc Sw	100%			2026	\$32,500	5	\$100	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	30%			2034	**	5	\$200	
Molded Case Bkrs	50%			2042	**	5	\$400	
Molded Case Bkrs	20%			2025	\$4,500	5	\$200	
Wiring								
Thermoplastic	80%			2046	**	1		
Thermoplastic	20%			2026	\$5,500	1		
Motor Controllers								
Locally Mounted	50%			2031	**	5	\$100	
Motor Control Center	50%			2039	**	5	\$400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$37,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	30%			2026	\$6,000	1		
Exit, Service	70%			2026	\$7,700	1		
Exterior Lighting								
HID	100%			2031	**	10	\$100	

Alarm

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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

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

Alarm

Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2021	\$61,600	1-3	\$3,700	

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

Heating

Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2022	\$55,000	1	\$20,200	

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

Location : Penthouse

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	70%			2034	**	4	\$1,400	
Central Plant Steam Piping/Pmp	30%			2036	**	4	\$900	

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

Location : Steam Tunnel

Explanation : Low Pressure Steam Direct From Science Building

Terminal Devices

Air Handler	15%			2026	\$80,600	1	\$3,800	
Air Handler	35%			2034	**	1	\$8,800	

Other Observation, Extent : Light, Area Affected : 35%

Location : Roof

Explanation : 1 Exterior Package Unit

Convactor/Radiator	20%			2031	**	1	\$2,600	
Fan Coil Unit/Heat	30%			2021	\$171,600	1	\$4,000	

Air Conditioning

Energy Source								
Electricity	100%			2034	**	1		

Conversion Equipment

Reciprocating Compr/Chiller	25%			2036	**	1	\$4,700	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Using Refrigerant #R410 In The Penthouse

Ext Pkg Unit - Heating/Cooling	60%			2034	**	2	\$1,500	
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Other Observation, Extent : Light, Area Affected : 60%

Location : 4th Floor Roof

Explanation : 1 Roof Top Unit

No Component	15%							
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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

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	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	25%	0-2	\$4,200	2026	\$84,900	4	\$500	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse And Various Other Areas</i>								
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2026	\$54,600	1	\$3,800	
Fan Coil - 4 Pipe	10%			2021	\$56,100	1	\$1,300	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2021	\$16,400	2	\$7,100	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,800	
Exhaust Fans								
Interior	90%			2026	\$122,300	2	\$1,100	
Roof	10%			2031	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Electric	100%			2019	\$33,600	4	\$400	
HW Heat Exchanger								
Steam Fired	100%			2036	**	4	\$6,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2031	**	1	\$1,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-6</i>								
<i>Explanation : Watson And Pratt Share One Elevator</i>								
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$20,600	
Sprinkler								
No Component	99%							
Generic	1%			2036	**	1-2	\$100	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING
Asset # : 2373**

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 163,941 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 06-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,4m,5,5m,6,6m,7,9
Block : 1008 **Lot** : 15 **BIN** : 1023391

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$428,500	\$295,200
Interior Architecture	\$428,000	\$564,900
Electrical		\$2,795,400
Mechanical	\$40,600	\$4,306,000
Total	\$897,200	\$7,961,500
Importance Code A	\$428,500	\$295,200
Importance Code B	\$371,400	\$7,666,300
Importance Code C	\$97,300	
Total	\$897,200	\$7,961,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$123,500		\$10,700	
Interior Architecture	\$90,100		\$54,900	\$10,700
Electrical	\$48,300	\$11,100	\$12,500	\$15,100
Mechanical	\$99,600	\$77,700	\$55,300	\$73,200
Elevators/Escalators	\$64,200	\$64,200	\$64,200	\$64,200
Total	\$425,800	\$152,900	\$197,500	\$163,200
Importance Code A	\$123,500		\$10,700	\$4,900
Importance Code B	\$286,300	\$152,900	\$186,700	\$158,300
Importance Code C	\$16,000			
Total	\$425,800	\$152,900	\$197,500	\$163,200



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$249,000	
Masonry: Brick	75%			LIFE	**	5	\$341,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Walls At Cooling Tower Roof</i>								
Masonry: Granite	8%			LIFE	**	5	\$27,300	
Masonry: Limestone	10%			LIFE	**	5	\$34,100	
Windows								
Metal Clad	70%			2036	**	5	\$21,400	
Steel	10%	Now	\$27,900	2053	**	5	\$3,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse And Tower</i>								
Wood	20%	2-4	\$30,000	2053	**	5	\$4,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$47,400	
Masonry: Granite	5%			LIFE	**	5-10	\$5,300	
Masonry: Limestone	5%			LIFE	**	5-10	\$4,700	
Roof								
Built-Up (BUR)	5%	Now	\$22,100	2038	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Drains - Roof Above Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 12th Floor</i>								
Clay Tile	30%			2048	**	10	\$26,600	
Copper/Terne	5%			2043	**	10	\$11,100	
Modified Bitumen	55%	4+	\$92,800	2033	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof Atop Office Tower</i>								
<i>Ponding, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof Atop Office Tower</i>								
Roll Roofing	5%			2024		5	\$7,400	

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

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	20%			2027	\$683,300	3	\$73,600	
Carpet	10%			2027	\$341,600	3	\$36,800	
Cast in Place Concrete	15%			LIFE	**	5	\$161,000	
Ceramic Tile	5%			2037	**	5	\$12,300	
Marble Panels	10%			LIFE	**	5	\$36,800	
Marble Panels	5%			LIFE	**	5	\$18,400	
Quarry Tile	5%			2033	**	5	\$18,400	
Terrazzo	15%			LIFE	**	5	\$57,500	
Vinyl Tile	15%			2028	\$341,300	3	\$18,400	
Interior Walls								
Glazed Ceramic Panel	5%			LIFE	**	10	\$7,600	
Gypsum Board	25%			LIFE	**	5-10	\$71,600	
Masonry: Brick	10%			LIFE	**	10	\$5,100	
Travertine Panels	5%			LIFE	**	10	\$3,400	
Plaster	20%			LIFE	**	5-10	\$28,600	
Plaster	35%			LIFE	**	5-10	\$50,100	
Ceilings								
AcousTileSusp.Lay-In	15%			2041	**	5	\$36,100	
Exposed Concrete	5%			LIFE	**	5-10	\$15,100	
Gypsum Board	15%			LIFE	**	5-10	\$124,200	
Plaster	15%			LIFE	**	5-10	\$62,100	
Plaster	50%			LIFE	**	5-10	\$207,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>								
Transformers								
Dry Type	100%			2041	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150kva, 112kva, 54kva, 208/277/480 Volts</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2028	\$53,300	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								
Fused Disc Sw	50%			2048	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	90%			2028	\$110,500	1		
Conduit	10%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$7,300	5	\$400	
Fused Disc Sw	5%			2044	**	5	\$200	
Molded Case Bkrs	10%			2044	**	5	\$400	
Molded Case Bkrs	40%			2036	**	5	\$1,700	
Molded Case Bkrs	35%			2027	\$25,700	5	\$1,500	
Wiring								
Braided Cloth	25%	2-4	\$30,800	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	65%			2038	**	1		
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	50%			2026	\$164,800	5	\$600	
Locally Mounted	20%			2033	**	5	\$200	
Variable Frequency Drive	30%			2041	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe.</i>								
Lighting								
Interior Lighting								
Fluorescent	25%			2033	**	10	\$37,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	5%			2028	\$89,500	10	\$7,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Incandescent	10%			2028	\$179,000	2	\$400	
LED	60%			2036	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

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	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	\$120,600	10	\$19,800	
Exit, Service	50%			2028	\$12,800	1		
<hr/>								
Exterior Lighting								
Fluorescent	5%			2023	\$28,700	10	\$800	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Front Of The Building Only</i>					
<hr/>								
No Component	95%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$162,300	1	\$18,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : CCTV Surveillance Camera System</i>					
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$1,852,000	1-3	\$104,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations And Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Steam From Con Ed.</i>					
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2037	**	5	\$9,700	
<hr/>								
Distribution								
Steam Piping/Pump	100%			2028	\$740,600			
<hr/>								
Terminal Devices								
Air Handler	80%			2028	\$1,884,100	1	\$81,100	
Convactor/Radiator	20%			2026	\$179,300	1	\$10,600	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	15%			2037	**	1	\$26,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : One 100 Ton Unit In Basement Chiller Room</i>								
Centrifugal, Compressor Turbine	60%			2031	**	1	\$106,500	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2x350 Ton Units With HCFC 123 Refrigerant</i>								
Reciprocating Compr/Chiller	10%			2023	\$142,200	1	\$7,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1x60 Ton Unit, Roof</i>								
Window/Wall Unit	15%			2023	\$52,400	1		
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2048	**	4	\$9,100	
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2033	**	1	\$86,200	
No Component	15%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2023	\$33,800	2	\$11,400	
Water Cooling Tower	75%			2032	**	2	\$123,700	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$144,700	
Exhaust Fans								
Interior	100%			2028	\$595,900	2	\$5,000	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%	0-2	\$18,400	2026	\$367,500	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
Electric	100%			2023	\$147,500	4	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%	Now	\$25,500	2038	**	4	\$3,500	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%			2028	\$48,200	4	\$9,800	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : (2) B-13th Floor, (1) 1-5th Floor, (1) B-6th Floor</i>								
<i>Explanation : 4 Units Plus 1 Wheelchair Lift</i>								
Hydraulic	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$82,700	
Sprinkler								
No Component Generic	25%			2048	**	1-2	\$34,400	
75%								
Fire Pump								
Generic	100%			2024	\$107,800	1	\$30,600	

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2018 **Lot** : 1 **BIN** : 4441124

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$261,900	\$351,100
Electrical	\$56,300	\$3,050,200
Mechanical	\$2,741,800	\$3,479,300
Total	\$3,060,000	\$6,880,600
Importance Code A	\$261,900	\$392,600
Importance Code B	\$2,798,100	\$6,488,000
Total	\$3,060,000	\$6,880,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$47,300	\$2,400	\$10,600	\$32,400
Interior Architecture	\$4,600	\$6,700	\$709,900	\$6,700
Electrical	\$42,500	\$26,300	\$23,100	\$25,100
Mechanical	\$110,700	\$128,500	\$62,200	\$79,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$213,100	\$171,700	\$813,700	\$151,600
Importance Code A	\$62,500	\$17,900	\$25,800	\$47,600
Importance Code B	\$149,300	\$153,800	\$787,900	\$103,900
Importance Code C	\$1,300			
Total	\$213,100	\$171,700	\$813,700	\$151,600



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
NEW YORK HALL OF SCIENCE
Asset # : 2366

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	35%	Now	\$83,800	LIFE	**	5	\$74,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Great Hall East And West Facades</i>								
Fiberglass Panel	32%	Now	\$12,400	2034	**	5	\$25,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Facades</i>								
Masonry: Brick Cavity	13%	Now	\$20,700	LIFE	**	5	\$5,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Emergency Exit At Lunch Room</i>								
Metal Panel	5%			2051	**	5-10	\$14,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	
Stucco Cement	5%			2038	**	5	\$5,300	
Window Wall	5%	Now	\$10,200	2045	**	5	\$4,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rotunda At Lunch Room</i>								
Windows								
Metal Louvers	5%			2034	**	10	\$44,400	
No Component	95%							
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5	\$1,500	
Metal Panel	5%			2045	**	5	\$1,900	
Metal Rail	30%			2042	**	5-10	\$53,400	
Under Construction	30%							
Under Construction	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Parapets At The Great Hall Roof</i>								
Roof								
Built-Up (BUR)	10%	Now	\$4,000	2025			\$19,900	
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Auditorium Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Auditorium And Auditorium Lobby; Over Technology Gallery; Around Smoke Purge Fans Over Main Entrance Rotunda.</i>								
Modified Bitumen	10%			2033	**	10	\$4,400	
Plaza Roof: Stone Panels	5%			2051	**			
Sloped Glazing	5%			LIFE	**	5	\$29,000	
Sloped Glazing	35%	Now	\$178,100	LIFE	**	5	\$203,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Wing Addition</i>								
Spray-on Foam	5%			2030	**	5	\$2,900	
Under Construction	30%							

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
NEW YORK HALL OF SCIENCE
Asset # : 2366

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	10%			2026	\$170,200	3	\$20,000		
Carpet	40%			2021	\$680,700	3	\$80,100		
Cast in Place Concrete	10%			LIFE	**	5	\$29,200		
Ceramic Tile	5%			2034	**	5	\$6,700		
Sheet Vinyl/Rubber	15%			2033	**	5	\$30,000		
Terrazzo	5%			LIFE	**	5	\$5,200		
Vinyl Tile	15%			2030	**	3	\$7,500		
Interior Walls									
Cast in Place Concrete	10%			LIFE	**				
Ceramic Tile	5%			2034	**	5	\$2,600		
Glass: Single Pane	5%			LIFE	**	5	\$1,900		
Gypsum Board	15%			LIFE	**	5	\$4,700		
Gypsum Board	25%			LIFE	**	5	\$7,800		
Metal Panel	5%			LIFE	**				
Plaster	30%			LIFE	**	5	\$4,700		
Wood	5%			LIFE	**	5	\$10,400		
Ceilings									
AcousTileSusp.Lay-In	10%			2038	**	5	\$13,400		
AcousTileSusp.Lay-In	10%			2042	**	5	\$13,400		
Exposed Concrete	15%			LIFE	**	5	\$3,100		
Exposed Struc: Steel	10%			LIFE	**				
Gypsum Board	15%			LIFE	**	5	\$25,000		
Metal Panel	10%			LIFE	**	5	\$16,700		
				<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Technology Gallery</i>					
Metal Panel	5%			LIFE	**	5	\$8,300		
No Component	25%								
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
				<i>Location : 2002 Addition</i>					
				<i>Explanation : Sloped Glazing Over</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									
Service Equipment									
Fused Disc Sw	99%			2025	\$41,500	5	\$700		
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
				<i>Location : Electrical Room</i>					
				<i>Explanation : Main Service Switch Rated @ 6000 Amperes</i>					
Photovoltaic Panel(s)	1%			2034	**	1			
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
				<i>Location : Auditorium</i>					
				<i>Explanation : 3- 60 Amperes Fused Disconnect Switches Serving The Photovoltaic Cells</i>					

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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
NEW YORK HALL OF SCIENCE
Asset # : 2366

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								
Fused Disc Sw	60%			2025	\$48,800	5	\$400	
Fused Disc Sw	30%			2045	**	5	\$200	
Molded Case Bkrs	10%			2045	**	5	\$400	
Raceway								
Conduit	70%			2025	\$58,000	1		
Conduit	30%			2045	**	1		
Panelboards								
Fused Disc Sw	15%			2024	\$10,100	5	\$500	
Molded Case Bkrs	35%			2024	\$23,500	5	\$1,400	
Molded Case Bkrs	50%			2041	**	5	\$2,000	
Wiring								
Braided Cloth	15%	2-4	\$12,200	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Original Wing</i>								
Thermoplastic	30%			2045	**	1		
Thermoplastic	55%			2035	**	1		
Motor Controllers								
Locally Mounted	38%			2023	\$22,100	5	\$400	
Locally Mounted	20%			2030	**	5	\$200	
Motor Control Center	40%			2030	**	5	\$1,700	
Variable Frequency Drive	2%			2038	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Room</i>								
<i>Explanation : Water Main Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	**	1	\$47,200	
Generators								
Diesel	100%			2028	\$64,900	1	\$59,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Yard Adjacent To The Building</i>								
<i>Explanation : Emergency Generator No Available Nameplate Rating Capacity</i>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$5,700	
Fuel Storage								
Main Tank	100%			2040	**	5	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 200 Gallons Rated Capacity</i>								
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2030	**	10	\$42,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Wing Offices</i>								
Fluorescent	10%			2025	\$49,600	10	\$14,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ramp</i>								
Fluorescent	10%			2030	**	10	\$14,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Cafeteria</i>								
HID	2%			2025		10	\$100	
Incandescent	20%			2030	**	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exhibits Areas</i>								
<i>Explanation : Floodlights And Spot Lights</i>								
LED	28%			2033	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exhibit Areas</i>								
<i>Explanation : L E D Lighting For Exhibits</i>								
Egress Lighting								
Emergency, Service	50%			2025	\$37,700	1		
Exit, LED	30%			2053	**	1		
Exit, Service	20%			2030	**	1		
Exterior Lighting								
HID	100%			2025	\$578,800	10	\$500	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2028	\$328,300	5	\$4,500	
Alarm								
Security System								
No Component	50%							
Generic	50%			2025	\$231,800	1	\$28,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exhibit Areas And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$1,587,300	1-3	\$97,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns</i>								

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

Heating

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		
Conversion Equipment								
Steam Boiler	100%			2038	**	1	\$152,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	20%			2024	\$44,700	4	\$2,300	
	<i>Malfunctioning, Extent : Severe, Area Affected : 3%</i>							
	<i>Location : Hot Water Controler, Boiler Room</i>							
Central Plant Steam Piping/Pmp	80%	0-2	\$194,400	2025	\$1,943,500	4	\$6,100	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Vacuum Pumps - Replacement Needed</i>							
	<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Various Areas</i>							
Terminal Devices								
Air Handler	45%	0-2	\$181,700	2025	\$908,300	1	\$38,400	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Fan Room - 1 Unit In Boiler Room, 1 In South Entrance</i>							
Air Handler	40%			2030	**	1	\$38,000	
Convactor/Radiator	15%			2030	**	1	\$7,400	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	66%			2020	\$804,100	1	\$47,000	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : AC Room</i>							
Reciprocating Compr/Chiller	34%	Now	\$20,700	2030	**	1	\$21,800	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : AC Room</i>							
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : AC Room</i>							
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$8,800	2035	**	4	\$7,600	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Valves, Various Areas</i>							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

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	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	60%			2020	\$965,900	1	\$57,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
Air Handler/Cool/Ht	40%			2030	**	1	\$38,000	
Heat Rejection								
Water Cooling Tower	100%			2026	\$544,700	2	\$154,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$66,100	LIFE	**	2-5	\$85,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Dampers, Various Areas</i>								
Exhaust Fans								
Interior	90%			2020	\$459,600	2	\$4,200	
Roof	10%			2025	\$23,800	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Electric	20%			2020	\$25,300	4	\$300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Several Small Electric Units</i>								
Gas Fired	80%			2020	\$70,000	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 100 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$15,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Backup At Front Entrance</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor North Wing Corner</i>								
Sump Pump(s)								
Non-Submersible	100%	Now	\$21,900	2035	**	4	\$3,200	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Units</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
NEW YORK HALL OF SCIENCE
Asset # : 2366

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	100%	Now	\$800	2030	**	4	\$6,100	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auto Operation</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Units</i>								
Backflow Preventer Generic	100%			2030	**	1	\$9,400	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : B To 2</i>								
<i>Explanation : Two Units, One Out Of Service Due To Control Module Not Available</i>								
Fire Suppression								
Standpipe Generic	100%			2035	**	1-5	\$77,400	
Sprinkler Generic	100%			2035	**	1-2	\$43,000	

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : NEW YORK PUBLIC THEATRE
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 : 24-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 544 **Lot** : 16 **BIN** : 1008774

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$188,000	\$227,000
Interior Architecture	\$316,900	\$624,700
Electrical		\$1,236,000
Mechanical		\$699,500
Total	\$504,900	\$2,787,100
Importance Code A	\$188,000	\$227,000
Importance Code B	\$63,100	\$2,410,400
Importance Code C	\$253,700	\$149,700
Total	\$504,900	\$2,787,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$52,600	\$3,400	\$1,800	
Interior Architecture	\$166,500		\$8,900	\$22,200
Electrical	\$39,000	\$12,000	\$15,000	\$17,700
Mechanical	\$71,700	\$15,900	\$35,900	\$16,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$337,700	\$39,200	\$69,500	\$64,200
Importance Code A	\$58,700	\$9,400	\$7,900	\$6,100
Importance Code B	\$260,700	\$29,800	\$61,600	\$58,100
Importance Code C	\$18,300			
Total	\$337,700	\$39,200	\$69,500	\$64,200



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 PUBLIC THEATRE
Asset # : 2378

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	**	5	\$107,200	
Masonry: Brick	28%			LIFE	**	5	\$75,100	
Masonry: Brownstone	25%			LIFE	**	5	\$50,300	
Metal Panel	5%			2054	**	5-10	\$46,100	
Stucco Cement	2%			2045	**	5	\$6,700	
Windows								
Aluminum	25%			2036	**	5	\$3,700	
Wood	75%			2044	**	5	\$110,500	
Parapets								
Masonry: Brick	75%			LIFE	**	5-10	\$48,700	
Masonry: Brownstone	15%			LIFE	**	5-10	\$18,400	
Metal Cornice	5%			2043	**	10	\$1,500	
Metal Rail	5%			2033	**	5-10	\$8,600	
Roof								
Single Ply Membrane	100%			2033	**	10	\$80,600	
Interior								
Floors								
Carpet	20%	Now	\$73,200	2029	**	3	\$39,500	
			<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Anspacher Theatre</i>					
Ceramic Tile	5%			2037	**	5	\$6,600	
Granite Panels	10%			LIFE	**	5	\$19,700	
Terrazzo	10%			LIFE	**	5	\$20,600	
Vinyl Tile	35%			2028	\$426,900	3	\$23,000	
Vinyl Tile	15%			2036	**	3	\$7,400	
Wood	5%			2063	**	5	\$12,300	
Interior Walls								
Gypsum Board	10%			LIFE	**	5-10	\$62,100	
Masonry: Brick	10%			LIFE	**	10	\$11,000	
Marble Panels	5%			LIFE	**	10	\$7,300	
Plaster	65%			LIFE	**	5-10	\$201,700	
Plaster	5%			LIFE	**	5-10	\$15,500	
Wood	5%			LIFE	**	5	\$146,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2041	**	5	\$12,800	
Exposed Struc: Steel	5%			LIFE	**	10	\$12,800	
Glass: Susp Panels	15%			LIFE	**	10	\$14,400	
Masonry: Vault Struct	10%			LIFE	**	10	\$6,400	
Plaster	35%			LIFE	**	5-10	\$77,200	
Plaster	15%	2-4	\$15,400	LIFE	**	5	\$12,000	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Anspacher Theatre</i>					
Plaster	10%			LIFE	**	5-10	\$22,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 THEATRE
Asset # : 2378

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Electrical								
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%			2028	\$4,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical #1</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 3000 Amperes.</i>								
Fused Disc Sw	50%			2048	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room #2</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 4000 Amperes.</i>								
Transformers								
Dry Type	100%			2041	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room #2</i>								
<i>Explanation : 2- 500 Kva, 208/480v</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2028	\$26,700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room #1</i>								
<i>Explanation : 4- Vertical Sections</i>								
Fused Disc Sw	50%			2048	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room #2</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	70%			2028	\$40,800	1		
Conduit	30%			2048	**	1		
Panelboards								
Fused Disc Sw	15%			2044	**	5	\$300	
Molded Case Bkrs	40%			2044	**	5	\$900	
Molded Case Bkrs	45%			2036	**	5	\$1,000	
Wiring								
Braided Cloth	25%	2-4	\$13,700	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2048	**	1		
Thermoplastic	45%			2038	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2041	**	5	\$100	
Variable Frequency Drive	90%			2041	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Stand-by Power								
Transfer Switches								
Automatic	50%			2041	**	1	\$13,500	
Automatic	50%			2026	\$4,900	1	\$13,500	
Generators								
Diesel	100%			2024	\$79,800	1	\$34,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Emergency Generator Rated @ 60kw</i>					
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$3,300	
Fuel Storage								
Day Tank	50%			2027	\$3,500	5	\$8,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : No Nameplate Rating Capacity</i>					
Main Tank	50%			2031	**	5	\$1,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 250 Gallon Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	10%			2023	\$96,000	10	\$8,100	
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	20%			2033	**	10	\$16,100	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	5%			2033	**	10	\$4,000	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
Fluorescent	5%			2036	**	10	\$4,000	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mezzanine</i>					
LED	60%			2036	**			
Egress Lighting								
Emergency, Service	40%			2028	\$18,900	1		
Emergency, Battery	10%			2028	\$12,900	10	\$2,100	
Exit, LED	50%			2056	**	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
NEW YORK PUBLIC THEATRE
Asset # : 2378

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	
Lighting								
Exterior Lighting								
LED	20%			2036	**			
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$9,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby And Hallways</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$992,700	1-3	\$55,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>					
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Furnace	60%			2033	**	1	\$26,100	
			<i>Other Observation, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 3 Roof Top Package Units</i>					
Steam Boiler	40%			2033	**	1	\$34,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Steam Piping/Pump	30%			2028	\$119,100			
			<i>Steam Traps Faulty, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Various Locations</i>					
No Component	70%							
Terminal Devices								
Air Handler	10%			2033	**	1	\$5,400	
Convactor/Radiator	10%			2026	\$48,100	1	\$2,800	
Fan Coil Unit/Heat	10%			2028	\$134,400	1	\$2,800	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

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	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2033	**	1	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Multistacks Unit, R-410a</i>								
Ext Pkg Unit - Heating/Cooling	70%			2033	**	2	\$3,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 75%</i>								
<i>Location : 6 Units, Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2038	**	4	\$1,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2033	**	1	\$10,900	
Fan Coil - 4 Pipe	10%			2028	\$210,200	1	\$2,800	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2033	**	2	\$42,800	
Water Cooling Tower	30%			2029	**	2	\$26,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$77,600	
Exhaust Fans								
Interior	30%			2033	**	2	\$800	
Roof	20%			2023	\$29,800	2	\$500	
Roof	50%			2033	**	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$78,800	1		
Water Heater								
Electric	70%			2026	\$55,400	4	\$400	
Electric	30%			2028	\$23,700	4	\$200	
Sanitary Piping								
Cast Iron	100%	Now	\$13,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Side Of The Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2023	\$13,700	4	\$2,800	
Backflow Preventer								
Generic	100%			2033	**	1	\$5,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, 1, 1 Mezzanine, 2, 2 Mezzanine, 3rd Floor</i>						
		<i>Explanation : 2 Units. (1 Is Under Repair)</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2048		**	1-2	\$24,600
Fire Pump								
Generic	100%			2031		**	1	\$16,400
Chemical System								
Generic	100%			2026	\$2,100		1-3	\$3,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 1 Set</i>						

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : NEW YORK PUBLIC THEATRE 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 : 24-Jul-2017 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$500	
Interior Architecture	\$6,800			\$200
Electrical			\$100	
Mechanical	\$900	\$100	\$100	\$100
Total	\$7,800	\$200	\$700	\$400
Importance Code A		\$100	\$500	\$100
Importance Code B	\$7,400	\$100	\$200	\$100
Importance Code C	\$400			\$200
Total	\$7,800	\$200	\$700	\$400



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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 THEATRE DELACORTE SERVICE SHED
Asset # : 2971

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								
Metal Panel	100%			2038	**	5-10	\$25,500	
Windows								
Aluminum	50%			2036	**	5	\$100	
Metal Louvers	50%			2031	**	10	\$500	
Roof								
Metal Panel	100%			2033	**	10	\$9,400	
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$9,000	
Ceramic Tile	5%			2037	**	5	\$100	
Interior Walls								
Ceramic Tile	10%			2037	**	5	\$400	
Gypsum Board	10%			LIFE	**	5-10	\$600	
No Component	80%							
Ceilings								
Exposed Struc: Steel	100%			LIFE	**	10	\$2,000	

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%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5		
Wiring								
Thermoplastic	100%			2038	**	1		
Lighting								
Interior Lighting								
Fluorescent	95%			2028	\$2,800	10	\$1,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	5%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$200	
Exit, LED	50%			2063	**	1		
Exterior Lighting								
HID	10%			2036	**	10		
LED	20%			2036	**			
No Component	70%							

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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED

Asset # : 2971

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

Alarm

Security System
Generic

100%		2028	\$4,100	1	\$500
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : C C T V Surveillance Cameras

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

Heating

Energy Source
Electricity

100%		2038	**	1	
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Conversion Equipment
Heat Pump Air Sourced

100%		2026	\$4,800	2	\$400
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Other Observation, Extent : Light, Area Affected : 100%
Location : 1st Floor
Explanation : 2 Units

Air Conditioning

Energy Source
Electricity

100%		2036	**	1	
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Conversion Equipment
Split Unit

70%		2028	\$19,100		
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Other Observation, Extent : Light, Area Affected : 70%
Location : Various Locations
Explanation : 2 Units

Window/Wall Unit

30%		2023	\$800	1	
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Terminal Devices

Fan Coil - 4 Pipe
No Component

70%		2028	\$20,900	1	\$300
30%					

Ventilation

Distribution

Ductwork/Diffusers

100%		LIFE	**	2-5	\$1,100
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Exhaust Fans

Roof

100%		2028	\$2,100	2	
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Plumbing

H/C Water Piping
Brass/Copper

100%		2038	**	1	
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Water Heater

Electric

100%		2026	\$1,100	4	
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Sanitary Piping

Cast Iron

100%	Now	\$500	LIFE	**	1
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Blockage /Clogged, Extent : Severe, Area Affected : 10%
Location : Water Backs Up When It Rains.

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 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 : 24-Jul-2017 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors OG
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$69,900	\$69,900
Electrical		\$651,400
Mechanical		\$200,300
Total	\$69,900	\$921,600
Importance Code A	\$69,900	\$158,800
Importance Code B		\$762,800
Total	\$69,900	\$921,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$11,700		\$500	
Interior Architecture	\$40,200			
Electrical	\$1,000	\$1,000	\$1,200	\$1,300
Mechanical	\$7,300	\$600	\$700	\$600
Total	\$60,200	\$1,700	\$2,400	\$1,900
Importance Code A	\$11,700	\$200	\$500	\$300
Importance Code B	\$44,000	\$1,400	\$1,900	\$1,600
Importance Code C	\$4,500			
Total	\$60,200	\$1,700	\$2,400	\$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
NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS
Asset # : 2590

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								
Concrete Masonry Unit	40%			LIFE	**	5	\$23,300	
Wood	60%			2041	**	5	\$139,800	
Parapets								
Metal Rail	5%			2041	**	5-10	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Control Booth</i>								
<i>Explanation : Pipe Railing</i>								
No Component	95%							
Roof								
Single Ply Membrane	25%			2033	**	10	\$1,900	
No Component	75%							
Soffits								
Wood	100%			2045	**	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$35,400	
Wood	80%			2043	**	5	\$60,700	
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Outdoor Seating Area</i>								
<i>Explanation : This Floor Is The Outdoor Seating Area</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$1,700	
Concrete Masonry Unit	85%			LIFE	**	5	\$4,700	
Gypsum Board	5%			LIFE	**	5-10	\$600	
Ceilings								
Exposed Struc: Steel	25%			LIFE	**	10	\$18,000	
No Component	75%							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	60%			2041	**			
Pavers/Stone	40%			2037	**			

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%			2028	\$52,200	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</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
NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS
Asset # : 2590

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2026	\$149,900	3	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 500 Kva, 4160/208/120 Volts</i>							
Feeders								
Cable	100%			2027	\$16,900	1		
Raceway								
Conduit	100%			2028	\$44,700	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$2,700	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated @ 2000 Amperes.</i>							
Switchgear / Switchboard								
Fused Disc Sw	50%			2028	\$17,600	5	\$100	
Molded Case Bkrs	50%			2038	**	5	\$500	
Raceway								
Conduit	80%			2028	\$27,400	1		
Conduit	20%			2038	**	1		
Panelboards								
Molded Case Bkrs	50%			2036	**	5	\$500	
Molded Case Bkrs	50%			2027	\$12,200	5	\$500	
Wiring								
Thermoplastic	100%			2038	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	10%			2028	\$41,000	10	\$3,400	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
Fluorescent	20%			2028	\$81,900	10	\$6,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
HID	70%			2028	\$195,200	10	\$900	
Egress Lighting								
Emergency, Battery	50%			2028	\$19,900	10	\$3,300	
Exit, LED	50%			2063	**	1		
Exterior Lighting								
LED	30%			2036	**			
No Component	70%							

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
NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS
Asset # : 2590

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

Alarm

Security System

No Component

30%

Generic

70%

2028

\$86,600

1

\$9,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Inside And Outside**Explanation : Cctv Surveillance Cameras*

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

Heating

Energy Source

Electricity

10%

2038

* *

1

No Component

90%

Conversion Equipment

Heat Pump Air Sourced

10%

2026

\$36,700

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%

2028

\$5,700

1

\$1,200

No Component

90%

Air Conditioning

Energy Source

Electricity

20%

2036

* *

1

No Component

80%

Conversion Equipment

Split Unit

20%

2028

\$163,600

*Other Observation, Extent : Light, Area Affected : 20%**Location : Various Locations**Explanation : 13 Units, R-134*

No Component

80%

Terminal Devices

Fan Coil - 2 Pipe

10%

2028

\$14,600

1

\$1,200

Fan Coil - 4 Pipe

10%

2028

\$17,900

1

\$1,200

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

10%

LIFE

* *

2-5

\$3,300

No Component

90%

Exhaust Fans

Interior

10%

2028

\$13,600

2

\$100

No Component

90%

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
NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS
Asset # : 2590

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	20%	Now	\$5,700	2038	* *	1		
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : And Leaking At Water Main Valve.</i>							
No Component	80%							
Water Heater								
Electric	20%			2023	\$6,800	4	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Various</i>							
	<i>Explanation : 4 Units</i>							
No Component	80%							
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 16-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$152,900
Interior Architecture		\$83,200
Electrical	\$66,600	
Mechanical		\$281,900
Total	\$66,600	\$517,900
Importance Code A		\$393,400
Importance Code B	\$66,600	\$124,500
Total	\$66,600	\$517,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,000			\$3,900
Interior Architecture	\$5,400		\$8,100	\$5,400
Electrical	\$4,300	\$6,000	\$4,300	\$4,600
Mechanical	\$14,900	\$4,900	\$10,100	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$34,700	\$14,800	\$26,400	\$22,800
Importance Code A	\$8,900	\$4,200	\$2,900	\$8,100
Importance Code B	\$25,800	\$10,600	\$23,500	\$14,600
Importance Code C				
Total	\$34,700	\$14,800	\$26,400	\$22,800



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
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$7,400	
Masonry: Brick Cavity	40%			LIFE	**	5	\$31,400	
Metal/Glass Curt Wall	9%			LIFE	**	5	\$13,200	
Metal Panel	1%			2052	**	5-10	\$5,400	
Metal: Cage/Fence	5%			2043	**	5	\$17,200	
Pre-Cast Concrete	30%			LIFE	**	5	\$76,500	
Windows								
Aluminum	85%	2-4	\$2,800	2048	**	5	\$700	
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	15%			2039	**	10	\$1,500	
Parapets								
Concrete Masonry Unit	20%			LIFE	**	5	\$400	
Masonry: Brick Cavity	50%			LIFE	**	5	\$800	
Pre-Cast Concrete	30%	Now	\$1,700	LIFE	**	5	\$3,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wall Adjacent To Shark Tank</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	75%			2034	**	10	\$76,400	
Skylight, Plastic	25%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Shark Tank</i>								
<i>Explanation : Plexiglas/aluminum Frame</i>								
Interior								
Floors								
Carpet	15%			2027	\$207,600	3	\$24,400	
Cast in Place Concrete	35%			LIFE	**	5	\$83,200	
Steel Grating	10%			2052	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Shark Tank</i>								
<i>Explanation : Aluminum Decking</i>								
Vinyl Tile	40%			2034	**	3	\$21,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Shark Tank</i>								
<i>Explanation : Base Of Tank Walls</i>								
Concrete Masonry Unit	55%			LIFE	**	5	\$12,200	
Fiberglass Panel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Shark Tank</i>								
<i>Explanation : Curved Plexi</i>								
Gypsum Board	30%			LIFE	**	5	\$10,000	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2043	**	5	\$38,000	
Exposed Struc: Steel	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal Decking</i>								
Exposed Struc: Wood	5%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$13,600	
Electrical								
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%			2046	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes.</i>								
Transformers								
Dry Type	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5kva, 480/277/208 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2046	**	5	\$100	
Molded Case Bkrs	50%			2046	**	5	\$500	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	10%			2042	**	5	\$100	
Molded Case Bkrs	90%			2042	**	5	\$800	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$10,800	
Generators								
Natural Gas	100%			2035	**	1	\$13,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated @ 150kw</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	99%			2031	**	10	\$65,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2031	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Closets</i>								
Egress Lighting								
Emergency, Service	50%			2031	**	1		
Exit, LED	50%			2054	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2031	**	1-3	\$11,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Electrical, Mechanical Rooms And Outside</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2046	**	1		
Natural Gas	80%			2046	**	1		
Conversion Equipment								
Furnace	80%			2031	**	1	\$28,700	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Roof Top Package Units</i>								
Radiant Heater	20%			2026	\$240,500	2	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Pool And Pump Areas</i>								
<i>Explanation : 4 Units</i>								
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
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2031	**	2	\$3,600	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Roof Top Package Units</i>						
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,500	
Exhaust Fans								
Roof	100%			2031	**	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2046	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Pool And Pump Areas</i>						
		<i>Explanation : Pvc Piping</i>						
Galvanized Steel	10%	Now	\$1,500	2039	**	1		
		<i>Corroded, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Pump Room</i>						
Water Heater								
Gas Fired	100%			2024	\$41,400	2	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms</i>						
		<i>Explanation : 3 Units</i>						
HW Heat Exchanger								
HTHW/HW	20%			2036	**			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Pump Room</i>						
		<i>Explanation : 3 Units</i>						
No Component	80%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Pool Filter/Treatment								
Sand	100%			2039	**	4	\$27,000	
Backflow Preventer								
Generic	100%			2031	**	1	\$4,400	
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
 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		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1-2</i> <i>Explanation : 1 Unit</i>									

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,1M,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$289,500
Mechanical		\$662,100
Total		\$951,600
Importance Code A		\$289,500
Importance Code B		\$662,100
Total		\$951,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$21,800		
Interior Architecture				
Mechanical	\$4,100	\$7,100	\$7,700	\$6,900
Total	\$4,100	\$28,900	\$7,700	\$6,900
Importance Code A	\$1,000	\$22,700	\$1,000	\$1,000
Importance Code B	\$3,100	\$6,200	\$6,800	\$5,900
Total	\$4,100	\$28,900	\$7,700	\$6,900



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 DISCOVERY COVE
Asset # : 2365

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								
Concrete Masonry Unit	35%			LIFE	**	5	\$16,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	35%			LIFE	**	5	\$26,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	20%			LIFE	**	5	\$49,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Window Wall	10%			2045	**	5	\$28,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Under Construction	100%							
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5	\$3,800	
Masonry: Brick Cavity	35%			LIFE	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Roof Decks</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2045	**	5	\$3,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	20%			LIFE	**	5	\$12,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Coping</i>								
Roof								
Built-Up (BUR)	75%			2025		10	\$43,200	
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2038	**	10	\$5,300	
Modified Bitumen	10%			2030	**	10	\$5,800	
Skylight, Metal/Glass	10%			2035	**	10	\$19,200	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

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								
Under Construction	100%							
Interior Walls								
Under Construction	100%							
Ceilings								
Exposed Concrete	25%			LIFE	**	5	\$1,900	
Exposed Struc: Steel	30%			LIFE	**			
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Under Construction	45%							

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								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	100%							
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	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 DISCOVERY COVE
Asset # : 2365

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	

Lightning Protection

Arresters/Cabling								
Under Construction	100%							

Alarm

Security System								
Under Construction	100%							

Fire/Smoke Detection								
Under Construction	100%							

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

Heating

Energy Source								
Electricity	20%			2035	**	1		
Natural Gas	80%			2035	**	1		

Conversion Equipment								
Furnace	60%			2025	\$16,800	1	\$9,700	

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

Location : Roof

Explanation : 2 Units

No Component	40%							
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Distribution								
Hot Wtr Piping/Pump	20%			2033	**	4	\$300	
No Component	80%							

Terminal Devices								
Convactor/Radiator	20%			2030	**	1	\$2,100	
Fan Coil Unit/Heat	40%			2025	\$110,300	1	\$4,200	

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

Location : Throughout

Explanation : Gas And Electric Unit Heaters

No Component	40%							
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Air Conditioning

Energy Source								
Electricity	100%			2041	**	1		

Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2025	\$474,500	2	\$2,000	

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,300	

Exhaust Fans								
Interior	40%			2025	\$37,900	2	\$400	
Roof	50%			2025	\$39,400	2	\$500	
Wall Unit	10%			2025	\$1,100	2	\$100	

Plumbing

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Brass/Copper	100%			2035	* *	1	
	Water Heater Electric	100%			2025	\$27,000	4	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 New Units Installed</i>					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s) Non-Submersible	100%			2025	\$3,700	4	\$600
	Pool Filter/Treatment Sand	100%			2038	* *	4	\$8,100
	Fixtures Generic	100%						
Fire Suppression								
	Standpipe Generic	100%			2045	* *	1-5	\$16,500
	Sprinkler Generic	100%			2045	* *	1-2	\$9,200

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 09-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$35,500	\$199,600
Interior Architecture		\$276,600
Electrical		\$98,400
Mechanical	\$58,700	\$348,000
Total	\$94,200	\$922,500
Importance Code A	\$35,500	\$199,600
Importance Code B	\$58,700	\$722,900
Total	\$94,200	\$922,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$30,600	\$4,100	\$300	
Interior Architecture	\$32,800	\$4,100	\$6,000	
Electrical		\$200	\$100	
Mechanical	\$2,300	\$2,100	\$4,000	\$2,000
Total	\$65,700	\$10,600	\$10,300	\$2,000
Importance Code A	\$31,700	\$5,200	\$1,400	\$1,100
Importance Code B	\$25,100	\$5,300	\$9,000	\$900
Importance Code C	\$9,000			
Total	\$65,700	\$10,600	\$10,300	\$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 EDUCATION/MAINT.
Asset # : 2355

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								
Concrete Masonry Unit	50%			LIFE	**	5	\$8,300	
Masonry: Brick	28%			LIFE	**	5	\$7,400	
Metal Sect. OHD	10%			2030	**	5	\$8,300	
Stucco Cement	10%	Now	\$30,600	2038	**	5	\$3,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Above Warehouse Door And South Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Warehouse Door</i>								
Weathering Steel	2%	Now	\$35,500	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Cracked Support Beam At East Stair Platform</i>								
Windows								
Aluminum	100%			2041	**	5	\$500	
Parapets								
Concrete Masonry Unit	65%			LIFE	**	5	\$400	
Masonry: Brick	25%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Access To Roof On Day Of Survey - No Problems Reported By Maintenance Staff</i>								
Stucco Cement	10%			2038	**	5	\$100	
Roof								
Modified Bitumen	100%			2025		10	\$34,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Access To Roof On Day Of Survey - No Problems Reported By Maintenance Staff</i>								
Interior								
Floors								
Carpet	30%			2027	\$140,000	3	\$16,500	
<i>Other Observation, Extent : Light, Area Affected : 65%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : New Installation</i>								
Cast in Place Concrete	35%			LIFE	**	5	\$28,000	
Ceramic Tile	5%			2028	\$35,400	5	\$1,800	
Vinyl Tile	10%			2030	**	3	\$1,400	
Wood	20%			2028	\$241,200	5	\$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
NY AQUARIUM EDUCATION/MAINT.
Asset # : 2355

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	2%			2034	**	5	\$400	
Concrete Masonry Unit	30%	Now	\$6,200	LIFE	**	5	\$2,200	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler, Water Main And Storage Rooms.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Weight Room Doorway</i>								
<i>Explanation : Corroded Steel Lintel</i>								
Gypsum Board	35%			LIFE	**	5	\$3,900	
Masonry: Brick	10%			LIFE	**			
Metal Panel	5%	Now	\$2,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Storage Area</i>								
Plywood/Hardboard	8%			LIFE	**			
Wood	10%			LIFE	**	5	\$7,500	
Ceilings								
AcousTileSusp.Lay-In	45%			2030	**	5	\$8,200	
Embossed Metal	20%	Now	\$3,200	LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Area</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Area</i>								
Exposed Concrete	35%	Now	\$20,600	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Under Storage Area</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Concrete Beams Under Storage Area, Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 1st Floor</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								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Service</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	**	5	\$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
NY AQUARIUM EDUCATION/MAINT.
Asset # : 2355

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	40%			2045	**	1		
Conduit	40%			2025	\$8,800	1		
Conduit	20%			2055	**	1		
Panelboards								
Molded Case Bkrs	70%			2041	**	5	\$200	
Molded Case Bkrs	10%			2024	\$3,000	5		
Molded Case Bkrs	20%			2050	**	5	\$100	
Wiring								
Thermoplastic	60%			2045	**	1		
Thermoplastic	40%			2055	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2025	\$53,900	10	\$22,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$16,500	10	\$3,000	
Exit, Service	50%			2025	\$3,300	1		
Exterior Lighting								
HID	100%			2025	\$44,500	10		
Mechanical								
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%			2051	**	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 EDUCATION/MAINT.
Asset # : 2355

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	50%			2025	\$10,400	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Warehouse Area- 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
Hot Water Boiler	40%			2042	* *	1	\$4,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
No Component	10%							
Distribution								
Hot Wtr Piping/Pump	40%			2047	* *	4	\$700	
No Component	60%							
Terminal Devices								
Convactor/Radiator	90%			2030	* *	1	\$7,100	
Fan Coil Unit/Heat	10%			2025	\$30,800	1	\$800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2023	\$171,100	2	\$300	
Exterior Pkg Unit - Cooling	50%			2025	\$176,900	2	\$800	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,600	
Exhaust Fans								
Roof	100%			2020	\$58,700	2	\$800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	* *	1		
Water Heater								
Electric	100%			2024	\$20,200	4	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$244,400	\$230,800
Electrical		\$47,300
Mechanical		\$44,200
Total	\$244,400	\$322,300
Importance Code A	\$244,400	\$230,800
Importance Code B		\$91,500
Total	\$244,400	\$322,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,800	\$5,100		
Electrical				
Mechanical	\$1,000	\$400	\$900	\$400
Total	\$4,800	\$5,500	\$900	\$400
Importance Code A	\$3,800	\$5,100		
Importance Code B	\$1,000	\$400	\$900	\$400
Total	\$4,800	\$5,500	\$900	\$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
NY AQUARIUM LABORATORY
Asset # : 2357

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%			LIFE	**	5	\$24,500	
Metal Panel	3%			2035	**	5-10	\$7,800	
Pre-Cast Concrete	30%			LIFE	**	5	\$36,800	
Window Wall	2%			2045	**	5	\$2,800	
Windows								
Aluminum	100%	0-2	\$1,100	2033	**	5	\$600	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Parapets								
Metal Rail	75%			2030	**	5-10	\$283,100	
Pre-Cast Concrete	25%			LIFE	**	5	\$32,900	
Roof								
Modified Bitumen	75%	Now	\$2,700	2030	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Water Side Of Main Rooftop</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Water Side Of Main Rooftop</i>								
Single Ply Membrane	5%			2030	**	10	\$1,600	
Sloped Glazing	20%	Now	\$72,600	LIFE	**	5	\$82,800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Eastern Slope</i>								
Interior								
Floors								
Under Construction	100%							
Interior Walls								
Under Construction	100%							
Ceilings								
Under Construction	100%							
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	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 LABORATORY
Asset # : 2357

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
HID	100%			2025	\$47,300	10		
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
No Component	40%							
Under Construction	60%							
Distribution								
Central Plant Steam Piping/Pmp	40%			2035	**	4	\$500	
Under Construction	60%							
Terminal Devices								
Convector/Radiator	60%			2030	**	1	\$3,100	
Under Construction	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2035	**	4	\$1,200	
Terminal Devices								
Under Construction	100%							
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
NY AQUARIUM LABORATORY
Asset # : 2357

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Under Construction	100%						
Exhaust Fans							
Under Construction	100%						
Plumbing							
H/C Water Piping							
Under Construction	100%						
Water Heater							
Under Construction	100%						
HW Heat Exchanger							
Under Construction	100%						
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Non-Submersible	100%			2025	\$1,800	4	\$300
Sewage Ejector(s)							
Electric	100%			2025	\$3,400	4	\$500
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	70%						
Generic	30%			2025	\$44,200	1-2	\$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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 09-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$100,200	\$99,100
Interior Architecture		\$967,400
Electrical		\$249,900
Mechanical		\$669,200
Total	\$100,200	\$1,985,600
Importance Code A	\$100,200	\$99,100
Importance Code B		\$986,000
Importance Code C		\$900,600
Total	\$100,200	\$1,985,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$3,300	\$200	
Interior Architecture	\$26,500	\$2,400	\$10,100	\$6,100
Electrical	\$22,200	\$2,000	\$1,300	\$1,300
Mechanical	\$8,000	\$3,200	\$8,800	\$5,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$60,700	\$14,900	\$24,300	\$17,100
Importance Code A	\$2,100	\$5,500	\$2,300	\$2,100
Importance Code B	\$54,100	\$9,400	\$19,800	\$15,000
Importance Code C	\$4,500		\$2,200	
Total	\$60,700	\$14,900	\$24,300	\$17,100



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 MAIN AQUARIUM
Asset # : 2356

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%	Now	\$100,200	LIFE	**	5	\$26,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade - 1st / 2nd Floors</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	8%			LIFE	**	5	\$5,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Canopy Structure</i>								
<i>Explanation : Folding Glass Panel Enclosure</i>								
Metal Coiling Doors	5%			2038	**	5	\$5,600	
Stucco Cement	7%			2038	**	5	\$6,200	
Window Wall	5%			2035	**	5	\$6,700	
Windows								
Aluminum	25%			2041	**	5	\$400	
Glass Block	75%			LIFE	**	5	\$700	
Parapets								
Metal: Cage/Fence	10%			2038	**	5-10	\$2,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Wood Handrail Under Canopy Structure</i>								
No Component	90%							
Roof								
Built-Up (BUR)	60%			2025	\$99,100	10	\$21,700	
Plaza Roof: Stone Panels	30%			2045	**			
Not Accessible	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fabric Canopy Structure</i>								
Interior								
Floors								
Carpet	50%			2024	\$200,700	3	\$23,600	
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
Ceramic Tile	5%			2034	**	5	\$1,600	
Panel/Paver: Cer/Brk	10%			2047	**	5	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Gift Shop</i>								
<i>Explanation : New Clay Tile</i>								
Terrazzo	5%			LIFE	**	5	\$1,200	
Vinyl Tile	25%			2025	\$66,900	3	\$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
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$4,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Foundation Wall</i>								
Concrete Masonry Unit	25%			LIFE	**	5	\$3,500	
Fabric on Framing	25%			2026	\$900,600	5	\$4,400	
Glass: Single Pane	5%			LIFE	**	5	\$1,300	
Gypsum Board	15%			LIFE	**	5	\$3,200	
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	10%			LIFE	**	5	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gift Shop</i>								
<i>Explanation : Laminated Decorative Panels</i>								
Ceilings								
AcousTile,Adhered	15%			2030	**	5	\$4,700	
AcousTileConcealSpLn	35%			2038	**	5	\$13,800	
AcousTileSusp.Lay-In	10%			2042	**	5	\$3,200	
Exposed Concrete	20%	Now	\$20,200	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room And Throughout Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Metal Panel	20%			LIFE	**	5	\$7,900	

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%			2055	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	**	5	\$600	
Raceway								
Conduit	65%			2025	\$20,300	1		
Conduit	5%			2045	**	1		
Conduit	30%			2055	**	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 MAIN AQUARIUM
Asset # : 2356

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	65%			2024	\$14,500	5	\$400	
Molded Case Bkrs	5%			2041	**	5		
Molded Case Bkrs	30%			2050	**	5	\$200	
Wiring								
Thermoplastic	65%			2025	\$18,000	1		
Thermoplastic	5%			2045	**	1		
Thermoplastic	30%			2055	**	1		
Motor Controllers								
Locally Mounted	70%			2023	\$39,200	5	\$100	
Locally Mounted	20%	0-2	\$11,200	2045	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	10%			2045	**	5		
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,500	LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	50%							
Under Construction	50%							
Lighting								
Interior Lighting								
Fluorescent	50%			2033	**	10	\$9,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And Compact Fluorescent</i>								
Incandescent	50%			2025	\$127,400	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2025	\$14,200	10	\$2,500	
Exit, Service	50%			2025	\$2,800	1		
Exterior Lighting								
HID	100%			2025	\$83,300	10	\$100	
Alarm								
Security System								
No Component	60%							
Generic	40%			2033	**	1	\$3,300	

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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 MAIN AQUARIUM
Asset # : 2356

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

Alarm

Fire/Smoke Detection								
No Component	25%							
Generic, Digital	75%			2035	**	1-3	\$10,200	

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

Heating

Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Steam Boiler	100%			2030	**	1	\$20,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2035	**	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pipes In The Boiler Room</i>								
Terminal Devices								
Air Handler	40%			2025	\$110,700	1	\$5,200	
Convactor/Radiator	60%			2030	**	1	\$4,100	

Air Conditioning

Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2023	\$147,200	2	\$300	
Exterior Pkg Unit - Cooling	80%			2025	\$243,500	2	\$1,000	
Heat Rejection								
Dry Cooler	100%			2025	\$107,000	2	\$14,700	

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,700	
Exhaust Fans								
Interior	100%			2025	\$60,700	2	\$600	

Plumbing

H/C Water Piping								
Galvanized Steel	100%			2030	**	1		
Water Heater								
Gas Fired	100%			2024	\$12,000	2	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger Steam Fired	100%			2051	**	4	\$3,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2033	**	4	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Pool Filter/Treatment Sand	100%			2030	**	4	\$5,200	
Sewage Ejector(s) Electric	100%			2025	\$6,000	4	\$900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer Generic	100%			2030	**	1	\$1,400	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Handicap Hoist Outside Of Building</i>								
<i>Explanation : One Unit</i>								

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$184,900
Total		\$184,900
Importance Code A		\$184,900
Total		\$184,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture				
Mechanical	\$1,000	\$500	\$700	\$2,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$8,900	\$8,400	\$8,600	\$10,400
Importance Code A				
Importance Code B	\$8,900	\$8,400	\$8,600	\$10,400
Importance Code C				
Total	\$8,900	\$8,400	\$8,600	\$10,400



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
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	70%			LIFE	**	5	\$184,900	
Concrete Masonry Unit	30%			LIFE	**	5	\$9,900	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$31,600	
Roof								
Not Accessible	70%							
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Covered With Dirt And Vegetation</i>						
Under Construction	30%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,700	
Under Construction	90%							
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$12,400	
Under Construction	70%							
Ceilings								
Exposed Concrete	40%			LIFE	**	5	\$1,900	
Under Construction	60%							

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								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	100%							
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Stand-by Power								
Transfer Switches								
Under Construction	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 SEA CLIFFS EXHIBIT
Asset # : 4125

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2024	\$30,000	4	\$1,500	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Aquarium</i>								
<i>Explanation : Hot Water Supplied From Main Building</i>								
Terminal Devices								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Replacing Equipment Damaged By Sandy</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
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
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Under Construction	100%						
Exhaust Fans							
Under Construction	100%						
Plumbing							
H/C Water Piping							
Under Construction	100%						
Water Heater							
Electric	100%			2025	\$17,000	4	\$100
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : 1st Floor</i>				
HW Heat Exchanger							
Steam Fired	100%			2035	* *	4	\$3,100
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Non-Submersible	100%			2025	\$2,900	4	\$400
Pool Filter/Treatment							
Sand	100%			2030	* *	4	\$5,100
Sewage Ejector(s)							
Electric	100%			2025	\$5,600	4	\$800
Vertical Transport							
Elevators							
Under Construction	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$6,600	\$700	\$17,100
Interior Architecture	\$34,300			\$1,700
Mechanical	\$3,600	\$1,200	\$2,300	\$1,200
Total	\$37,800	\$7,800	\$3,000	\$20,000
Importance Code A	\$700	\$7,300	\$1,400	\$17,800
Importance Code B	\$37,100	\$500	\$1,600	\$2,200
Total	\$37,800	\$7,800	\$3,000	\$20,000



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$3,300	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Window Wall	20%			2045	**	5	\$13,200	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Wood	50%			2038	**	5	\$44,200	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%			2047	**	5	\$2,600	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Parapets								
Concrete Masonry Unit	90%			LIFE	**	5	\$7,000	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			2051	**	5	\$1,300	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Roof								
Cement-Fiber Panel	5%			2038	**	5	\$1,200	
	<i>Ponding, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Atop Walk-in Freezer</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Repairs In Progress</i>							
Metal Panel	25%			2042	**	10	\$15,800	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Single Ply Membrane	70%			2033	**	10	\$24,100	
Interior								
Floors								
Ceramic Tile	30%			2038	**	5	\$6,200	
Vinyl Tile	65%	Now	\$34,300	2030	**	3	\$5,000	
	<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Eating Area</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Eating Area</i>							
Under Construction	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
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

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

Interior

Interior Walls

Under Construction	5%
Under Construction	25%
Under Construction	70%

Ceilings

Under Construction	15%
Under Construction	5%
Under Construction	80%

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

Under Construction	100%
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Switchgear / Switchboard

Under Construction	100%
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Raceway

Under Construction	100%
--------------------	------

Panelboards

Under Construction	100%
--------------------	------

Wiring

Under Construction	100%
--------------------	------

Motor Controllers

Under Construction	100%
--------------------	------

Ground

Grounding Devices

Under Construction	100%
--------------------	------

Lighting

Interior Lighting

Under Construction	100%
--------------------	------

Egress Lighting

Under Construction	100%
--------------------	------

Alarm

Security System

Under Construction	100%
--------------------	------

Fire/Smoke Detection

Under Construction	100%
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas	100%			2051	**	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
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Furnace	100%			2030	**	1	\$6,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Mechanical Room</i>							
<i>Explanation : 1 Unit</i>							
Air Conditioning							
Energy Source Electricity	100%			2047	**	1	
Conversion Equipment Exterior Pkg Unit - Cooling	100%			2030	**	2	\$800
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,700
Exhaust Fans Interior	100%			2030	**	2	\$400
Plumbing							
H/C Water Piping Brass/Copper	100%			2051	**	1	
Water Heater Gas Fired	100%	Now	\$2,400	2023	\$7,900	2	\$200
<i>Damaged, Extent : Severe, Area Affected : 30%</i>							
<i>Location : 1st Floor</i>							
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>							
<i>Location : 1st Floor</i>							
<i>Explanation : Damaged By Hurricane Sandy .</i>							
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Fixtures Generic	100%						
Fire Suppression							
Sprinkler Generic	100%			2035	**	1-2	\$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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,700			
Interior Architecture	\$4,000			
Electrical				
Mechanical	\$200			
Total	\$5,900			
Importance Code A	\$1,700			
Importance Code B	\$4,100			
Importance Code C				
Total	\$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
NY AQUARIUM THEATRE
Asset # : 2358

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								
Alum/Vinyl Siding	20%			2045	**	10		
Stucco Cement	20%	Now	\$600	2042	**	5		
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
No Component	60%							
Windows								
Metal Louvers	10%			2028	\$100	10		
No Component	90%							
Roof								
Modified Bitumen	20%	0-2	\$1,100	2035	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooftop Of Stadium Pump Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Rooftop Of Stadium Pump Room</i>								
No Component	80%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$100	
Steel Plate	75%	0-2	\$4,000	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Underside Of Stadium Steps</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bleachers</i>								
<i>Explanation : This Component Is Actually Aluminum</i>								
Vinyl Tile	15%			2030	**	3		
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5		
No Component	90%							
Ceilings								
Exposed Struc: Steel	90%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bleachers</i>								
<i>Explanation : This Is The Structural Component Of The Bleachers</i>								
Gypsum Board	10%			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

Raceway

Conduit	50%			2035	**	1		
Conduit	50%			2055	**	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
NY AQUARIUM THEATRE
Asset # : 2358

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	50%			2033	**	5		
Molded Case Bkrs	50%			2050	**	5		
Wiring								
Thermoplastic	50%			2035	**	1		
Thermoplastic	50%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2045	**	5		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	30%			2035	**	10	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : T-8 Lamps</i>								
HID	70%			2035	**	10		
Egress Lighting								
Exit, Service	100%			2025		1	\$100	
Exterior Lighting								
HID	100%			2030	**	10		
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2035	**	1		
Terminal Devices								
Fan Coil Unit/Heat	100%			2025	\$5,400	1	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$200	2030	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Pool Filter/Treatment								
Sand	100%			2038	**	4		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outdoors</i>								
<i>Explanation : Outdoor Salt Water Pools For Aquatic Animals</i>								

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 26-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ATT
Block : 75 **Lot** : 1 **BIN** : 4000548

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$170,200	\$213,100
Interior Architecture	\$1,051,500	\$116,600
Electrical		\$553,200
Mechanical	\$86,700	\$510,100
Total	\$1,308,400	\$1,393,100
Importance Code A	\$170,200	\$688,000
Importance Code B	\$1,138,200	\$705,100
Total	\$1,308,400	\$1,393,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$33,400	\$2,900		\$9,800
Interior Architecture				\$2,800
Electrical	\$16,200	\$1,400	\$1,900	\$10,900
Mechanical	\$33,300	\$12,500	\$20,600	\$34,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$86,900	\$20,800	\$26,500	\$62,300
Importance Code A	\$55,900	\$10,300	\$7,300	\$17,300
Importance Code B	\$31,000	\$10,500	\$19,100	\$45,000
Importance Code C				
Total	\$86,900	\$20,800	\$26,500	\$62,300



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
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$11,800	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$18,400	
Masonry: Brick	53%			LIFE	**	5	\$25,000	
Masonry: Brick	25%			LIFE	**	5	\$11,800	
Masonry: Brownstone	5%			LIFE	**	5	\$1,800	
Stucco Cement	5%			2040	**	5	\$5,900	
Window Wall	2%			2057	**	5	\$3,500	
Windows								
Aluminum	100%			2043	**	5	\$9,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	3%			LIFE	**	5	\$1,000	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,300	
Masonry: Brick	52%			LIFE	**	5	\$1,700	
Masonry: Brick	20%			LIFE	**	5	\$700	
Masonry: Brownstone	5%			LIFE	**	5	\$400	
Metal Rail	5%			2032	**	5-10	\$2,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
Slate	5%			LIFE	**	5	\$200	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$30,400	LIFE	**			1
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 50%</i> <i>Location : At Entrance Platform Egdes Abutting Building</i> <i>Water Penetration, Extent : Severe, Area Affected : 50%</i> <i>Location : Into Basement From Courtyard Entrance Above</i>								
Copper/Terne	5%			2055	**	10	\$11,100	
IRMA/Protected Membrane	25%	Now	\$35,300	2027	\$176,400			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 20%</i> <i>Location : Flat Roof</i> <i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> <i>Location : Flat Roof</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Above Lormer Gallery, East Facade - 3rd Floor</i>								
Modified Bitumen	7%			2032	**	10	\$6,200	
Single Ply Membrane	8%	Now	\$3,000	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Location : Into Kunst Hall Below</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Above James Turrell Exhibit - 3rd Floor</i> <i>Explanation : Removable Roof</i>								
Skylight, Metal/Glass	5%			2047	**	10	\$14,800	
Slate	45%	Now	\$134,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Location : Roof Penetrations - Various Locations</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$24,300	
Vinyl Tile 9" X 9"	20%	Now	\$244,200	2037	**	3	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Public Corridors</i>								
Wood	70%	Now	\$767,900	2042	**	5	\$72,900	
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 25%</i> <i>Location : Various Room In Exhibit Space</i> <i>Split/Cracked, Extent : Severe, Area Affected : 25%</i> <i>Location : Exhibit Space</i>								
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$7,400	
Masonry: Brick	10%			LIFE	**			
Plaster	75%			LIFE	**	5	\$18,500	

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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
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

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								
Embossed Metal	15%			LIFE	**	5	\$7,300	
Gypsum Board	10%			LIFE	**	5	\$13,500	
Masonry: Vault Struct	10%	Now	\$39,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kunst Hall, 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kunst Hall, 2nd Floor</i>								
Plaster	65%			LIFE	**	5	\$43,700	
Electrical								
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%			2027	\$25,900	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Basement</i>								
<i>Explanation : One 3000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	30%			2057	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Basement</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2027	\$34,200	5	\$200	
Fused Disc Sw	30%			2057	**	5	\$100	
Raceway								
Conduit	80%			2027	\$42,700	1		
Conduit	20%			2057	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$1,900	5	\$100	
Fused Disc Sw	5%			2052	**	5	\$100	
Molded Case Bkrs	80%			2026	\$29,800	5	\$1,500	
Molded Case Bkrs	10%			2052	**	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$15,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	50%			2027	\$25,100	1		
Thermoplastic	20%			2057	**	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
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	40%			2025	\$58,500	5	\$200	
Locally Mounted	30%			2044	**	5	\$100	
Locally Mounted	10%			2047	**	5		
Variable Frequency Drive	20%			2047	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Custodian Office</i>								
<i>Explanation : New Controllers Under Computerized And Monitored By Bms</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	40%			2027	\$95,900	10	\$27,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Attic</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2027	\$119,900	10	\$34,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Offices 1st, 2nd And 3rd Floors</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Incandescent	10%			2027	\$89,800	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$9,000	
Exit, LED	50%			2055	**	1		
Exterior Lighting								
Fluorescent	100%			2037	**	10	\$6,400	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2042	**	5	\$900	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Public Spaces</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$8,700	

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

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2047	**	1	
Conversion Equipment							
Steam Boiler	100%	Now	\$22,500	2025	\$449,000	1	\$66,100
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>				
			<i>Location : #1 Boiler</i>				
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Basement Boiler Room</i>				
			<i>Explanation : 2 Units (2 Heat Exchangers Convert Hot Water For Heating Devices)</i>				
Distribution							
Hot Wtr Piping/Pump	90%			2043	**	4	\$4,900
Central Plant Steam Piping/Pmp	10%			2047	**	4	\$500
Terminal Devices							
Convactor/Radiator	100%			2040	**	1	\$24,000
Air Conditioning							
Energy Source							
Electricity	100%			2043	**	1	
Conversion Equipment							
Window/Wall Unit	60%			2022		1	\$86,700
No Component	40%						
Distribution							
Ductwork/Diffusers	20%			LIFE	**	2	\$19,300
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : 2nd And 3rd Floor On The South Side</i>				
No Component	80%						
Terminal Devices							
Air Handler/Cool/Ht	20%			2037	**	1	\$9,200
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : 2 Unit In The Attic</i>				
No Component	80%						
Heat Rejection							
Air Cooled Condenser Unit	20%			2035	**	2	\$10,300
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : 1 Unit On The Roof</i>				
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	20%			LIFE	**	2-5	\$8,300
No Component	80%						
Exhaust Fans							
Roof	2%			2032	**	2	
No Component	98%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2047	**	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
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing							
Water Heater Electric	100%		2026	\$61,100	4	\$400	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2022	\$10,000	4	\$1,500	
Fixtures Generic	100%						
Vertical Transport							
Elevators Hydraulic	100%		LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-roof</i>					
		<i>Explanation : One Unit</i>					
Fire Suppression							
Standpipe Generic	100%		2037	* *	1-5	\$38,800	
Sprinkler No Component Generic	90% 10%		2037	* *	1-2	\$2,100	
Chemical System Generic	100%		2025	\$1,900	1-3	\$4,000	

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 08-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1037 **Lot** : 37 **BIN** : 1025057

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$41,900	
Interior Architecture	\$130,800	
Electrical		\$164,500
Mechanical		\$107,000
Total	\$172,700	\$271,500
Importance Code A	\$41,900	
Importance Code B	\$37,500	\$271,500
Importance Code C	\$93,300	
Total	\$172,700	\$271,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$52,100			
Interior Architecture	\$30,100			\$2,200
Electrical	\$11,900	\$400	\$600	\$600
Mechanical	\$39,900	\$900	\$1,200	\$900
Total	\$133,900	\$1,400	\$1,800	\$3,700
Importance Code A	\$52,400	\$300	\$300	\$300
Importance Code B	\$77,400	\$1,000	\$1,500	\$3,400
Importance Code C	\$4,100			
Total	\$133,900	\$1,400	\$1,800	\$3,700



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	15%			LIFE	**	10	\$41,900	
Masonry: Brick	15%			LIFE	**	5	\$7,700	
Masonry: Brick	60%			LIFE	**	5	\$30,700	
Masonry: Limestone	10%			LIFE	**	5	\$3,800	
Windows								
Steel	60%	4+	\$1,900	2044	**	5	\$4,200	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Facade Windows</i>								
Steel	40%			2044	**	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations On Front And Rear Facades</i>								
<i>Explanation : Decorative Metal Grilles</i>								
Parapets								
Masonry: Brick	75%	2-4	\$4,000	LIFE	**	5	\$1,300	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Chimneys And Rear Wall At Lower Roof</i>								
Metal Cornice	10%			2043	**	10	\$600	
Metal Panel	5%			2048	**	5	\$300	
Slate	10%	0-2	\$2,100	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones And Cap Stone At Chimney</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parging Deteriorated - Various Coping Stones</i>								
Roof								
Modified Bitumen	10%	Now	\$2,900	2038	**			
<i>Debris Present, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Lower Roof - Debris From Construction On Adjacent Site</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lower Roof Above Back Stage Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof Above Back Stage Stairs</i>								
Modified Bitumen	80%	0-2	\$2,400	2028			\$23,600	
<i>Blisters, Extent : Light, Area Affected : 15%</i>								
<i>Location : Upper Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Upper Roof With Mechanical Equipment</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Surface Between Mechanical Units</i>								
Sloped Glazing	10%	Now	\$14,800	LIFE	**	5	\$6,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Open Seams At Single Pane Glass</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Seams - During Driving Rain</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	40%	0-2	\$11,100	2027	\$55,300	3	\$6,000	
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Treads On Metal Pan Stairs And At Balcony Entrances</i>								
Cast in Place Concrete	20%			LIFE	**	5	\$8,700	
Ceramic Tile	5%			2037	**	5	\$500	
Wood	35%	Now	\$37,500	2043	**	5	\$3,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Room Of Third Floor Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 3rd Floor Dance Studio / Offices And 4th Floor Offices</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,200	
Gypsum Board	10%			LIFE	**	5-10	\$4,700	
Masonry: Brick	80%	0-2	\$93,300	LIFE	**			
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Stairwell - Between 2nd And 3rd Floors</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Walls - Opposite Dressing Rooms</i>								
Ceilings								
Exposed Concrete	70%			LIFE	**	5-10	\$8,100	
Gypsum Board	5%			LIFE	**	5-10	\$1,600	
Plaster	25%			LIFE	**	5-10	\$4,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
Electrical								
System Component Type		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$1,600	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$35,200	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Sections</i>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	20%			2036	**	5		
Molded Case Bkrs	80%			2036	**	5	\$100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5		
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,400	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent								
Fluorescent	5%			2028	\$3,600	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor , Basement</i>								
Fluorescent	5%			2028	\$3,600	10	\$300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Bathrooms</i>								
Fluorescent	15%			2023	\$10,900	10	\$900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 4th Floor</i>								
Incandescent	75%			2023	\$54,300	2	\$100	
Egress Lighting								
Emergency, Battery								
Exit, LED	50%			2028	\$4,900	10	\$800	
Exit, LED								
	50%			2043	**	1		
Exterior Lighting								
LED	10%			2036	**			
No Component	90%							
Alarm								
Security System								
No Component								
Generic	70%							
	30%			2023	\$6,600	1	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Doors</i>								
<i>Explanation : Intrusion Alarm Only, Door Contacts</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2023	\$74,900	1-3	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Alarm Bells And Smoke Detectors</i>								

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

Heating

Note : 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
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	* *	1	\$3,300	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,100	2027	\$10,600	4	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	50%			2028	\$47,600	1	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Package Unit</i>								
Air Handler	20%	Now	\$19,100	2038	* *	1	\$700	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Coil Leaks, Roof</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1-10 Ton Unit. Roof</i>								
Convectror/Radiator	20%			2026	\$7,300	1	\$400	
Fan Coil Unit/Heat	10%			2028	\$10,100	1	\$200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2028	\$59,400	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : 1-50 Ton Unit. Roof</i>								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$17,000	2038	* *	2	\$100	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Compressor</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Coil</i>								
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Split Unit	10%			2028	\$14,500			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit. R-410a</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
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning							
Terminal Devices							
Fan Coil - 4 Pipe	10%		2028	\$15,900	1	\$200	
No Component	90%						
Heat Rejection							
Air Cooled Condenser Unit	10%		2028	\$1,400	2	\$500	
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,900	
Exhaust Fans							
Interior	10%		2028	\$2,400	2		
Roof	90%		2028	\$10,100	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	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%		2028	\$10,000	1-2	\$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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 18-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4439683

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$112,000	
Total	\$112,000	
Importance Code A	\$112,000	
Total	\$112,000	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,900		\$27,600	\$2,700
Interior Architecture	\$2,100	\$200	\$13,500	
Electrical	\$9,600		\$4,700	
Mechanical	\$200	\$200	\$1,100	\$300
Total	\$15,800	\$500	\$46,900	\$3,100
Importance Code A	\$4,000	\$100	\$27,700	\$2,900
Importance Code B	\$11,600	\$400	\$19,100	\$200
Importance Code C	\$200			
Total	\$15,800	\$500	\$46,900	\$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
QUEENS BOTANICAL GARDEN EDUCATION BLDG

Asset # : 2235

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								
Concrete Masonry Unit	10%			LIFE	**	5	\$500	
Stucco Cement	90%	Now	\$50,900	2031	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Main Entrance</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entrance Lobby And Classroom Adjacent To Lobby</i>								
<hr/>								
Windows								
Aluminum	100%	2-4	\$61,100	2051	**	5	\$700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Metal Panel	5%			2036	**	5	\$100	
Stucco Cement	95%			2024		5	\$1,600	
<hr/>								
Roof								
Asphalt Shingle	10%			2022		10	\$100	
Built-Up (BUR)	65%			2021		10	\$4,900	
Metal Panel	20%	Now	\$900	2031	**			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
<hr/>								
Sloped Glazing	5%	0-2	\$2,200	LIFE	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Glass Pane At Entrance</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Around Frame At Entrance</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$900	
Ceramic Tile	5%			2029	**	5	\$200	
Vinyl Tile	45%			2026		3	\$700	
Vinyl Tile	40%			2021		3	\$600	
<hr/>								
Interior Walls								
Ceramic Tile	5%			2029	**	5	\$400	
Concrete Masonry Unit	25%			LIFE	**	5	\$800	
Gypsum Board	70%			LIFE	**	5	\$3,200	
<hr/>								
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$100	
Gypsum Board	90%	Now	\$1,800	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Room With Water Main</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 EDUCATION BLDG

Asset # : 2235

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$1,500	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 200 Amperes</i>							
<hr/>								
Raceway								
Conduit	50%			2026	\$15,600	1		
Conduit	50%			2036	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	45%			2025	\$6,700	5		
Molded Case Bkrs	50%			2034	**	5		
<hr/>								
Wiring								
Thermoplastic	75%			2026	\$20,800	1		
Thermoplastic	25%			2036	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2024	\$15,100	5		
<hr/>								
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,500	LIFE	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Corroded</i>							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	15%			2021	\$3,900	10	\$400	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
Fluorescent	85%			2026	\$22,200	10	\$2,000	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
<hr/>								
Egress Lighting								
Exit, Service	100%			2021	\$400	1		
<hr/>								
Exterior Lighting								
HID	100%			2026	\$9,900	10		
<hr/>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	**	5	\$100	
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$2,400	1	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : C C T V Surveillance Camera</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 EDUCATION BLDG

Asset # : 2235

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2036	**	1		
Conversion Equipment Hot Water Boiler	100%			2039	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 1 Natural Gas Fired Hot Water Boiler</i>								
Distribution Hot Wtr Piping/Pump	100%			2034	**	4	\$100	
Terminal Devices Convactor/Radiator	100%			2031	**	1	\$900	
Air Conditioning								
Energy Source Electricity	100%			2034	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	100%			2026	\$19,800	2	\$200	
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$3,400	
Plumbing								
H/C Water Piping Brass/Copper	100%			2036	**	1		
Water Heater Electric	100%			2025	\$2,200	4		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Of Roof Near Green House Exit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around Perimeter Of Roof</i>								
<i>Explanation : Leaders And Gutters Into Cast Iron Under Ground Piping</i>								
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 18-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4518264

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$245,100	\$110,100
Total	\$245,100	\$110,100
Importance Code A	\$245,100	\$110,100
Total	\$245,100	\$110,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$38,900			
Interior Architecture	\$30,200			
Electrical	\$100	\$100	\$8,900	
Mechanical	\$2,100	\$100	\$100	\$200
Total	\$71,200	\$100	\$9,000	\$200
Importance Code A	\$38,900			
Importance Code B	\$2,100	\$100	\$9,000	\$200
Importance Code C	\$30,200			
Total	\$71,200	\$100	\$9,000	\$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
QUEENS BOTANICAL GARDEN GREENHOUSE
Asset # : 2234

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								
Stucco Cement	15%	Now	\$3,700	2031	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Base</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Window Wall	85%	Now	\$34,800	2036	**	5	\$6,800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$52,100	2051	**	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2029	**	10	\$400	
Roof								
Sloped Glazing	100%	Now	\$193,000	LIFE	**	5	\$110,100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$7,800	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Along Central Axis Path</i>								
Interior Walls								
Cast in Place Concrete	100%	Now	\$30,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2026	\$3,700	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$7,500	5	\$100	
Wiring								
Thermoplastic	100%			2026	\$8,200	1		
Motor Controlllers								
Locally Mounted	100%			2024	\$7,200	5		

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
QUEENS BOTANICAL GARDEN GREENHOUSE
Asset # : 2234

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	
Lighting								
Interior Lighting Fluorescent	100%			2021	\$5,200	10	\$2,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Lighting Protection								
Arresters/Cabling Generic	100%			2029	**	5	\$100	
<hr/>								
Alarm								
Security System No Component Generic	80%			2021	\$1,400	1	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Education Building</i>								
<i>Explanation : Hot Water Provided From Adjacent Building</i>								
<hr/>								
Distribution Hot Wtr Piping/Pump	100%			2034	**	4	\$100	
<hr/>								
Terminal Devices Convactor/Radiator	100%			2031	**	1	\$800	
<hr/>								
Ventilation								
Exhaust Fans Wall Unit	100%			2026	\$800	2	\$100	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2036	**	1		
<hr/>								
Water Heater Electric	100%			2019	\$2,000	4		
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 18-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4518265

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$72,000	\$41,100
Total	\$72,000	\$41,100
Importance Code A	\$72,000	\$41,100
Total	\$72,000	\$41,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$38,300		\$1,000	
Interior Architecture	\$400			
Electrical			\$11,200	
Mechanical	\$1,200	\$100		\$100
Total	\$39,900	\$100	\$12,300	\$100
Importance Code A	\$38,300		\$1,000	
Importance Code B	\$1,600	\$100	\$11,200	\$100
Importance Code C				
Total	\$39,900	\$100	\$12,300	\$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
QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE

Asset # : 2233

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	15%			2036	**	5-10	\$3,800	
Stucco Cement	35%	Now	\$4,700	2031	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Perimeter Walls</i>								
Window Wall	50%	Now	\$4,500	2036	**	5	\$3,500	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$24,500	2051	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	40%	Now	\$4,600	2031	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Facades</i>								
Sloped Glazing	60%	Now	\$72,000	LIFE	**	5	\$41,100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$4,200	
Ceramic Tile	10%			2029	**	5	\$200	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$1,500	
Ceilings								
Gypsum Board	25%	0-2	\$200	LIFE	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : By Water Main</i>								
Metal Panel	15%			LIFE	**	5	\$200	
No Component	60%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2026	\$3,700	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$7,500	5		
Wiring								
Thermoplastic	100%			2026	\$8,200	1		

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
QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE

Asset # : 2233

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	
Lighting								
Interior Lighting Fluorescent	100%			2021	\$3,100	10	\$1,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting Exit, Service	100%			2021	\$400	1		
Exterior Lighting HID	100%			2021	\$5,400	10		
Alarm								
Security System No Component Generic	80%			2021	\$900	1	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Education Building</i>								
<i>Explanation : Hot Water Provided From Adjacent Building</i>								
Distribution Hot Wtr Piping/Pump	100%			2034	**	4	\$100	
Terminal Devices Convactor/Radiator	100%			2031	**	1	\$500	
Ventilation								
Exhaust Fans Wall Unit	100%			2026	\$500	2		
Plumbing								
H/C Water Piping Brass/Copper	100%			2036	**	1		
Water Heater Electric	100%			2019	\$1,200	4		
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 18-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4439684

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,200			
Interior Architecture	\$100			
Electrical	\$100	\$100	\$4,200	\$100
Mechanical	\$500	\$300	\$500	\$300
Total	\$1,800	\$300	\$4,700	\$400
Importance Code A	\$1,500	\$100	\$400	\$100
Importance Code B	\$200	\$300	\$4,300	\$300
Importance Code C	\$100			
Total	\$1,800	\$300	\$4,700	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	10%			2039	**	5	\$1,500	
Metal Panel	70%	Now	\$400	2052	**	5	\$5,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Metal Coiling Doors	15%			2043	**	5	\$1,900	
Wood	5%			2043	**	5	\$1,000	
Windows								
Aluminum	100%			2048	**	5	\$100	
Roof								
Metal Panel	100%			2043	**	10	\$3,200	
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	**	5	\$1,700	
Ceramic Tile	5%			2039	**	5		
Vinyl Tile	10%			2034	**	3		
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$100	
Gypsum Board	30%			LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Window In South Facing Lounge / Office</i>								
Metal Panel	65%			LIFE	**			
Ceilings								
Exposed Struc: Steel	90%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$100	
Wiring								
Thermoplastic	100%			2046	**	1		
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. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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

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	

Lighting

Interior Lighting Fluorescent	90%			2031	**	10	\$3,700	
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T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building

HID	10%			2031	**	10		
Exterior Lighting Fluorescent	100%			2031	**	10	\$400	

Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%
Location : Outside

Alarm

Security System No Component	70%							
Generic	30%			2031	**	1	\$500	

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Outside, Repair Shops
Explanation : CCTV Surveillance Cameras

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

Heating

Energy Source Electricity	10%			2052	**	1		
Natural Gas	90%			2052	**	1		

Conversion Equipment Furnace	25%			2031	**	1	\$600	
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Other Observation, Extent : Light, Area Affected : 90%
Location : Throughout Office Space
Explanation : 4 Through The Wall Gas Fired Space Heaters

Heat Pump Air Sourced	10%			2027	\$1,400	2	\$100	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Offices
Explanation : 2 Wall Hung Heat Pumps

Radiant Heater	65%			2031	**	2	\$1,400	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Maintenance And Horticulture Shops
Explanation : 2 Gas Fired Radiant Space Heaters

Air Conditioning

Energy Source Electricity	100%			2048	**	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
QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE

Asset # : 2236

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	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	15%			2027	\$23,600	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Offices</i>								
<i>Explanation : Wall Hung Packaged Units</i>								
Window/Wall Unit	25%			2024	\$2,200	1		
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Offices</i>								
<i>Explanation : The Heat Pumps Are Accounted For Under Heating Conversion Equipment</i>								
No Component	50%							
Ventilation								
Exhaust Fans								
Wall Unit	100%			2031	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Water Heater								
Electric	100%			2024	\$3,700	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Plastic/PVC	100%			2043	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2052	**	1-2	\$1,300	

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 18-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5107 **Lot** : 200 **BIN** : 4439682

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$47,100
Total		\$47,100
Importance Code B		\$47,100
Total		\$47,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$13,500			\$8,200
Interior Architecture	\$1,000		\$600	
Electrical	\$1,400	\$1,100	\$18,300	\$1,600
Mechanical	\$2,000	\$3,900	\$3,300	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$21,900	\$8,900	\$26,200	\$17,300
Importance Code A	\$13,500	\$1,000		\$9,200
Importance Code B	\$8,000	\$7,900	\$26,100	\$8,100
Importance Code C	\$400			
Total	\$21,900	\$8,900	\$26,200	\$17,300



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
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset # : 2232

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	35%			LIFE	**	5	\$19,300	
Metal Panel	10%			2052	**	5-10	\$7,600	
Window Wall	10%			2052	**	5	\$4,100	
Wood	45%	0-2	\$13,000	2039	**	5	\$12,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 35%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	100%			2048	**	5	\$2,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Shading Devices</i>								
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$6,400	
Metal Panel	25%			2052	**	5	\$1,200	
Metal Rail	15%			2043	**	5-10	\$3,400	
Pre-Cast Concrete	10%	Now	\$400	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Underside Of Coping Stones At Green Roof</i>								
Roof								
Cast in Place Concrete	25%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Auditorium</i>								
<i>Explanation : Green Roof With Vegetation</i>								
IRMA/Protected Membrane	30%			2034	**	10	\$4,800	
<i>Debris on Roof, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Scuppers Blocked By Vegetation Growth</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 2nd Floor Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Atop 2nd Floor Roof</i>								
<i>Explanation : Solar Panels</i>								
IRMA/Protected Membrane	5%			2034	**	10	\$800	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Auditorium Wing</i>								
Single Ply Membrane	35%			2034	**	10	\$5,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Canopy Over Open Space</i>								
<i>Explanation : This Roof Is Used For Water Collection</i>								
Sloped Glazing	5%			LIFE	**	5	\$10,600	

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
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset # : 2232

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	5%			2027	\$15,300	3	\$1,800	
Cast in Place Concrete	90%			LIFE	**	5	\$47,100	
Ceramic Tile	5%			2039	**	5	\$1,200	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$400	
Concrete Masonry Unit	50%			LIFE	**	5	\$1,400	
Gypsum Board	40%	0-2	\$200	LIFE	**	5	\$1,700	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above Auditorium Windows At Lintel</i>								
Wood	5%			LIFE	**	5	\$1,400	
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$2,400	
Exposed Concrete	30%			LIFE	**	5	\$1,100	
Gypsum Board	30%			LIFE	**	5	\$9,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium Ceiling</i>								
Metal Panel	30%			LIFE	**	5	\$9,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underside Of Open Canopy</i>								
<i>Explanation : Roof Above Is Used As A Water Collector</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								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room / Roof</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes And 3- 60 Amperes, 3- 30 Amperes For Solar Panels</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5	\$100	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$400	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controlllers								
Locally Mounted	20%			2039	**	5		
Variable Frequency Drive	80%			2039	**			

Ground

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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 BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset # : 2232

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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	94%			2031	**	10	\$13,800	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2031	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Auditorium</i>								
LED	1%			2031	**			
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$1,900	
Exit, LED	50%			2054	**	1		
Exterior Lighting								
Fluorescent	50%			2031	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
LED	50%			2031	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Lobby</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells, Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2052	**	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2030	**	2	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 8 Water To Water Heat Pumps</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset # : 2232

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%			2048	**	4	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dual Temperature Water Piping Observed</i>								
Terminal Devices								
Air Handler	80%			2034	**	1	\$7,900	
Fan Coil Unit/Heat	20%			2034	**	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Terminal Devices								
Air Handler/Cool/Ht	50%			2034	**	1	\$5,000	
Induction Unit	50%			2034	**	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Variable Air Volume Terminal Units</i>								
Heat Rejection								
Geothermal	100%			2061	**	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,900	
Exhaust Fans								
Interior	100%			2034	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Water Heater								
Electric	100%			2024		4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$300	
Backflow Preventer								
Generic	100%			2034	**	1	\$1,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2 Floors</i>								
<i>Explanation : 1 Unit</i>								
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
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.**

Asset # : 2232

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
Fire Suppression	Sprinkler							
	Generic	100%			2052	* *	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,1m,ph
Block : 2018 **Lot** : 1 **BIN** : 4458851

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,643,900	\$310,900
Interior Architecture		\$368,600
Electrical		\$742,400
Mechanical	\$312,900	\$1,976,100
Total	\$1,956,800	\$3,398,000
Importance Code A	\$1,643,900	\$331,800
Importance Code B	\$312,900	\$3,021,700
Importance Code C		\$44,500
Total	\$1,956,800	\$3,398,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$24,800			
Interior Architecture	\$46,100	\$5,100	\$136,000	
Electrical	\$19,200	\$42,700	\$19,200	\$18,800
Mechanical	\$74,900	\$48,100	\$113,600	\$48,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$172,800	\$103,800	\$276,700	\$74,700
Importance Code A	\$38,300	\$13,900	\$13,600	\$13,600
Importance Code B	\$114,300	\$89,900	\$263,100	\$61,100
Importance Code C	\$20,200			
Total	\$172,800	\$103,800	\$276,700	\$74,700



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
QUEENS MUSEUM
Asset # : 1551

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								
Glazed Ceramic Panel	5%	Now	\$61,000	LIFE	**	5	\$29,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Penthouse, South Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Base, Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Base</i>								
<i>Explanation : Painted Surfaces</i>								
Granite Panels	5%			LIFE	**	5	\$4,700	
Panel/Paver: Limestone	55%	Now	\$1,496,000	LIFE	**	5	\$51,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade, East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade, East Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted Surfaces</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$20,300	
Pre-Cast Concrete	15%			LIFE	**	5	\$60,800	
Window Wall	15%	Now	\$18,000	2055	**	5	\$35,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : East And West Facades</i>								
Windows								
Aluminum	10%			2050	**	5	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Glass Block	85%	Now	\$6,800	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse, West Facade</i>								
Metal Louvers	5%			2028		10	\$300	
Parapets								
Metal Panel	100%			2035	**	5	\$75,900	
Roof								
Single Ply Membrane	20%			2035	**	10	\$22,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Mezzanine</i>								
Skylight, Metal/Glass	15%			2055	**	10	\$56,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Old Skating Rink</i>								
Spray-on Foam	65%			2035	**	5	\$97,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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
QUEENS MUSEUM
Asset # : 1551

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	5%			2021	\$130,900	3	\$15,400	
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Offices</i>								
Carpet	5%			2026	\$130,900	3	\$15,400	
Cast in Place Concrete	5%			LIFE	**	5	\$22,500	
Cast in Place Concrete	50%			LIFE	**	5	\$224,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Skating Rink</i>								
Ceramic Tile	5%			2034	**	5	\$10,300	
Wood	15%			2053	**	5	\$57,800	
Under Construction	15%							
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$5,500	
Glass Block	5%			LIFE	**			
Glass: Single Pane	2%			LIFE	**	5	\$1,600	
Gypsum Board	18%			LIFE	**	5	\$11,800	
Gypsum Board	50%			LIFE	**	5	\$32,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Skating Area</i>								
Plaster	5%	Now	\$17,500	LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof Stairs</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Stairs</i>								
Under Construction	15%							
Ceilings								
Gypsum Board	20%			LIFE	**	5	\$51,400	
Gypsum Board	10%	Now	\$20,700	LIFE	**	5	\$25,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First Floor Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Offices</i>								
Plaster	5%			LIFE	**	5	\$6,400	
Not Accessible	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Ceiling Over Old Skating Rink</i>								
<i>Explanation : This Component Is Actually Fabric.</i>								
Under Construction	15%							

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
QUEENS MUSEUM
Asset # : 1551

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2025	\$21,000	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Main Service Switch Rated @ 3000 Amperes</i>								
Fused Disc Sw	50%			2055	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes - Recently Installed</i>								
Transformers								
Dry Type	100%			2030	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 1000 Kva, 480/277/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	45%			2025	\$36,600	5	\$300	
Fused Disc Sw	45%			2055	**	5	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
Molded Case Bkrs	10%			2055	**	5	\$400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
Raceway								
Conduit	50%			2035	**	1		
Conduit	50%			2055	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Panelboards								
Fused Disc Sw	10%			2033	**	5	\$300	
Molded Case Bkrs	40%			2033	**	5	\$1,400	
Molded Case Bkrs	50%			2050	**	5	\$1,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Wiring								
Thermoplastic	50%			2035	**	1		
Thermoplastic	50%			2055	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Motor Controllers								
Locally Mounted	20%			2030	**	5	\$200	
Motor Control Center	40%			2030	**	5	\$1,500	
Variable Frequency Drive	40%			2045	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								

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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
QUEENS MUSEUM
Asset # : 1551

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$42,200	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room 1</i>						
Generators								
Diesel	100%			2040	**	1	\$53,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated @ 360 Kw - Recently Installed</i>						
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$5,100	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator</i>						
Fuel Storage								
Main Tank	100%			2065	**	5	\$4,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 275 Gallon Capacity - Recently Installed</i>						
Lighting								
Interior Lighting								
Fluorescent	10%			2025	\$44,300	10	\$12,600	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
Fluorescent	10%			2030	**	10	\$12,600	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
Fluorescent	5%			2033	**	10	\$6,300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
HID	2%			2033	**	10	\$100	
Incandescent	40%			2033	**	2	\$1,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : New Galleries</i>						
		<i>Explanation : Track Lights</i>						
Incandescent	33%			2025	\$548,100	2	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Old Galleries</i>						
		<i>Explanation : Track Lights</i>						

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

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	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2025	\$92,400	10	\$16,600	
Exit, LED	20%			2065	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exit, Service	30%			2025	\$11,100	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$15,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras - Recently Installed</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$84,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Recently Installed - Strobe Lights, Manual Pull Stations, Horns And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Steam Boiler	100%			2030	**	1	\$135,900	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : #1 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Former Ice Rink Side Of Building</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$108,600	2035	**	4	\$6,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Controls</i>								
Terminal Devices								
Air Handler	80%			2030	**	1	\$67,900	
Convactor/Radiator	20%			2030	**	1	\$8,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2028	\$1,452,200	1	\$148,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$6,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$84,900	
Heat Rejection								
Water Cooling Tower	100%			2023	\$487,000	2	\$138,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,500	
Exhaust Fans								
Interior	80%			2030	**	2	\$3,400	
Roof	20%			2030	**	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	\$204,400	2055	**	4	\$13,600	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Unit Is Too Small To Handle Entire Building</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$19,600	4	\$2,900	
Sewage Ejector(s)								
Electric	100%			2025	\$37,000	4	\$5,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2051	**	1-5	\$69,200	
Sprinkler								
No Component	98%							
Generic	2%			2051	**	1-2	\$800	

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m,2
Block : 2018 **Lot** : 1 **BIN** : 4464056

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$51,300	\$260,000
Interior Architecture		\$1,653,100
Electrical	\$38,300	\$576,100
Mechanical		\$915,700
Total	\$89,500	\$3,405,000
Importance Code A	\$51,300	\$398,000
Importance Code B	\$38,300	\$1,353,900
Importance Code C		\$1,653,100
Total	\$89,500	\$3,405,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$32,100	\$10,600	\$22,100	\$200
Interior Architecture	\$1,000	\$2,900	\$9,700	\$2,900
Electrical	\$7,800	\$38,400	\$6,100	\$5,200
Mechanical	\$12,000	\$13,100	\$17,400	\$9,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$60,700	\$72,900	\$63,200	\$25,400
Importance Code A	\$34,000	\$12,600	\$24,000	\$2,100
Importance Code B	\$26,400	\$60,300	\$36,500	\$23,300
Importance Code C	\$400		\$2,700	
Total	\$60,700	\$72,900	\$63,200	\$25,400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	50%			LIFE	**	5	\$139,000	
Cast in Place Concrete	15%			LIFE	**	5	\$41,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Mezzanine Offices</i>								
<i>Explanation : New Addition Built In 2008</i>								
Cast in Place Concrete	10%	Now	\$31,300	LIFE	**	5	\$27,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Managers Office In Basement</i>								
Metal Panel	5%			2045	**	5-10	\$19,100	
Metal Panel	3%			2051	**	5-10	\$11,500	
Metal Coiling Doors	5%			2038	**	5	\$8,700	
Window Wall	12%			2051	**	5	\$25,000	
Windows								
Aluminum	20%			2047	**	5	\$300	
Glass Block	80%			LIFE	**	5	\$800	
Parapets								
Cast in Place Concrete	80%			LIFE	**	5	\$51,500	
Copper/Terne	5%			2069	**	5	\$1,500	
Metal/Glass Curt Wall	10%			2051	**	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Mezzanine Offices</i>								
<i>Explanation : This Component Is Actually Glass Panel With Metal Frame</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	
Roof								
Copper/Terne	5%			2060	**	10	\$5,400	
IRMA/Protected Membrane	25%			2033	**	10	\$10,800	
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Drain At Roof Over Second Floor Offices</i>								
IRMA/Protected Membrane	5%			2033	**	10	\$2,200	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over New Lobby</i>								
Metal Panel	65%			2030	**	10	\$51,300	
Interior								
Floors								
Carpet	20%			2024		3	\$17,200	
Carpet	10%			2026		3	\$8,600	
Cast in Place Concrete	20%			LIFE	**	5	\$25,100	
Ceramic Tile	2%			2034	**	5	\$1,100	
Ceramic Tile	3%			2038	**	5	\$1,700	
Marble Panels	17%			LIFE	**	5	\$7,300	
Vinyl Tile	18%			2030	**	3	\$3,900	
Wood	10%			2053	**	5	\$10,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	3%			2038	**	5	\$1,200	
Ceramic Tile	2%			2034	**	5	\$800	
Fabric on Framing	28%			2026	\$1,653,100	5	\$5,400	
Glass: Single Pane	10%			LIFE	**	5	\$2,900	
Gypsum Board	10%			LIFE	**	5	\$2,300	
Gypsum Board	14%			LIFE	**	5	\$3,300	
Plaster	18%			LIFE	**	5	\$2,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Managers Office In Basement</i>								
Wood	5%			LIFE	**	5	\$7,700	
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$5,700	
Exposed Concrete	10%			LIFE	**	5	\$900	
Exposed Struc: Wood	30%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$10,700	
Gypsum Board	10%			LIFE	**	5	\$7,200	
Metal Panel	10%			LIFE	**	5	\$7,200	
Plaster	15%			LIFE	**	5	\$5,400	

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%			2045	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Feeder Switch Rated @ 600 Amperes And 4160 Volts</i>								
Transformers								
Dry Type	100%			2023	\$137,200	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750 Kva, 4160-208/120v</i>								
Feeders								
Cable	100%			2024	\$15,400	1		
Raceway								
Conduit	100%			2025	\$40,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$2,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 2500 Amperes Each</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2038	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 75 Kva And 50 Kva</i>							
Switchgear / Switchboard								
Fused Disc Sw	50%			2025	\$16,100	5	\$100	
Fused Disc Sw	45%			2045	**	5	\$100	
Molded Case Bkrs	5%			2045	**	5	\$100	
Raceway								
Conduit	80%			2025	\$25,000	1		
Conduit	20%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2041	**	5	\$100	
Molded Case Bkrs	70%			2024	\$15,700	5	\$700	
Molded Case Bkrs	15%			2033	**	5	\$200	
Molded Case Bkrs	5%			2041	**	5	\$100	
Wiring								
Thermoplastic	80%			2025	\$22,200	1		
Thermoplastic	20%			2045	**	1		
Motor Controllers								
Locally Mounted	40%			2023	\$24,100	5	\$100	
Locally Mounted	40%			2030	**	5	\$100	
Variable Frequency Drive	20%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	50%			2030	**	1	\$5,900	
Automatic	50%			2038	**	1	\$5,900	
Generators								
Diesel	100%			2034	**	1	\$14,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 218 Kva Diesel Cummins Genset</i>							
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$1,400	
Fuel Storage								
Main Tank	100%			2053	**	5	\$1,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 200 Gallon Capacity</i>							
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	10%			2020	\$38,300	10	\$3,500	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Fluorescent	10%			2030	**	10	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	20%			2030	**	10	\$7,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	40%			2025	\$153,000	10	\$14,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallways</i>								
Incandescent	20%			2025	\$76,500	2	\$200	
Egress Lighting								
Emergency, Battery	25%			2020	\$12,900	10	\$2,300	
Emergency, Battery	25%			2030	**	10	\$2,300	
Exit, Service	25%			2020	\$1,400	1		
Exit, Service	25%			2030	**	1		
Exterior Lighting								
HID	100%			2025	\$144,300	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$4,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Entrance And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$23,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Station, Strobe Lights And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Hot Water Boiler	50%			2042	**	1	\$9,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : For New Addition, Basement</i>						
	<i>Explanation : 3 Units</i>						
Hot Water Boiler	50%			2023	\$137,900	1	\$9,500
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
	<i>Location : For Old Section, 2nd Floor Boiler Room</i>						
	<i>Explanation : 3 Units</i>						
Distribution Hot Wtr Piping/Pump	100%			2033	**	4	\$1,900
Terminal Devices Air Handler	80%			2025	\$402,600	1	\$18,900
Convactor/Radiator	10%			2030	**	1	\$1,200
Fan Coil Unit/Heat	10%			2025	\$53,600	1	\$1,200
Air Conditioning							
Energy Source Electricity	100%			2041	**	1	
Conversion Equipment Int Pkg Unit - Heating/Cooling	50%			2029	**	2	\$1,200
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>						
	<i>Location : Basement</i>						
Reciprocating Compr/Chiller	50%			2033	**	1	\$8,900
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>						
	<i>Location : Lower Roof</i>						
Distribution CW & CHW Wtr Pipe/Pump No Component	50%			2045	**	4	\$900
Terminal Devices Air Handler/Cool/Ht No Component	50%			2025	\$200,700	1	\$11,800
	50%						
Heat Rejection Air Cooled Condenser Unit No Component	50%			2033	**	2	\$13,300
	50%						
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,300
Exhaust Fans Interior Roof	95%			2025	\$121,000	2	\$1,100
	5%			2030	**	2	\$100
Plumbing							
H/C Water Piping Brass/Copper	100%			2035	**	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
QUEENS THEATRE IN THE PARK
Asset # : 3008

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Water Heater							
Gas Fired	100%			2023	\$21,800	2	\$600
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Non-Submersible	100%			2030	* *	4	\$800
Sewage Ejector(s)							
Electric	100%			2030	* *	4	\$1,500
Backflow Preventer							
Generic	100%			2030	* *	1	\$2,300
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Gearless Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-3</i>					
		<i>Explanation : 2 Units - 1 Passenger, 1 Freight</i>					
Fire Suppression							
Standpipe							
Generic	100%			2045	* *	1-5	\$19,300
Sprinkler							
Generic	100%			2045	* *	1-2	\$10,700
Chemical System							
Generic	100%			2024	\$1,900	1-3	\$3,700

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 12-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,att
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$358,100	\$148,500
Interior Architecture	\$471,000	\$93,800
Electrical		\$703,700
Total	\$829,100	\$946,000
Importance Code A	\$358,100	\$196,200
Importance Code B	\$377,700	\$749,700
Importance Code C	\$93,200	
Total	\$829,100	\$946,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$69,800			
Interior Architecture	\$154,400			\$6,400
Electrical	\$37,900	\$2,300	\$2,800	\$2,500
Mechanical	\$47,500	\$7,100	\$8,800	\$7,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$313,500	\$13,300	\$15,600	\$20,500
Importance Code A	\$69,800			
Importance Code B	\$196,500	\$13,300	\$15,600	\$20,500
Importance Code C	\$47,200			
Total	\$313,500	\$13,300	\$15,600	\$20,500



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

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

*** 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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$117,500	
Windows								
Wood	100%	Now	\$201,100	2036	**	5	\$89,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : G - C Hyphen And Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : G - C Hyphen</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : G - C Hyphen</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hyphen - Interconnecting Corridor</i>								
<i>Explanation : Hyphen Is An Exterior Interconnecting Corridor Between Buildings</i>								
Parapets								
Metal Cornice								
	40%	Now	\$17,800	2056	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Rail								
	10%	0-2	\$2,300	2041	**	5	\$3,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Hyphens G - F And G - H, Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Hyphens G - F And G - H</i>								
Wood Cornice								
	50%	Now	\$27,000	2038	**	5	\$12,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wing, Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wing</i>								
Roof								
Copper/Terne								
	15%			2056	**	10	\$14,600	
Modified Bitumen								
	10%	Now	\$22,700	2038	**			1
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Hyphen G - C</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane								
	75%	2-4	\$98,100	2038	**			2
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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
SNUG HARBOR CULT CNTR BOTN GDN BLDG G
Asset # : 2413

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	Now	\$93,900	2030	**	3	\$11,100	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$38,300	LIFE	**	5	\$16,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
Ceramic Tile	10%	Now	\$142,600	2043	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	Now	\$93,800	2038	**	3	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen Corridor</i>								
Vinyl Tile	15%			2028	\$93,800	3	\$5,500	
Wood	40%			2063	**	5	\$55,300	
Interior Walls								
Gypsum Board	30%			LIFE	**	5-10	\$33,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	60%	2-4	\$93,200	LIFE	**	5	\$11,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$51,700	
Ceilings								
AcousTileConcealSpLn	10%	2-4	\$11,900	2033	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Gypsum Board	25%			LIFE	**	5-10	\$63,300	
Plaster	65%	Now	\$62,800	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic, Stair</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$47,700	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Disconnect Switches Rated @ 600 Amperes Each</i>								

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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		Priority
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%			2026	\$137,200	3	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 4160/208 Volts</i>						
Feeder								
Cable	100%			2027	\$15,400	1		
Raceway								
Conduit	100%			2028	\$40,900	1		
Under 600 Volts								
Transformers								
Dry Type	100%			2026	\$15,800	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 75 Kva, 480/277 Volts</i>						
Switchgear / Switchboard								
Fused Disc Sw	80%			2028	\$58,500	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 3- Vertical Sections</i>						
Fused Disc Sw	20%			2048	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 1- Vertical Section</i>						
Raceway								
Conduit	80%			2028	\$28,200	1		
Conduit	20%			2054	**	1		
Panelboards								
Fused Disc Sw	5%			2027	\$2,200	5		
Fused Knife Sw	5%	0-2	\$2,200	2053	**	5		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Molded Case Bkrs	65%			2027	\$29,100	5	\$600	
Molded Case Bkrs	25%			2050	**	5	\$200	
Wiring								
Braided Cloth	40%	2-4	\$20,600	2053	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	25%			2054	**	1		
Thermoplastic	35%			2028	\$18,000	1		
Motor Controllers								
Locally Mounted	50%			2033	**	5	\$100	
Variable Frequency	50%			2045	**			
Drive								
Ground								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%	2-4	\$9,500	LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	45%			2028	\$271,500	10	\$15,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2028	\$30,200	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	35%			2036	**	10	\$11,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	10%			2028	\$60,300	2	\$100	
LED	5%			2036	**			
Egress Lighting								
Emergency, Battery	40%			2023	\$19,800	10	\$3,500	
Emergency, Battery	10%			2036	**	10	\$900	
Exit, LED	10%			2063	**	1		
Exit, Service	40%			2023	\$4,900	1		
Alarm								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$22,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$29,100	2038	**	4	\$1,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Supply Line Between Buildings K And G</i>								

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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
SNUG HARBOR CULT CNTR BOTN GDN BLDG G
Asset # : 2413

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Terminal Devices							
Air Handler	60%			2033	**	1	\$13,600
Convactor/Radiator	40%			2041	**	1	\$4,800
Air Conditioning							
Energy Source							
District C.W.	100%			2038	**	1	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Building L</i>					
		<i>Explanation : Chilled Water From Power House</i>					
Distribution							
CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$1,800
Terminal Devices							
Air Handler/Cool/Ht	100%			2033	**	1	\$22,700
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,500
Exhaust Fans							
Interior	100%			2033	**	2	\$1,100
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2038	**	1	
Water Heater							
Electric	100%			2023		4	\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Providing Hot Water To Adjacent Building As Well.</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement, 1, 2, 3 Floor</i>					
		<i>Explanation : One Unit</i>					
Fire Suppression							
Standpipe							
Generic	100%			2038	**	1-5	\$18,500
Sprinkler							
Generic	100%			2038	**	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.

**DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR BOTN GDN BLDG G**

Asset # : 2413

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Chemical System Generic	100%			2023	\$1,900	1-3	\$4,000	
<i>Dry System, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : The Kitchen Is Under Construction.</i>								

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 20-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Floors OG
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		\$46,500
Mechanical	\$39,300	
Total	\$39,300	\$46,500
Importance Code B	\$39,300	\$46,500
Total	\$39,300	\$46,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,500		\$11,900	
Interior Architecture	\$16,900		\$200	\$100
Electrical	\$400	\$300	\$300	\$300
Mechanical	\$700	\$200	\$700	\$200
Total	\$24,500	\$500	\$13,100	\$600
Importance Code A	\$6,800	\$200	\$12,200	\$200
Importance Code B	\$17,500	\$300	\$900	\$500
Importance Code C	\$200			
Total	\$24,500	\$500	\$13,100	\$600



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Wood	90%	4+	\$6,500	2041	**	5	\$15,500	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Front Facade</i>							
Wood Overhead Doors	10%			2041	**	5	\$3,400	
Windows								
Aluminum	5%			2044	**	5		
No Component	95%							
Roof								
Metal Panel	100%			2041	**	10	\$10,200	
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	**	5	\$16,700	
Vinyl Tile	15%	2-4	\$300	2033	**	3	\$300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Gypsum Board	10%	2-4	\$200	LIFE	**	5	\$200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
No Component	90%							
Ceilings								
AcousTileSusp.Lay-In	10%			2041	**	5	\$500	
Exposed Struc: Steel	90%			LIFE	**	10	\$8,100	
Site Pavements								
On-Site Walkways								
Asphalt	100%			2037	**			

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%			2038	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 225 Amperes</i>							
Transformers								
Dry Type	100%			2033	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 75 Kva 480-208/120v</i>							
Raceway								
Conduit	100%			2038	**	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	25%			2036	**	5		
Molded Case Bkrs	75%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	50%			2028	\$4,900	10	\$2,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Garage</i>						
HID	50%			2028	\$18,400	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2028	\$3,000	10	\$500	
Exit, Service	50%			2028	\$600	1		
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$46,500	1-3	\$2,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station And Alarm Bells</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	25%			2048	**	1		
Natural Gas	75%			2048	**	1		
Conversion Equipment								
Furnace	75%			2028	\$7,400	1	\$1,700	
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : One Unit</i>						
Radiant Heater	25%			2023	\$18,600	2	\$500	
Air Conditioning								
Energy Source								
Electricity	25%			2044	**	1		
No Component	75%							

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR / BOTN GDN BARN OF BOTANY
Asset # : 13418

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	25%			2022	\$39,300	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1 Unit On Top Of Office</i>								
No Component	75%							
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2	\$1,800	
No Component	75%							
Ventilation								
Exhaust Fans								
Wall Unit	25%			2028	\$400	2		
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	25%			2023	\$900	4		
No Component	75%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2028	\$1,100	1	\$300	
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 18-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$49,300	
Total	\$49,300	
Importance Code A	\$49,300	
Total	\$49,300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$25,500			
Interior Architecture	\$700			
Electrical				
Mechanical	\$200	\$300	\$200	\$200
Total	\$26,400	\$300	\$200	\$200
Importance Code A	\$25,600	\$100	\$100	\$100
Importance Code B	\$800	\$100	\$100	\$100
Total	\$26,400	\$300	\$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		Priority
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	\$12,300	
Glass: Special Gauge	55%	2-4	\$49,300	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Explanation : Rusting Members Of Green House Framing</i>								
Masonry: Brick	15%	4+	\$900	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Of Brick Building Above Door</i>								
Windows								
Aluminum	5%			2044	**	5		
Metal Louvers	5%	2-4		2037	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	90%							
Roof								
Slate	10%	2-4	\$300	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Sloped Glazing	90%	0-2	\$18,100	LIFE	**	5	\$20,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	20%	2-4	\$200	LIFE	**	5	\$400	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entrances To Each Wing From Rotunda</i>								
Panel/Paver: Cer/Brk	20%	2-4	\$400	2036	**	5	\$200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	60%							
Ceilings								
Gypsum Board	10%	4+	\$100	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	90%							
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2037	**			

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

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical/ Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 200 Amperes</i>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	10%			2028	\$500	10	\$200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
HID	90%			2028	\$17,600	10	\$100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : (2) Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$200	
Terminal Devices								
Convactor/Radiator	70%			2026	\$8,400	1	\$500	
Fan Coil Unit/Heat	30%			2023	\$10,100	1	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2026	\$1,400	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 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

Plumbing

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors OG
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$140,100	\$72,600
Interior Architecture	\$145,900	
Total	\$286,000	\$72,600
Importance Code A	\$140,100	\$72,600
Importance Code B	\$145,900	
Total	\$286,000	\$72,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,100		\$9,100	
Interior Architecture	\$22,100			
Electrical	\$100			
Mechanical	\$200			
Total	\$23,600		\$9,100	
Importance Code A	\$1,100		\$9,100	
Importance Code B	\$22,400			
Total	\$23,600		\$9,100	



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	80%	4+	\$40,900	LIFE	**	5	\$72,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various</i>								
Wood	20%			2041	**	5	\$18,100	
Windows								
Wood	5%			2044	**	5	\$2,200	
No Component	95%							
Roof								
Clay Tile	100%	Now	\$99,200	2048	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$1,400	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	90%	Now	\$145,900	2044	**	5	\$14,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Struc: Wood	100%			LIFE	**	10	\$20,700	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2037	**			

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%			2048	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 150 Amperes</i>								
Transformers								
Dry Type	100%			2041	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kva 408hv-208/120lv</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
SNUG HARBOR CULT CNTR / BOTN GDN CHINESE SCHOLARS GARDEN
Asset # : 13388

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								
Fused Disc Sw	50%			2048	**	5		
Molded Case Bkrs	50%			2048	**	5	\$100	
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Molded Case Bkrs	100%			2044	**	5	\$200	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Incandescent	10%			2033	**	2		
LED	90%			2036	**			
Exterior Lighting								
HID	10%			2033	**	10		
LED	10%			2033	**			
No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2023	\$2,300	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 19-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$10,600			
Interior Architecture	\$20,900			
Electrical	\$200	\$100	\$200	\$100
Mechanical	\$200	\$300	\$200	\$200
Total	\$31,900	\$400	\$500	\$400
Importance Code A	\$10,700	\$100	\$100	\$100
Importance Code B	\$20,200	\$300	\$300	\$200
Importance Code C	\$1,000			
Total	\$31,900	\$400	\$500	\$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 5 - GIFT SHOP

Asset # : 13420

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$14,000	
Windows								
Wood	100%	4+	\$200	2044	**	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Wood Cornice	100%			2048	**	5-10		
Roof								
Copper/Terne	50%			2056	**	10	\$8,400	
Slate	50%			LIFE	**	10	\$3,400	
Soffits								
Wood	100%			2041	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$800	
Ceramic Tile	5%	2-4	\$400	2037	**	5	\$100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	90%	4+	\$11,400	2056	**	5	\$3,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	100%	2-4	\$1,000	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Ceilings								
Gypsum Board	100%			LIFE	**	5-10	\$12,100	
Site								
Enclosure								
Fence/Gates								
Iron Picket	100%			2048	**			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2037	**			

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%			2038	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Raceway								
Conduit	100%			2038	**	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 COTTAGE 5 - GIFT SHOP

Asset # : 13420

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2038	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	25%			2028	\$1,600	10	\$600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	70%			2023	\$10,600	2		
LED	5%			2033	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$2,000	10	\$300	
Exit, Service	50%			2028	\$400	1		
Exterior Lighting								
Incandescent	10%			2023	\$900	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$200	
Terminal Devices								
Convactor/Radiator	100%			2033	**	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	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 COTTAGE 5 - GIFT SHOP
Asset # : 13420

Mechanical		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									
	Window/Wall Unit	10%			2023	\$600	1		
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2038	* *	1		
Water Heater									
	Gas Fired	100%			2023	\$1,700	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 11-Jul-2017 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,att
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,194,000	
Interior Architecture	\$1,318,100	
Electrical	\$130,500	\$386,800
Mechanical		\$348,800
Site Pavements	\$127,100	
Total	\$3,769,600	\$735,600
Importance Code A	\$2,194,000	
Importance Code B	\$1,284,200	\$735,600
Importance Code C	\$291,400	
Total	\$3,769,600	\$735,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$23,500			
Interior Architecture	\$30,400			
Electrical	\$32,300	\$600	\$800	\$600
Mechanical	\$4,800	\$2,200	\$1,700	\$2,600
Site Enclosure	\$30,600			
Site Pavements	\$27,400			
Total	\$149,000	\$2,800	\$2,500	\$3,200
Importance Code A	\$23,500			
Importance Code B	\$87,800	\$2,800	\$2,500	\$3,200
Importance Code C	\$37,700			
Total	\$149,000	\$2,800	\$2,500	\$3,200



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 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	\$1,094,600	LIFE	**	5	\$33,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	Now	\$660,600	LIFE	**	5	\$8,300	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North Facade</i>								
Windows								
Wood	100%	2-4	\$187,100	2053	**	5	\$30,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	5%	4+	\$1,900	2041	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood Cornice	95%	Now	\$136,900	2058	**	5	\$17,600	1
<i>Deteriorated Finish, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								

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

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	8%	2-4	\$5,100	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	2-4	\$16,500	2038	**			2
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	80%	0-2	\$76,200	2038	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
Skylight, Metal/Glass	2%			2048	**	10	\$1,700	
Soffits								
Masonry: Limestone	100%	2-4	\$38,500	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance</i>								
Interior								
Floors								
Wood	50%	Now	\$660,900	2068	**	5	\$17,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	50%	4+	\$264,400	2063	**	5	\$17,200	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 90%</i>								
<i>Location : 1st Floor</i>								
Interior Walls								
Plaster	50%	Now	\$164,300	LIFE	**	5	\$5,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement And Throughout</i>								
Plaster	50%			LIFE	**	5-10	\$16,000	
Ceilings								
Plaster	20%	0-2	\$70,700	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Plaster	30%	Now	\$157,800	LIFE	**	5	\$6,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Plaster	50%			LIFE	**	5-10	\$31,600	

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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 C - NEWHOUSE CENTER

Asset # : 2414

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	2-4	\$30,600	2054				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various</i>								
Site Pavements								
On-Site Walkways								
Masonry: Granite	50%	2-4	\$127,100	LIFE				**
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Entrance Steps</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance Steps</i>								
Pavers/Stone	50%	2-4	\$27,400	2041				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$80,000	2058		**	5	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment And On Extended Life</i>								
Raceway								
Conduit	90%			2028	\$34,600	1		
Conduit	10%			2038	**	1		
Panelboards								
Fused Toggle Switch	90%	0-2	\$29,300	2053		**	5	\$200
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	10%			2036	**	5	\$100	
Wiring								
Braided Cloth	90%	2-4	\$50,500	2053		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2038	**	1		
Lighting								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	10%			2023	\$44,000	10	\$2,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	10%			2028	\$44,000	10	\$2,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	60%			2023	\$264,100	2	\$300	
LED	20%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$3,000	
Exit, Service	50%			2033	**	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</i>								
Distribution								
Steam Piping/Pump	100%			2038	**			
Terminal Devices								
Convactor/Radiator	100%			2026	\$134,300	1	\$7,900	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$110,000	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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER

Asset # : 2414

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%	Now	\$2,600	LIFE	* *	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Side Yard, Roof Gutters</i>						
Fire Suppression								
	Standpipe							
	Generic	100%			2028	\$104,500	1-5	\$12,800
	Sprinkler							
	Generic	100%			2038	* *	1-2	\$6,900

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D
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 : 22,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Jul-2017 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$626,300	\$83,400
Total	\$626,300	\$83,400
Importance Code A	\$626,300	\$83,400
Total	\$626,300	\$83,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$25,800		
Interior Architecture	\$54,200		\$1,800	\$700
Electrical	\$1,800	\$1,500	\$2,000	\$1,500
Mechanical	\$13,500	\$4,400	\$7,200	\$4,000
Site Pavements	\$4,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,500	\$35,600	\$15,000	\$10,200
Importance Code A		\$25,800		
Importance Code B	\$51,500	\$9,800	\$14,100	\$10,200
Importance Code C	\$26,000		\$900	
Total	\$77,500	\$35,600	\$15,000	\$10,200



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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D

Asset # : 2390

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$482,700	LIFE	**	5	\$29,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various</i>								
Masonry: Limestone	20%	2-4	\$87,400	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Elevation</i>								
Windows								
Wood	2%			2053	**	5	\$1,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	98%	2-4	\$56,300	2036	**	5	\$30,600	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Outside Finish</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	100%			2045	**	5-10	\$65,700	
Roof								
Copper/Terne	80%			2063	**	10	\$43,500	
Modified Bitumen	20%			2036	**	10	\$4,300	
Interior								
Floors								
Carpet	5%			2027		3	\$2,200	
Ceramic Tile	5%			2037	**	5	\$1,500	
Vinyl Tile	5%			2036	**	3	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	85%			2063	**	5	\$46,900	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$1,700	
Gypsum Board	20%			LIFE	**	5-10	\$11,800	
Plaster	75%			LIFE	**	5-10	\$22,100	
Ceilings								
Plaster	100%			LIFE	**	5-10	\$50,600	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	4+	\$4,100	2037	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Various</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 30%</i>								
<i>Location : Various</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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D**

Asset # : 2390

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2048	**	5	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated @ 350 Amperes.</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2048	**	5	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 1- Vertical Section</i>						
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2044	**	5		
Molded Case Bkrs	95%			2044	**	5	\$600	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	10%			2033	**	10	\$2,100	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
Fluorescent	60%			2033	**	10	\$12,300	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	30%			2033	**	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$2,400	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
Incandescent	10%			2033	**	2		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D

Asset # : 2390

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

Alarm

Fire/Smoke Detection Generic, Digital	100%			2033	**	1-3	\$13,800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Station , Alarm Bells, Smoke Detectors And Horns

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

Heating

Energy Source Plant Campus Steam / PRV	100%			2038	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Building L

Explanation : Steam From Power House

Distribution Steam Piping/Pump	100%			2048	**			
Terminal Devices Convactor/Radiator	100%			2033	**	1	\$7,200	

Air Conditioning

Energy Source Electricity	100%			2036	**	1		
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Conversion Equipment Centrifugal, Elec Chiller	75%			2037	**	1	\$18,200	
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R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : One Unit In Basement

Interior Pkg Unit - Cooling	25%			2029	**	2	\$300	
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Other Observation, Extent : Light, Area Affected : 25%

Location : Basement

Explanation : 2 Units. R-410a

Distribution CW & CHW Wtr Pipe/Pump	75%			2048	**	4	\$1,200	
No Component	25%							

Terminal Devices Fan Coil - 2 Pipe	75%			2033	**	1	\$5,400	
No Component	25%							

Heat Rejection Air Cooled Condenser Unit	75%			2033	**	2	\$11,700	
No Component	25%							

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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D
Asset # : 2390

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	
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$13,800	
No Component	30%							
Exhaust Fans								
Interior	70%			2033	**	2	\$500	
Roof	30%			2028	\$11,400	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	100%			2026	\$20,200	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$2,400	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Side Yard And Gutters</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement, L, 1, 2, 3 Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2048	**	1-2	\$6,300	

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 11-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2,3,att
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$47,000
Interior Architecture	\$2,131,800	
Mechanical	\$598,300	
Total	\$2,730,100	\$47,000
Importance Code A		\$47,000
Importance Code B	\$2,399,300	
Importance Code C	\$330,800	
Total	\$2,730,100	\$47,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$50,400			
Interior Architecture	\$4,100			
Electrical	\$27,600	\$100	\$200	\$200
Mechanical	\$9,100	\$1,200	\$1,700	\$1,200
Site Pavements	\$7,100			
Total	\$98,400	\$1,400	\$1,900	\$1,400
Importance Code A	\$50,400			
Importance Code B	\$40,800	\$1,400	\$1,900	\$1,400
Importance Code C	\$7,100			
Total	\$98,400	\$1,400	\$1,900	\$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 BLDG E

Asset # : 2391

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	2%			LIFE	**	10	\$7,800	
Masonry: Brick	70%			LIFE	**	5	\$49,600	
Masonry: Granite	5%			LIFE	**	5	\$2,700	
Masonry: Limestone	23%			LIFE	**	5	\$12,200	
Windows								
Wood	100%			2053	**	5	\$69,100	
Parapets								
Metal Cornice	50%			2063	**	10	\$5,800	
Wood Cornice	50%			2054	**	5-10	\$23,700	
Roof								
Copper/Terne	100%			2068	**	10	\$47,000	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,100	
Wood	95%	Now	\$1,269,300	2068	**	5	\$33,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Building Is Not Occupied</i>								
Interior Walls								
Plaster	100%	Now	\$330,800	LIFE	**	5	\$11,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
Plaster	100%	Now	\$531,700	LIFE	**	5	\$23,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second Floor</i>								
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2048	**			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	4+	\$7,100	2041	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E

Asset # : 2391

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	10%			2038	**	1		
No Component	90%							
Panelboards								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	5%			2036	**	5		
No Component	90%							
Wiring								
Thermoplastic	10%			2038	**	1		
No Component	90%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$21,900	10	\$1,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	5%			2028	\$21,900	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%	Now	\$27,600	2038	**	1-3	\$1,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Not Functional</i>								
Mechanical								
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%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam Comes From Power House. This Building Is Not Occupied</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$110,400	2058	**			
<i>Corroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Basement</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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E**

Asset # : 2391

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	100%	0-2	\$133,700	2048	* *	1	\$7,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Antique Radiators - Original Equipment</i>								
<hr/>								
Air Conditioning								
Energy Source								
District C.W.	100%			2048	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : District Chilled Water Has Been Piped Into Building For Future Construction</i>								
<hr/>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$109,600	2048	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement Level</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%	Now	\$9,100	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Outside Of The Building</i>								
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Fixtures								
Generic	100%							
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Fire Suppression								
Sprinkler								
Generic	100%	Now	\$244,600	2058	* *	1-2	\$5,900	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Obsolete System.</i>								

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 13-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Floors 1,2,att
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$309,600	\$184,900
Interior Architecture	\$254,600	
Electrical		\$486,900
Mechanical		\$128,300
Total	\$564,200	\$800,100
Importance Code A	\$309,600	\$184,900
Importance Code B	\$203,900	\$615,200
Importance Code C	\$50,700	
Total	\$564,200	\$800,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$16,900			
Interior Architecture	\$24,000	\$16,800	\$4,400	\$3,200
Electrical	\$5,200	\$2,100	\$2,000	\$2,300
Mechanical	\$6,300	\$5,500	\$4,300	\$4,100
Total	\$52,500	\$24,300	\$10,600	\$9,600
Importance Code A	\$16,900			
Importance Code B	\$16,200	\$24,300	\$9,600	\$9,600
Importance Code C	\$19,400		\$1,100	
Total	\$52,500	\$24,300	\$10,600	\$9,600



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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F
Asset # : 2392

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$83,300	
Windows								
Aluminum	5%	Now	\$16,900	2053	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Sub-cellar</i>								
Wood	95%	Now	\$215,500	2053	**	5	\$38,400	1
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Cornice	50%			2056	**	10	\$9,100	
Wood Cornice	50%			2038	**	5-10	\$37,200	
Roof								
Single Ply Membrane	100%	Now	\$52,400	2028			\$104,800	
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	15%			2027			\$85,500	3
Ceramic Tile	5%			2037	**	5	\$2,200	
Vinyl Tile	37%	Now	\$140,500	2038	**	3	\$6,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Exit And Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Exit And Throughout</i>								
Wood	43%	Now	\$63,400	2043	**	5	\$18,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : 2nd Floor</i>								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$2,200	
Gypsum Board	15%			LIFE	**	5-10	\$11,100	
Masonry: Brick	10%	Now	\$50,700	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Sub-basement</i>								
Plaster	70%	Now	\$12,200	LIFE	**	5	\$9,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Exit, Throughout</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F
Asset # : 2392

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								
AcousTileConcealSpLn	60%			2045	**	5	\$33,600	
Plaster	40%	4+	\$4,700	LIFE	**	5	\$11,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor</i>								
<hr/>								
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2048	**			
<hr/>								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2037	**			
<hr/>								
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%			2038	**	1		
Conduit	50%			2054	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2050	**	5		
Molded Case Bkrs	45%			2036	**	5	\$300	
Molded Case Bkrs	50%			2050	**	5	\$400	
<hr/>								
Wiring								
Thermoplastic	50%			2054	**	1		
Thermoplastic	50%			2038	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	70%			2045	**	5	\$100	
Variable Frequency Drive	30%			2045	**			
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	25%			2028	\$122,700	10	\$6,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<hr/>								
Fluorescent	8%			2028	\$39,300	10	\$2,200	
Fluorescent	55%			2036	**	10	\$15,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Incandescent	10%			2028	\$49,100	2	\$100	
LED	2%			2036	**			
<hr/>								
Egress Lighting								
Emergency, Battery	10%			2036	**	10	\$700	
Emergency, Battery	40%			2023	\$16,100	10	\$2,900	
Exit, LED	10%			2063	**	1		
Exit, Service	40%			2023	\$4,000	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 F
Asset # : 2392

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

Lighting

Exterior Lighting

HID	10%			2028	\$10,100	10	
LED	10%			2036	* *		
No Component	80%						

Alarm

Security System

No Component	70%						
Generic	30%			2028	\$24,200	1	\$3,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital	100%			2028	\$275,900	1-3	\$16,900
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

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

Heating

Energy Source

Plant Campus Steam / PRV	100%			2038	* *	1	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Building L**Explanation : Steam From Power House*

Conversion Equipment

Heat Exchanger, Shell & Tube	100%			2041	* *		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump	100%			2036	* *	4	\$2,200
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Terminal Devices

Air Handler	60%			2036	* *	1	\$11,100
Convactor/Radiator	40%			2026	\$59,900	1	\$3,900

Air Conditioning

Energy Source

District C.W.	25%			2038	* *	1	
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*Other Observation, Extent : Light, Area Affected : 25%**Location : Building L**Explanation : Chilled Water From Adjacent Building*

Electricity	75%			2036	* *	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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F
Asset # : 2392

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	
Air Conditioning								
Conversion Equipment								
Campus Chilled Water	25%			2031	**			
	<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%			2023	\$5,800	1		
No Component	65%							
Distribution								
CW & CHW Wtr	25%			2054	**	4	\$400	
Pipe/Pump								
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	15%	Now	\$800	2036	**	1	\$2,500	
	<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : In The Unit In The Attic, Both Coils Leak.</i>							
Fan Coil - 2 Pipe	10%			2036	**	1	\$1,000	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : 8 Units</i>							
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2-5	\$6,600	
No Component	75%							
Exhaust Fans								
Interior	35%			2036	**	2	\$300	
No Component	65%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2027	\$17,100	2	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 2 Units</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$800	
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 F
Asset # : 2392

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	
Vertical Transport Elevators Hydraulic	100%			LIFE		**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement - 2nd Floor</i>							
	<i>Explanation : 1 New Unit</i>							
Fire Suppression Standpipe Generic	100%			2038		**	1-5	\$15,100
Sprinkler Generic	25%			2028	\$68,400	**	1-2	\$2,100
Generic	75%			2054		**	1-2	\$6,300
Chemical System Generic	100%			2027	\$1,900	**	1-3	\$3,700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : 3 Sets</i>							

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 12-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,att
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$529,300	\$77,800
Interior Architecture	\$804,200	
Electrical		\$43,800
Mechanical		\$243,100
Total	\$1,333,400	\$364,700
Importance Code A	\$529,300	\$77,800
Importance Code B	\$643,600	\$286,900
Importance Code C	\$160,600	
Total	\$1,333,400	\$364,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,600			
Interior Architecture	\$7,800	\$1,100	\$4,300	\$1,900
Electrical	\$1,500	\$1,600	\$2,300	\$1,500
Mechanical	\$5,300	\$2,400	\$2,400	\$3,000
Total	\$19,300	\$5,000	\$8,900	\$6,400
Importance Code A	\$4,600			
Importance Code B	\$6,900	\$5,000	\$8,900	\$6,400
Importance Code C	\$7,800			
Total	\$19,300	\$5,000	\$8,900	\$6,400



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 H - VISITORS CENTER
Asset # : 2393

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$75,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,100	
Metal Panel	5%	2-4	\$3,000	2038	**	5	\$3,900	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	2-4	\$224,800	2053	**	5	\$40,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout And Exterior Of Windows</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Interior</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Wood Cornice	100%	Now	\$128,900	2058	**	5	\$18,100	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof Perimeter</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	0-2	\$137,800	2038	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Beyond Its Useful Life</i>								
Interior								
Floors								
Carpet	15%			2027	\$82,200	3	\$9,700	
Ceramic Tile	5%			2041	**	5	\$2,100	
Panel/Paver: Cer/Brk	15%	4+	\$121,100	2050	**	5	\$7,300	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Vinyl Tile	35%	Now	\$127,700	2038	**	3	\$5,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	30%	4+	\$127,400	2056	**	5	\$12,100	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2nd Floor</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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER

Asset # : 2393

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	15%	2-4	\$7,800	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	10%	4+	\$84,700	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : Pointing Needed</i>								
Plaster	75%	Now	\$75,800	LIFE	**	5	\$9,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2045	**	5	\$2,100	
Plaster	95%	Now	\$267,500	LIFE	**	5	\$25,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2048	**			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2037	**			

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	80%			2038	**	1		
Conduit	20%			2054	**	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	75%			2036	**	5	\$500	
Molded Case Bkrs	20%			2050	**	5	\$100	
Wiring								
Thermoplastic	80%			2038	**	1		
Thermoplastic	20%			2054	**	1		

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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER

Asset # : 2393

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	
Lighting								
Interior Lighting								
Fluorescent	85%			2036	**	10	\$20,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2036	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Incandescent	10%			2023	\$43,800	2	\$100	
LED	2%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$3,200	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	10%			2023	\$10,100	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$16,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2038	**	4	\$1,300	
Terminal Devices								
Convactor/Radiator	100%			2026	\$133,600	1	\$8,600	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	25%			2023	\$13,000	1		
No Component	75%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$109,500	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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*** 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		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$13,500	
	Sprinkler								
	Generic	100%			2038	* *	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 12-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture	\$197,000	
Total	\$197,000	
Importance Code B	\$197,000	
Total	\$197,000	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$53,600			
Interior Architecture	\$55,600		\$200	
Electrical		\$100		
Mechanical	\$2,300	\$300	\$1,300	\$400
Site Pavements	\$27,900			
Total	\$139,300	\$400	\$1,400	\$400
Importance Code A	\$53,800	\$200	\$200	\$200
Importance Code B	\$15,900	\$200	\$1,200	\$200
Importance Code C	\$69,600			
Total	\$139,300	\$400	\$1,400	\$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 K - MATRONS HOUSE
Asset # : 2242

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$29,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Facade</i>								
Windows								
Wood	100%	2-4	\$34,900	2044	**	5	\$12,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Painted Exterior Window Elements</i>								
Roof								
Copper/Terne	100%			2056	**	10	\$29,800	
Soffits								
Wood	100%	4+	\$4,000	2045	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Entrance</i>								
Interior								
Floors								
Ceramic Tile	5%			2041	**	5	\$300	
Wood	95%	Now	\$197,000	2068	**	5	\$5,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various</i>								
Interior Walls								
Gypsum Board	85%			LIFE	**	5-10	\$11,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior</i>								
Masonry: Brick	10%	0-2	\$31,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	5%	4+	\$2,700	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Repointing</i>								
Ceilings								
Gypsum Board	100%			LIFE	**	5-10	\$21,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior</i>								
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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE

Asset # : 2242

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

Pavers/Stone

100% 2-4 \$27,900 2041 * *
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%
Location : Various

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% 2054 * * 5
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Main Service Disconnect Switch Rated @ 100 Amperes

Raceway

Conduit

100% 2054 * * 1

Panelboards

Molded Case Bkrs

100% 2050 * * 5 \$100

Wiring

Thermoplastic

100% 2054 * * 1

Lighting

Interior Lighting

Fluorescent

5% 2036 * * 10 \$200
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Hallways

Incandescent

95% 2036 * * 2 \$100

Egress Lighting

Emergency, Battery

50% 2036 * * 10 \$500

Exit, Service

50% 2036 * * 1

Exterior Lighting

Incandescent

5% 2036 * * 2

No Component

95%

Alarm

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Natural Gas

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.

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	100%			2033	**	1	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,700	
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Split Unit	100%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Side Of The Building</i>								
<i>Explanation : 4 Units. R-410a</i>								
Terminal Devices Fan Coil - 4 Pipe	100%			2033	**	1	\$1,400	
Heat Rejection Air Cooled Condenser Unit	100%			2033	**	2	\$2,900	
Plumbing								
H/C Water Piping Brass/Copper	100%			2048	**	1		
Water Heater Electric	100%			2026		4	\$3,500	
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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 12-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$484,400	
Interior Architecture	\$126,500	
Electrical	\$122,100	\$1,753,300
Mechanical		\$41,100
Site Enclosure	\$213,300	
Total	\$946,300	\$1,794,500
Importance Code A	\$484,400	\$47,700
Importance Code B	\$461,900	\$1,746,700
Total	\$946,300	\$1,794,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$46,600			
Interior Architecture	\$53,200			
Electrical	\$25,200	\$500	\$600	\$800
Mechanical	\$84,900	\$1,600	\$10,000	\$1,600
Site Pavements	\$12,700			
Total	\$222,700	\$2,100	\$10,600	\$2,300
Importance Code A	\$71,500	\$400	\$400	\$400
Importance Code B	\$110,300	\$1,700	\$10,200	\$1,900
Importance Code C	\$40,800			
Total	\$222,700	\$2,100	\$10,600	\$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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT

Asset # : 2394

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$414,100	LIFE	**	5	\$22,900	
<i>Paint Peeling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<hr/>								
Windows								
Metal Louvers	2%	0-2	\$200	2031	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	20%	Now	\$33,600	2053	**	5	\$4,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	78%	Now	\$70,300	2053	**	5	\$12,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$700	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%	Now	\$600	LIFE	**	5	\$200	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Wood Cornice	50%	Now	\$2,200	2038	**	5	\$1,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT

Asset # : 2394

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)	25%	Now	\$9,300	2038	**			
			<i>Air/Water Blisters, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Flat Section</i>					
			<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Flat Section</i>					
			<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Flat Section</i>					
Copper/Terne	75%			2063	**	10	\$15,300	
Interior								
Floors								
Cast in Place Concrete	60%	2-4	\$7,700	LIFE	**	5	\$16,100	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Wood	40%	Now	\$81,000	2056	**	5	\$4,600	
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Interior Walls								
Concrete Masonry Unit	5%	0-2	\$800	LIFE	**	5	\$100	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	10%	0-2	\$1,400	LIFE	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
Plaster	80%	Now	\$22,400	LIFE	**	5	\$1,700	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
Plywood/Hardboard	3%	Now	\$900	LIFE	**			
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
SGFT/Glazed Masonry	2%	Now	\$2,700	LIFE	**			
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
Ceilings								
Exposed Struc: Steel	5%	4+	\$5,100	LIFE	**			
			<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Masonry: Infill Arch	35%	Now	\$12,300	LIFE	**			
			<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
Plaster	60%	Now	\$45,500	LIFE	**	5	\$3,600	
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					

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 BLDG L - POWER PLANT

Asset # : 2394

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 Enclosure

Retaining Walls

Masonry: Brick

100% 4+ \$213,300 2058 * *

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%

Location : North & South Side

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

Location : North & South Side

Explanation : Paint Peeling

Site Pavements

On-Site Walkways

Pavers/Stone

100% 0-2 \$12,700 2041 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 40%

Location : Various

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% 2028 \$47,700 3

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

Location : Electrical Room

Explanation : No Nameplate Ratings Available

Transformers

Dry Type

100% 2026 \$299,000 3 \$100

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

Location : Second Floor Electrical Room

Explanation : Two 750 Kva 4160 - 480/277 V

Feeders

Cable

100% 2027 \$63,900 1

Raceway

Conduit

100% 2028 \$40,900 1

Under 600 Volts

Service Equipment

Air Circuit Breaker

100% 2028 \$4,800 5

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

Location : Second Floor Electrical Room

Explanation : 2- Main Service Switches Rated @ 1600 Amperes.

Transformers

Dry Type

100% 2026 \$45,000 5

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

Location : 2nd Floor Electrical Room

Explanation : 2- 75 Kva, 1- 25 Kva, 1-45 Kva,480/208/120 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 L - POWER PLANT

Asset # : 2394

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								
Fused Knife Sw	20%	0-2	\$122,100	2058	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room In Basement</i>								
Molded Case Bkrs	80%			2028	\$488,300	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	20%			2038	**	1		
Conduit	80%			2028	\$534,400	1		
Panelboards								
Fused Disc Sw	10%			2036	**	5		
Fused Knife Sw	10%	2-4	\$8,300	2053	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Obsolete Equipment</i>								
Molded Case Bkrs	10%			2036	**	5		
Molded Case Bkrs	70%			2027	\$58,100	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$9,100	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2038	**	1		
Thermoplastic	30%			2028	\$5,500	1		
Motor Controllers								
Locally Mounted	10%			2033	**	5		
Motor Control Center	90%			2033	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	90%			2023	\$74,700	10	\$6,800	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2028	\$4,100	10	\$400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
Fluorescent	2%			2028	\$1,700	10	\$200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	3%			2023	\$3,200	2		

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Estimates are rounded to the nearest hundred dollars.

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting Exit, Service	20%	Now	\$200	2038	**	1		
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	80%							
Exterior Lighting								
LED	30%			2028	\$12,000			
No Component	70%							
Lightning Protection								
Arresters/Cabling Generic	100%			2031	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stacks Only</i>								
<i>Explanation : Copper</i>								
Alarm								
Fire/Smoke Detection Generic, Digital	100%			2028	\$95,500	1-3	\$5,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2038	**	1		
Conversion Equipment								
Steam Boiler	50%	0-2	\$24,900	2048	**	1	\$3,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Boiler</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1 Unit - Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Supplying Steam To Adjacent Buildings.</i>								
Under Construction	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1st Fl. Boiler Room</i>								
<i>Explanation : 1 Old Unit Is Being Replaced By 5 Smaller Units.</i>								

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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 L - POWER PLANT

Asset # : 2394

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$13,000	2038	* *	4	\$400	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Steam Piping, Basement</i>								
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Condensate Return Pumps.</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : And Leaking, The Make-up Tank In Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	\$41,100	1	\$2,700	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	Now	\$8,700	2031	* *	1	\$8,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : #1 Unit. 1st Fl. Ac Room</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room - First Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Ac Room</i>								
<i>Explanation : 3 Units. Providing Chilled Water To Other Nearby Buildings</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$500	2038	* *	4	\$400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Heat Rejection								
Water Cooling Tower	100%	0-2	\$29,200	2033	* *	2	\$6,600	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Inside The Cooling Tower</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Cooling Tower</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Back Yard</i>								
Ventilation								
Exhaust Fans								
Roof	30%			2023	\$3,800	2	\$100	
Wall Unit	70%	Now	\$400	2023	\$1,900	2	\$100	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1 Motor.</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$33,700	1		
Water Heater								
Electric	100%			2021	\$6,800	4	\$100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT

Asset # : 2394

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%	0-2	\$2,800	LIFE	* *	1		
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
<hr/>								
Storm Drain Piping Cast Iron	100%	Now	\$4,800	LIFE	* *	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Out Side Of The Building</i>							
	<i>Broken, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Corroded, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Basement</i>							
<hr/>								
Sump Pump(s) Submersible	100%			2019	\$300	4	\$300	
<hr/>								
Fixtures Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
<hr/>								

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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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 18-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Mechanical		\$43,100
Total		\$43,100
Importance Code B		\$43,100
Total		\$43,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$11,800			
Interior Architecture	\$17,100		\$800	\$100
Electrical	\$100	\$100	\$200	\$100
Mechanical	\$1,000	\$100	\$1,000	\$100
Total	\$30,000	\$200	\$1,900	\$300
Importance Code A	\$11,800			
Importance Code B	\$7,600	\$200	\$1,900	\$300
Importance Code C	\$10,600			
Total	\$30,000	\$200	\$1,900	\$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 N - EDUCATION CENTER
Asset # : 2243

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$7,400	
Windows								
Wood	100%			2044	**	5	\$5,900	
Roof								
Slate	100%			LIFE	**	10	\$5,100	
Interior								
Floors								
Ceramic Tile	5%			2037	**	5	\$100	
Quarry Tile	45%			2041	**	5	\$1,500	
Wood	50%			2043	**	5	\$2,000	
Interior Walls								
Gypsum Board	20%			LIFE	**	5-10	\$1,300	
Masonry: Brick	10%			LIFE	**	10	\$100	
Marble Panels	5%			LIFE	**	10	\$100	
Wood	65%			LIFE	**	5	\$19,300	
Ceilings								
AcousTileSusp.Lay-In	15%			2041	**	5	\$100	
Plaster	10%			LIFE	**	5-10	\$200	
Wood	75%			LIFE	**	5	\$12,800	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2037	**			

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%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5		
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Incandescent	100%			2028	\$19,700	2		
Egress Lighting								
Emergency, Battery	50%			2028	\$1,300	10	\$200	
Exit, Service	50%			2028	\$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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER
Asset # : 2243

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	
Lighting								
Exterior Lighting								
Incandescent	20%			2028	\$1,300	2		
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells, Horns</i>								
Mechanical								
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%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</i>								
Distribution								
Steam Piping/Pump	100%			2038	**			
Terminal Devices								
Fan Coil Unit/Heat	100%			2028	\$27,500	1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Split Unit	100%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 1 Unit, R-410a</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$2,900	
Terminal Devices								
Fan Coil - 4 Pipe	100%			2028	\$43,100	1	\$600	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	**	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 20-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2,3
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture	\$36,400	
Total	\$36,400	
Importance Code B	\$36,400	
Total	\$36,400	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$48,500	\$32,700	\$4,300	
Interior Architecture	\$85,900	\$8,300	\$400	\$1,300
Electrical	\$1,700	\$1,100	\$1,600	\$1,100
Mechanical	\$14,900	\$4,900	\$10,000	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$155,000	\$51,000	\$20,300	\$10,800
Importance Code A	\$49,600	\$33,800	\$5,400	\$1,100
Importance Code B	\$70,700	\$17,200	\$14,900	\$9,200
Importance Code C	\$34,700			\$500
Total	\$155,000	\$51,000	\$20,300	\$10,800



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 P
Asset # : 2395

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								
Alum/Vinyl Siding	10%			2048	**	10	\$1,000	
Masonry: Brick	70%			LIFE	**	5	\$44,200	
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Elevation</i>								
Masonry: Limestone	10%	2-4	\$18,800	LIFE	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	4+	\$5,700	LIFE	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%			2050	**	5	\$65,400	
Parapets								
Metal Cornice	100%			2056	**	10	\$7,600	
Roof								
Clay Tile	80%			2048	**	10	\$18,700	
Metal Panel	10%			2041	**	10	\$4,300	
Modified Bitumen	10%			2033	**	10	\$2,300	
Soffits								
Cast in Place Concrete	100%	4+	\$2,000	LIFE	**	5	\$7,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Soffit In Rear Of Building</i>								
Interior								
Floors								
Ceramic Tile	5%			2037	**	5	\$1,700	
Terrazzo	85%			LIFE	**	5	\$44,200	
Vinyl Tile	10%			2033	**	3	\$1,200	
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$1,000	
Gypsum Board	97%			LIFE	**	5-10	\$53,600	
Ceilings								
AcousTileConcealSpLn	40%			2045	**	5	\$16,600	
Gypsum Board	50%			LIFE	**	5-10	\$57,200	
Wood	10%			LIFE	**	5	\$58,300	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	5%			2041	**			
Pavers/Stone	95%			2037	**			

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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P
Asset # : 2395

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated @ 400 Amperes</i>							
Transformers								
Dry Type	100%			2041	**	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 75kva, 480/208/120 Volts</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2048	**	5	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1- Vertical Section</i>							
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2044	**	5		
Molded Case Bkrs	95%			2044	**	5	\$500	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	30%			2033	**	10	\$6,100	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
Fluorescent	50%			2033	**	10	\$10,200	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%			2033	**	10	\$1,000	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Galleries And Hallways</i>							
Incandescent	15%			2033	**	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$2,700	
Exit, LED	45%			2056	**	1		
Exit, Service	5%			2033	**	1		
Exterior Lighting								
HID	30%			2033	**	10		
No Component	70%							

Alarm

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Estimates are rounded to the nearest hundred dollars.

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

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

Alarm

Fire/Smoke Detection Generic, Digital	100%			2033	**	1-3	\$12,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns</i>								

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

Heating

Energy Source Natural Gas	100%			2048	**	1		
Conversion Equipment Hot Water Boiler	100%			2033	**	1	\$11,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room - Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2044	**	4	\$1,600	
Terminal Devices Air Handler	50%			2033	**	1	\$6,900	
Convector/Radiator	50%			2041	**	1	\$3,600	

Air Conditioning

Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Reciprocating Compr/Chiller	90%			2033	**	1	\$9,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 90%</i>								
<i>Location : 4 Units, Courtyard</i>								
Split Unit	10%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : On Side Of The Building</i>								
<i>Explanation : 1 Unit, R-410a</i>								
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe	90%			2033	**	1	\$12,400	
	10%			2033	**	1	\$700	
Heat Rejection Air Cooled Condenser Unit	100%			2033	**	2	\$15,500	

Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,600	
Exhaust Fans Interior	100%			2033	**	2	\$700	

Plumbing

*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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2048	* *	1		
Water Heater Gas Fired	100%			2023	\$13,900	2	\$300	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2033	* *	4	\$400	
Sewage Ejector(s) Electric	100%			2033	* *	4	\$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Fl.</i>						
		<i>Explanation : 1 Unit</i>						

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 13-Jul-2017 Landmark Status : NONE
 Areas Surveyed : Basement, Floors 1,2
 Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$178,400	\$51,600
Electrical		\$225,900
Mechanical		\$679,900
Total	\$178,400	\$957,400
Importance Code A	\$178,400	\$99,300
Importance Code B		\$858,000
Total	\$178,400	\$957,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$43,200			
Interior Architecture	\$64,900		\$10,900	\$1,300
Electrical	\$1,100	\$900	\$1,200	\$900
Mechanical	\$53,200	\$3,200	\$4,400	\$2,400
Total	\$162,300	\$4,100	\$16,500	\$4,600
Importance Code A	\$43,200			
Importance Code B	\$93,100	\$4,100	\$16,500	\$4,500
Importance Code C	\$25,900			
Total	\$162,300	\$4,100	\$16,500	\$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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL

Asset # : 2396

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$58,100	
Masonry: Granite	2%			LIFE	**	5	\$1,200	
Masonry: Marble	18%	Now	\$85,500	LIFE	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Metal Panel	10%	Now	\$6,000	2038	**	5	\$7,800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Hyphen Between Great Hall And F Building</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Hyphen Between Great Hall And F Building</i>								
Windows								
Wood	100%	2-4	\$57,800	2036	**	5	\$51,600	2
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Hyphen To F Building</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hyphen To F Building</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Hyphen To F Building</i>								
Parapets								
Masonry: Brick	90%	Now	\$5,400	LIFE	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Marble	10%	0-2	\$2,100	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
Roof								
Modified Bitumen	100%	Now	\$35,100	2033	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Hyphen And Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Hyphen</i>								
Interior								
Floors								
Carpet	75%			2027	\$242,900	3	\$28,600	
Cast in Place Concrete	5%			LIFE	**	5	\$5,600	
Ceramic Tile	10%			2037	**	5	\$2,500	
Vinyl Tile	5%			2033	**	3	\$500	
Wood	5%			2056	**	5	\$2,400	
Interior Walls								
Gypsum Board	75%			LIFE	**	5-10	\$18,100	
Wood	25%			LIFE	**	5	\$28,400	

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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 R - GREAT HALL

Asset # : 2396

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	30%			LIFE	**	5-10	\$26,200	
Plaster	70%			LIFE	**	5-10	\$30,600	

Site Pavements

On-Site Walkways

Pavers/Stone	100%			2037	**			
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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%			2028	\$47,700	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Disconnect Switch Rated @ 600 Amperes @ 4160 Volts

Transformers

Dry Type	100%			2026	\$137,200	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : 225 Kva, 4160/208/120 Volts

Feeders

Cable	100%			2027	\$15,400	1		
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Raceway

Conduit	100%			2028	\$40,900	1		
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Under 600 Volts

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$32,300	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- Vertical Sections

Raceway

Conduit	80%			2048	**	1		
Conduit	20%			2038	**	1		

Panelboards

Molded Case Bkrs	20%			2036	**	5	\$100	
Molded Case Bkrs	80%			2044	**	5	\$300	

Wiring

Thermoplastic	80%			2048	**	1		
Thermoplastic	20%			2038	**	1		

Motor Controllers

Locally Mounted	100%			2033	**	5	\$100	
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Lighting

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	10%			2033	**	10	\$1,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	90%			2033	**	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$2,100	
Exit, Service	50%			2033	**	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$7,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2028	\$268,800	4	\$1,300	
Terminal Devices								
Air Handler	50%			2023	\$111,600	1	\$5,300	
Convactor/Radiator	50%			2033	**	1	\$2,700	
Air Conditioning								
Energy Source District C.W.	70%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Building L</i>								
<i>Explanation : Chilled Water From Power House</i>								
Electricity	30%			2036	**	1		

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Campus Chilled Water	70%			2031	**			
Split Unit	30%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Courtyard</i>								
<i>Explanation : 4 Units. R-410a</i>								
Distribution								
CW & CHW Wtr	70%			2028	\$13,600	4	\$900	
Pipe/Pump								
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2023	\$124,700	1	\$7,400	
Fan Coil - 2 Pipe	30%			2033	**	1	\$1,700	
Heat Rejection								
Air Cooled Condenser Unit	30%			2033	**	2	\$3,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,000	
Exhaust Fans								
Interior	100%			2028	\$56,500	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$118,400	1		
Water Heater								
Electric	100%			2028	\$14,000	4	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$34,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Corroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$9,900	LIFE	**	1		
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Corroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
Sump Pump(s)								
Submersible	100%			2021	\$400	4	\$400	

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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		Priority	
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	Sprinkler								
	Generic	100%			2038	**	1-2	\$4,800	

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 18-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$414,100	\$92,300
Interior Architecture	\$180,900	
Electrical		\$146,800
Total	\$595,000	\$239,100
Importance Code A	\$414,100	\$92,300
Importance Code B	\$138,900	\$146,800
Importance Code C	\$42,000	
Total	\$595,000	\$239,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$39,100			
Interior Architecture	\$21,200	\$4,600	\$3,900	\$7,200
Electrical	\$900	\$900	\$1,500	\$900
Mechanical	\$9,400	\$3,400	\$19,300	\$3,000
Total	\$70,700	\$9,000	\$24,600	\$11,100
Importance Code A	\$39,100			
Importance Code B	\$25,200	\$9,000	\$24,600	\$10,700
Importance Code C	\$6,400			\$300
Total	\$70,700	\$9,000	\$24,600	\$11,100



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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.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL

Asset # : 2397

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$332,100	LIFE	**	5	\$36,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northwest Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Side And Rear Facades</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Side And Rear Facades</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
Masonry: Marble	15%			LIFE	**	5	\$10,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
Windows								
Wood	15%			2044	**	5	\$5,200	
Wood	85%	2-4	\$81,900	2053	**	5	\$14,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Cornice	50%			2056	**	10	\$11,600	
Wood Cornice	50%	2-4	\$29,700	2048	**	5	\$20,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Perimeter Of Roof</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Of Roof</i>								
Roof								
Copper/Terne	100%			2063	**	10	\$55,600	
Soffits								
Masonry: Marble	100%			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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL

Asset # : 2397

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	45%	2-4	\$7,900	2024	\$157,500	3	\$18,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	4+	\$600	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2037	**	5	\$1,400	
Panel/Paver: Cer/Brk	15%			2050	**	5	\$9,300	
Wood	10%	Now	\$4,500	2043	**	5	\$2,600	
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair To Control Room</i>								
Wood	15%			2056	**	5	\$7,700	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$700	
Gypsum Board	10%			LIFE	**	5-10	\$2,300	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Under Front Steps</i>								
Masonry: Brick	40%	2-4	\$42,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	3%			LIFE	**	10	\$200	
Plaster	20%			LIFE	**	5-10	\$2,300	
Plaster	20%	Now	\$2,200	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
Wood	2%			LIFE	**	5	\$2,200	
Ceilings								
Exposed Struc: Wood	60%	2-4	\$103,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	2%			LIFE	**	5-10	\$1,900	
Masonry: Infill Arch	5%			LIFE	**	10	\$700	
Plaster	33%	Now	\$35,600	LIFE	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2048	**			
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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL

Asset # : 2397

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	90%			2045	**			
Pavers/Stone	10%			2037	**			

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%			2038	**	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Ratings

Transformers

Dry Type	100%			2033	**	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 750 Kva, 4160/208/120 Volts

Feeders

Cable	100%			2036	**	1		
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Raceway

Conduit	100%			2038	**	1		
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Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2038	**	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2038	**	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- Vertical Section

Raceway

Conduit	100%			2038	**	1		
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Panelboards

Molded Case Bkrs	100%			2036	**	5	\$400	
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Wiring

Thermoplastic	100%			2038	**	1		
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Motor Controllers

Locally Mounted	100%			2033	**	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. 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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL

Asset # : 2397

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	
Lighting								
Interior Lighting								
Fluorescent	20%			2028	\$36,700	10	\$3,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	60%			2028	\$110,100	10	\$10,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	5%			2028	\$6,200	10		
Incandescent	15%			2023	\$27,500	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2028	\$12,400	10	\$2,200	
Exit, LED	50%			2043	**	1		
Exterior Lighting								
HID	10%			2028	\$6,200	10		
LED	10%			2028	\$7,100			
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Power House Building " L "</i>								
Distribution								
Steam Piping/Pump	100%			2048	**			
Terminal Devices								
Air Handler	100%			2033	**	1	\$11,400	
Air Conditioning								
Energy Source								
District C.W.	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Chilled Water From Power House Building " L "</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$1,400	

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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

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	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	* *	1	\$11,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,200	
Exhaust Fans								
Interior	100%			2033	* *	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater								
Electric	100%			2021	\$15,100	4	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 3 Units.</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2019	\$500	4	\$500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2038	* *	1-2	\$5,100	

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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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,att
Block : 76 **Lot** : 200 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$303,000	
Interior Architecture	\$81,200	
Total	\$384,200	
Importance Code A	\$303,000	
Importance Code B	\$81,200	
Total	\$384,200	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$500		\$21,500	
Interior Architecture	\$63,400		\$200	\$200
Electrical	\$1,800	\$200	\$300	\$300
Mechanical	\$31,300	\$500	\$600	\$500
Total	\$97,100	\$800	\$22,600	\$1,000
Importance Code A	\$1,000	\$400	\$21,900	\$400
Importance Code B	\$71,900	\$400	\$600	\$400
Importance Code C	\$24,200			\$200
Total	\$97,100	\$800	\$22,600	\$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 BLDG X - GOVERNORS HOUSE
Asset # : 2252

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$123,900	LIFE	**	5	\$13,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$1,100	
Windows								
Wood	100%	Now	\$68,600	2053	**	5	\$12,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Wood Cornice	100%	2-4	\$59,200	2058	**	5	\$16,600	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	100%			2041	**	10	\$21,500	
Soffits								
Wood	100%	Now	\$51,300	2041	**	5	\$4,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entrance Way</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Entrance Way</i>								
<i>Explanation : Wood Structural Support Members Failing And In Danger Of Collapsing</i>								
Interior								
Floors								
Carpet	5%			2027	\$3,900	3	\$500	
Cast in Place Concrete	10%	Now	\$6,400	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	4+	\$100	2037	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor</i>								
Wood	80%	2-4	\$32,700	2043	**	5	\$4,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$400	
Plaster	95%	Now	\$24,200	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE
Asset # : 2252

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								
Plaster	100%	Now	\$81,200	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2031	**			
Parking/Driveway								
Asphalt	100%			2037	**			
Electrical								
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%			2028	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Raceway								
Conduit	100%			2028	\$3,700	1		
Panelboards								
Molded Case Bkrs	100%			2027	\$7,500	5	\$100	
Wiring								
Thermoplastic	100%			2028	\$8,200	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	40%			2023	\$3,600	10	\$1,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	60%			2023	\$12,900	2	\$100	
Exterior Lighting								
Incandescent	10%			2023	\$1,400	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Manual Pull Stations, Alarm Bells, Strobe Lights And Horns</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
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE
Asset # : 2252

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$4,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Steam Piping/Pump	100%			2028	\$17,100			
Terminal Devices								
Convactor/Radiator	100%	0-2	\$20,700	2048	**	1	\$1,200	
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Obsolete Units</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2028	\$11,500	1		
Galvanized Steel	60%	0-2	\$10,200	2048	**	1		
	<i>On Extended Life, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
Water Heater								
Gas Fired	100%			2023	\$2,400	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st And 2nd Floors</i>							
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$11,300			
Interior Architecture	\$15,000			
Electrical	\$14,600	\$100	\$200	\$100
Mechanical	\$300	\$300	\$300	\$300
Total	\$41,200	\$500	\$500	\$500
Importance Code A	\$11,500	\$200	\$200	\$200
Importance Code B	\$26,100	\$200	\$300	\$200
Importance Code C	\$3,600			
Total	\$41,200	\$500	\$500	\$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 COTTAGE 2

Asset # : 2398

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	**	5	\$8,800	
Masonry: Limestone	2%			LIFE	**	5	\$100	
Slate Panels	1%			LIFE	**	5	\$100	
Wood	5%			2033	**	5	\$1,200	
Windows								
Wood	100%	2-4	\$3,700	2044	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Wood Cornice	100%			2048	**	5-10	\$13,700	
Roof								
Modified Bitumen	10%			2028	\$3,600	10	\$600	
Slate	50%			LIFE	**	10	\$3,100	
Not Accessible	40%							
Soffits								
Wood	100%			2041	**	5		
Interior								
Floors								
Cast in Place Concrete	8%	4+	\$100	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	4+	\$100	2037	**	5	\$100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	2%	4+	\$600	2038	**	3		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	85%	4+	\$9,700	2056	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Masonry: Brick	20%	4+	\$1,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	80%	4+	\$2,200	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Plaster	100%	4+	\$900	LIFE	**	5	\$2,200	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : 2nd Floor</i>								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2037	**			

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		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%			2048	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Main Service Disconnect Switch Rated @ 200 Amperes.</i>							
Transformers								
Dry Type	100%			2041	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 75 Kva 480-208/120 V</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2048	**	5	\$100	
Raceway								
Conduit	60%			2028	\$2,200	1		
Conduit	40%			2048	**	1		
Panelboards								
Fused Disc Sw	30%			2044	**	5		
Molded Case Bkrs	70%			2044	**	5	\$100	
Wiring								
Braided Cloth	60%	2-4	\$4,900	2053	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	40%			2048	**	1		
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$300	10	\$100	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
Fluorescent	15%			2028	\$800	10	\$300	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
Incandescent	80%			2023	\$9,600	2		
Exterior Lighting								
Incandescent	10%			2023	\$900	2		
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.

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2033

**

1-3

\$1,600

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

Heating

Energy Source
Natural Gas

100%

2038

**

1

Conversion Equipment
Steam Boiler

100%

2033

**

1

\$2,300

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

Location : Basement

Explanation : 1 Unit

Distribution

Steam Piping/Pump

100%

2028

\$9,600

Terminal Devices

Convactor/Radiator

100%

2041

**

1

\$800

Plumbing

H/C Water Piping
Brass/Copper

100%

2028

\$16,100

1

Water Heater

Gas Fired

100%

2026

\$1,300

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 18-Jul-2017 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,mez
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		\$91,300
Mechanical		\$245,400
Site Pavements	\$44,700	
Total	\$44,700	\$336,700
Importance Code B		\$336,700
Importance Code C	\$44,700	
Total	\$44,700	\$336,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$69,100			
Interior Architecture	\$124,500		\$400	\$4,300
Electrical	\$6,100	\$500	\$600	\$700
Mechanical	\$3,200	\$1,200	\$1,400	\$1,300
Site Pavements	\$4,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$211,700	\$5,700	\$6,400	\$10,200
Importance Code A	\$69,100	\$200	\$100	\$200
Importance Code B	\$132,500	\$5,500	\$6,000	\$10,000
Importance Code C	\$10,100		\$300	
Total	\$211,700	\$5,700	\$6,400	\$10,200



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 VETERANS MEMORIAL HALL

Asset # : 2657

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	4+	\$18,700	LIFE	**	5	\$11,300	
<i>Paint Peeling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Exterior Walls</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	4+	\$3,400	2033	**	5	\$1,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Tower</i>								
Windows								
Wood	98%			2044	**	5	\$21,400	
Wood	2%	Now	\$1,300	2053	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tower</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tower</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Tower</i>								
<i>Explanation : These Are Actually Wood Louvers</i>								
Parapets								
Wood Cornice	98%	Now	\$19,700	2038	**	5	\$25,300	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood Rail	2%	Now	\$1,400	2033	**	5	\$600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Tower</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Tower</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower</i>								
Roof								
Copper/Terne	100%	Now	\$13,800	2056	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	75%	0-2	\$105,800	2030	**	3	\$11,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%			2037	**	5	\$1,000	
Vinyl Tile	5%			2033	**	3	\$200	
Wood	10%			2043	**	5	\$1,900	
Interior Walls								
Ceramic Tile	10%			2031	**	5	\$700	
Gypsum Board	30%			LIFE	**	5-10	\$3,500	
Plaster	55%	Now	\$1,600	LIFE	**	5	\$1,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			LIFE	**	5	\$2,700	
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$1,800	2041	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Gypsum Board	35%			LIFE	**	5-10	\$12,200	
Plaster	55%	Now	\$4,000	LIFE	**	5	\$3,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location :</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2038	**			
Site Pavements								
On-Site Walkways								
Masonry: Granite	5%	4+	\$4,900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Front Entrance</i>								
Pavers/Stone	95%	0-2	\$44,700	2041	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</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
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset # : 2657

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2033	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 45 Kva 480-208/120v</i>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$200	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2028	\$3,200	10	\$1,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	30%			2028	\$4,800	10	\$1,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	45%			2023	\$17,300	2	\$100	
LED	5%			2028	\$6,500			
Egress Lighting								
Emergency, Battery	50%			2028	\$5,000	10	\$800	
Exit, Service	50%			2028	\$1,000	1		
Exterior Lighting								
Fluorescent	20%			2023	\$5,700	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Only</i>								
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$5,300	2038	**	1	\$500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Not Functional</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$91,300	1-3	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</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
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	75%			2038	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Building L</i>							
	<i>Explanation : Steam From Power House</i>							
Electricity	25%			2038	**	1		
Conversion Equipment								
HTHW/HW Exchanger	75%			2031	**	2	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Unit</i>							
Radiant Heater	25%			2028	\$30,600	2	\$800	
Distribution								
Hot Wtr Piping/Pump	75%			2036	**	4	\$400	
No Component	25%							
Terminal Devices								
Air Handler	50%			2023	\$48,600	1	\$2,100	
Convactor/Radiator	25%			2026	\$9,300	1	\$600	
No Component	25%							
Air Conditioning								
Energy Source								
District C.W.	100%			2038	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building L</i>							
	<i>Explanation : Chilled Water From Power House</i>							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$77,500	1	\$4,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	
Exhaust Fans								
Interior	100%			2023	\$24,600	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$51,500	1		
Water Heater								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2023	\$1,300	4	\$300	
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
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset # : 2657

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
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE			* *
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Ground, And 1st Fl.</i>								
<i>Explanation : One Unit For Handicap Has Been Out Of Service For 3 Years.</i>								
Fire Suppression	Sprinkler							
	Generic	100%			2028	\$67,700	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.*

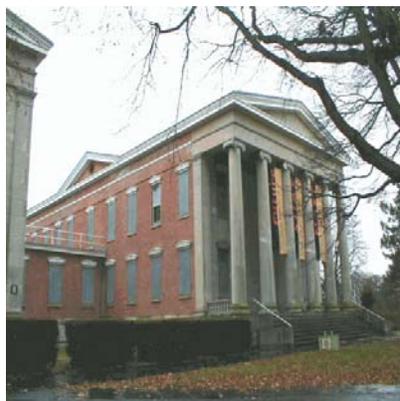
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 24-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$35,500	\$104,000
Total	\$35,500	\$104,000
Importance Code A	\$35,500	\$104,000
Total	\$35,500	\$104,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$3,900	\$3,900	\$3,900	\$3,900
Importance Code A				
Importance Code B	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$3,900	\$3,900	\$3,900	\$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
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	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$24,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Entrance Steps</i>								
Masonry: Limestone	20%			LIFE	**	5	\$4,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%			2050	**	5	\$71,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Cornice	100%			2053	**	10	\$21,600	
Roof								
Metal Panel	98%			2038	**	10	\$68,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lead Coated</i>								
Skylight, Metal/Glass	2%			2045	**	10	\$2,500	
Interior								
Floors								
Under Construction	100%							
Interior Walls								
Under Construction	100%							
Ceilings								
Under Construction	100%							

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								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Not Accessible	90%							
Under Construction	10%							
Panelboards								
Under Construction	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 IS INST ARTS AND SCIENCES BUILDING A
Asset # : 2400

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
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
STATEN IS INST ARTS AND SCIENCES BUILDING A
Asset # : 2400

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Under Construction	100%						
Conversion Equipment							
Under Construction	100%						
Distribution							
Under Construction	100%						
Terminal Devices							
Under Construction	100%						
Heat Rejection							
Under Construction	100%						
Ventilation							
Distribution							
Under Construction	100%						
Exhaust Fans							
Under Construction	100%						
Plumbing							
H/C Water Piping							
Under Construction	100%						
Water Heater							
Under Construction	100%						
HW Heat Exchanger							
Under Construction	100%						
Sanitary Piping							
Under Construction	100%						
Storm Drain Piping							
Under Construction	100%						
Sump Pump(s)							
Under Construction	100%						
Sewage Ejector(s)							
Under Construction	100%						
Backflow Preventer							
Under Construction	100%						
Fixtures							
Under Construction	100%						
Vertical Transport							
Elevators							
Under Construction	100%						
Fire Suppression							
Standpipe							
Under Construction	100%						
Sprinkler							
Under Construction	100%						
Fire Pump							
Under Construction	100%						
Chemical System							
Under Construction	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 24-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$450,600	
Interior Architecture	\$2,314,900	
Electrical	\$301,500	
Total	\$3,067,000	
Importance Code A	\$450,600	
Importance Code B	\$2,324,700	
Importance Code C	\$291,700	
Total	\$3,067,000	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$32,500	
Interior Architecture				
Electrical	\$81,400		\$100	
Total	\$81,400		\$32,700	
Importance Code A			\$32,500	
Importance Code B	\$81,400		\$100	
Importance Code C				
Total	\$81,400		\$32,700	



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
STATEN IS INST ARTS AND SCIENCES BUILDING B
Asset # : 2401

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$71,300	LIFE	**	5	\$23,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$52,400	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entrance Steps</i>								
Masonry: Limestone	15%	Now	\$161,300	LIFE	**	5	\$3,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%			2041	**	5	\$65,100	
Parapets								
Metal Cornice	100%	Now	\$72,100	2053	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sides</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Sides</i>								
Roof								
Metal Panel	95%	Now	\$93,400	2038	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Side</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lead Coated</i>								
Skylight, Metal/Glass	5%			2045	**	10	\$5,800	
Interior								
Floors								
Wood	100%	Now	\$1,534,600	2065	**	5	\$35,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Plaster	100%	Now	\$291,700	LIFE	**	5	\$10,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
Plaster	100%	Now	\$488,600	LIFE	**	5	\$23,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING B
Asset # : 2401**

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%	0-2	\$31,300	2055	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Panelboards								
Fused Toggle Switch	100%	0-2	\$22,400	2050	**	5	\$300	
<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Wiring								
Braided Cloth	100%	0-2	\$27,700	2050	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Lighting								
Interior Lighting								
Incandescent	100%	0-2	\$301,500	2035	**	2	\$400	
<i>Inadequate Lighting Level, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 24-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,etc
Block : 9 **Lot** : 1 **BIN** : 5000088

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$289,300	
Electrical	\$8,400	\$156,800
Mechanical		\$900,900
Total	\$297,700	\$1,057,700
Importance Code A	\$289,300	
Importance Code B	\$8,400	\$1,057,700
Total	\$297,700	\$1,057,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$50,900	\$17,400	\$3,200	
Interior Architecture	\$400		\$12,800	
Electrical	\$24,700	\$17,000	\$1,000	\$900
Mechanical	\$6,900	\$4,000	\$14,200	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$86,800	\$42,400	\$35,100	\$9,100
Importance Code A	\$53,300	\$20,000	\$5,700	\$2,600
Importance Code B	\$33,500	\$22,400	\$29,400	\$6,500
Importance Code C				
Total	\$86,800	\$42,400	\$35,100	\$9,100



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 IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM

Asset # : 4371

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$156,500	LIFE	**	5	\$26,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Masonry: Brick Cavity	10%			LIFE	**	5	\$3,500	
Masonry: Limestone	5%	Now	\$18,900	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Horizontal Bands</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Horizontal Bands</i>								
Window Wall	10%			2045	**	5	\$13,000	
Windows								
Aluminum	85%			2041	**	5	\$6,500	
Wood	15%	Now	\$32,000	2050	**	5	\$5,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Attic</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Attic</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Attic</i>								
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5	\$700	
Masonry: Limestone	85%	Now	\$63,600	LIFE	**	5	\$5,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
<i>Explanation : Jnt Mortar Miss/Erod</i>								
Roof								
Copper/Terne	10%			2040	**	10	\$6,800	
Single Ply Membrane	15%			2030	**	10	\$4,100	
Slate	75%	Now	\$69,100	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Where New Addition Meets Old Building</i>								
Interior								
Floors								
Carpet	60%			2024	\$296,500	3	\$34,900	
Cast in Place Concrete	15%			LIFE	**	5	\$12,700	
Ceramic Tile	2%			2034	**	5	\$800	
Vinyl Tile	23%			2030	**	3	\$3,300	

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
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM

Asset # : 4371

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,500	
Gypsum Board	40%			LIFE	**	5	\$9,100	
Masonry: Brick	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$5,100	
Ceilings								
AcousTileSusp.Lay-In	25%			2038	**	5	\$9,700	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$7,300	
Plaster	40%			LIFE	**	5	\$9,700	
Plywood/Hardboard	10%			2035	**	1		
Electrical								
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%			2025	\$20,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2025	\$32,500	5	\$600	
Raceway								
Conduit	15%			2045	**	1		
Conduit	85%			2025	\$26,600	1		
Panelboards								
Molded Case Bkrs	15%			2041	**	5	\$100	
Molded Case Bkrs	85%			2024	\$19,000	5	\$500	
Wiring								
Braided Cloth	85%	2-4	\$23,500	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2045	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	40%			2030	**	10	\$9,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office Areas</i>								
Fluorescent	10%			2020	\$8,400	10	\$2,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Attic</i>								
Incandescent	50%			2025	\$156,800	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
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

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	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$3,100	
Exit, Service	40%			2030	**	1		
Exit, Service	10%			2020	\$700	1		
Exterior Lighting								
HID	100%			2030	**	10	\$100	
Alarm								
Security System								
Generic	100%			2030	**	1	\$8,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Alarm System Is Incorporated To The Intrusion Alarm System</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2045	**	1		
Natural Gas	95%			2045	**	1		
Conversion Equipment								
Radiant Heater	5%			2030	**	2	\$600	
Steam Boiler	95%			2038	**	1	\$24,400	
Distribution								
Central Plant Steam Piping/Pmp	95%			2045	**	4	\$1,200	
No Component	5%							
Terminal Devices								
Convactor/Radiator	70%			2030	**	1	\$5,900	
Fan Coil Unit/Heat	25%			2025	\$90,700	1	\$2,100	
No Component	5%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Split Unit	80%			2025	\$413,800			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : 7 Units. 3 Are In Rear Yard, 4 Are On Roof At 2nd Floor</i>								
No Component	20%							
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2	\$27,000	
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	60%			2025	\$221,300	1	\$5,000	
Fan Coil - 4 Pipe	20%			2025	\$90,800	1	\$1,700	
No Component	20%							

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority	
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	80%			2025	\$84,300	2	\$14,400	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater								
Gas Fired	100%			2023	\$14,800	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	* *	4	\$500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2, 3 (Attic)</i>						
		<i>Explanation : 1 Unit</i>						

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 18-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$147,500	\$359,800
Interior Architecture	\$60,900	
Total	\$208,400	\$359,800
Importance Code A	\$147,500	\$359,800
Importance Code B	\$60,900	
Total	\$208,400	\$359,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$5,700	\$800	\$16,500	
Interior Architecture	\$36,300			
Electrical	\$700	\$800	\$1,100	\$800
Mechanical	\$2,900	\$5,000	\$4,600	\$5,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$49,600	\$10,500	\$26,200	\$9,800
Importance Code A	\$6,200	\$1,300	\$17,200	\$600
Importance Code B	\$39,600	\$9,200	\$9,000	\$9,300
Importance Code C	\$3,700			
Total	\$49,600	\$10,500	\$26,200	\$9,800



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 CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$179,900	
Masonry: Fieldstone	20%	0-2	\$95,600	LIFE	**	5	\$41,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2045	**	5-10	\$190,300	
Wood	5%			2038	**	5	\$69,200	
Windows								
Wood	100%			2041	**	5	\$33,000	
Roof								
Built-Up (BUR)	5%			2030	**	10	\$800	
Copper/Terne	70%			2053	**	10	\$26,900	
Plaza Roof: Stone Panels	20%			2051	**			
Skylight, Metal/Glass	5%	0-2	\$5,700	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	40%	Now	\$9,600	LIFE	**	5	\$20,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2034	**	5	\$1,200	
Slate	15%			LIFE	**	5	\$3,700	
Wood	40%	Now	\$60,900	2053	**	5	\$8,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	3%	Now	\$2,800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	6%			2034	**	5	\$1,800	
Glass: Single Pane	3%			LIFE	**	5	\$700	
Gypsum Board	35%			LIFE	**	5	\$6,300	
Masonry: Brick	13%			LIFE	**			
Masonry: Fieldstone	2%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Water Penetration</i>								
SGFT/Glazed Masonry	35%			LIFE	**			
Wood	3%			LIFE	**	5	\$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
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%	0-2	\$22,400	2038	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	2%			LIFE	**	5	\$100	
Exposed Struc: Steel	10%			LIFE	**			
Exposed Struc: Wood	45%			LIFE	**			
Gypsum Board	3%			LIFE	**	5	\$900	
Electrical								
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%			2051	**	5	\$300	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	**	5	\$300	
Raceway								
Conduit	100%			2051	**	1		
Panelboards								
Fused Disc Sw	5%			2047	**	5		
Molded Case Bkrs	95%			2047	**	5	\$300	
Wiring								
Thermoplastic	100%			2051	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	60%			2033	**	10	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	8%			2033	**	10	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby, Store And Stairway</i>								
<i>Explanation : Using T-5 Lamps</i>								
HID	2%			2033	**	10		
Incandescent	30%			2033	**	2	\$100	
Egress Lighting								
Emergency, Battery	60%			2033	**	10	\$1,400	
Exit, Service	40%			2033	**	1		
Exterior Lighting								
HID	100%			2033	**	10		

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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		Priority
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%			2060	**	5	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$1,100	
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$6,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$600	
Terminal Devices								
Air Handler	70%			2030	**	1	\$5,000	
Convactor/Radiator	30%			2038	**	1	\$1,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	**	1	\$5,400	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$7,200	
Heat Rejection								
Dry Cooler	25%			2030	**	2	\$2,000	
Water Cooling Tower	75%			2026	\$30,900	2	\$8,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,500	
Exhaust Fans								
Interior	100%			2030	**	2	\$400	
Plumbing								

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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 BLDG O (BARN)

Asset # : 13438

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2045	* *	1		
Water Heater Electric	100%			2024	\$9,500	4	\$100	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2030	* *	4	\$200	
Sewage Ejector(s) Electric	100%			2025	\$2,700	4	\$400	
Backflow Preventer Generic	100%			2030	* *	1	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Installed In Janitor Closet</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : G-1</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler Generic	100%			2045	* *	1-2	\$3,200	

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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 18-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$82,000	\$344,300
Interior Architecture	\$45,700	
Mechanical		\$382,900
Total	\$127,700	\$727,200
Importance Code A	\$82,000	\$344,300
Importance Code B	\$45,700	\$382,900
Total	\$127,700	\$727,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$31,900			
Interior Architecture	\$136,400		\$600	\$4,000
Electrical	\$1,200	\$21,900	\$1,400	\$1,100
Mechanical	\$32,700	\$3,200	\$4,900	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$206,000	\$29,100	\$10,800	\$12,200
Importance Code A	\$32,800	\$900	\$900	\$900
Importance Code B	\$165,900	\$28,100	\$9,900	\$11,300
Importance Code C	\$7,400			
Total	\$206,000	\$29,100	\$10,800	\$12,200



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
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M

Asset # : 3007

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$41,500	
Masonry: Brick	80%			LIFE	**	5	\$221,400	
Masonry: Sandstone	5%			LIFE	**	5	\$10,400	
Pre-Cast Concrete	5%	0-2	\$45,700	LIFE	**	5	\$45,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Window Wall	7%			2045	**	5	\$72,700	
Windows								
Wood	25%	2-4	\$9,300	2033	**	5	\$4,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
Wood	75%	2-4	\$20,800	2041	**	5	\$12,400	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Cast in Place Concrete	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over Connector Basement</i>								
<i>Explanation : Concrete With Glass Block Units</i>								
Copper/Terne	50%			2065	**	10	\$19,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2038	**	10	\$1,400	
Modified Bitumen	30%			2035	**	10	\$4,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	5%	0-2	\$1,700	2045	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2055	**	10	\$2,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

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	35%	0-2	\$103,200	2027	\$103,200	3	\$12,100	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
Ceramic Tile	5%			2034	**	5	\$1,200	
Slate	5%	0-2	\$4,000	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	20%			2030	**	3	\$1,700	
Wood	30%	4+	\$45,700	2053	**	5	\$6,500	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	70%	Now	\$4,300	LIFE	**	5	\$12,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$2,400	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair, East Windows On Third Floor</i>								
Plywood/Hardboard	10%	0-2	\$600	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	5%			2038	**	5	\$1,400	
Exposed Concrete	5%			LIFE	**	5	\$200	
Exposed Concrete	5%			LIFE	**	5	\$200	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	45%			LIFE	**	5	\$13,000	
Plaster	35%	0-2	\$21,200	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$20,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$32,500	5	\$100	
Raceway								
Conduit	75%			2025	\$23,500	1		
Conduit	25%			2045	**	1		
Panelboards								
Fused Disc Sw	5%			2041	**	5		
Molded Case Bkrs	30%			2041	**	5	\$100	
Molded Case Bkrs	65%			2024	\$9,700	5	\$300	
Motor Controllers								
Locally Mounted	20%			2038	**	5		
Locally Mounted	80%			2023	\$24,800	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	24%			2020	\$12,000	10	\$3,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
			<i>Explanation : Using T-12 Lamps</i>					
Fluorescent	20%			2030	**	10	\$2,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : New Addition</i>					
			<i>Explanation : Using T-8 Lamps</i>					
Fluorescent	5%			2030	**	10	\$700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Lobby And Stairway</i>					
			<i>Explanation : Using T-5 Lamps</i>					
HID	1%			2030	**	10		
Incandescent	50%			2030	**	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$1,900	
Exit, Service	50%			2030	**	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$1,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : No C C T V Cameras</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$9,500	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M

Asset # : 3007

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2035	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Steam Comes From Snug Harbor Power Plant</i>							
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2038	**	1	\$4,400	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Unit</i>							
Heat Exchanger, Plate & Frame	50%			2028	\$12,100	1	\$4,400	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Hot Wtr Piping/Pump	90%			2033	**	4	\$1,200	
	<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : All Piping In Basement</i>							
	<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Pneumatic Control System, Throughout</i>							
	<i>Not in Service, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : 1 Out Of 3 Booster Pump, Basement</i>							
Central Plant Steam Piping/Pmp	10%	Now	\$28,400	2055	**	4	\$100	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Vacuum Condensate Units - 1 Obsolete, 1 On Extended Life</i>							
Terminal Devices								
Air Handler	60%			2025	\$141,300	1	\$6,700	
Convactor/Radiator	40%			2030	**	1	\$2,300	
Air Conditioning								
Energy Source District C.W.	100%			2035	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Chilled Water From Power House - Building L</i>							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2035	**	4	\$1,300	
	<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Basement</i>							
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	\$187,900	1	\$11,100	

Ventilation

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,000
Exhaust Fans							
Interior	90%			2025	\$53,600	2	\$500
Wall Unit	10%			2025	\$600	2	\$100
<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
<i>Location : Repair Shop, Basement</i>							
<i>Explanation : 1 Unit</i>							
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2035	**	1	
Water Heater							
Electric	100%			2024	\$14,800	4	\$200
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : B-3</i>							
<i>Explanation : One Unit</i>							
Fire Suppression							
Sprinkler							
No Component	30%						
Generic	70%			2035	**	1-2	\$3,500

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5106733

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$300	
Interior Architecture				
Electrical		\$3,100		
Mechanical				
Total		\$3,100	\$300	
Importance Code A			\$300	
Importance Code B		\$3,100	\$100	
Importance Code C				
Total		\$3,100	\$300	



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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN
Asset # : 13598

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	100%			2038	**	5	\$34,400	
Windows								
Aluminum	100%			2041	**	5	\$500	
Roof								
Metal Panel	100%			2038	**	10	\$10,200	

Interior

Floors								
Cast in Place Concrete	85%			LIFE	**	5	\$8,300	
Wood	15%			2053	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mezzanine Level</i>								
<i>Explanation : Used As Hay Loft</i>								
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$400	
Wood	85%			LIFE	**	5	\$13,700	
Ceilings								
Exposed Struc: Wood	100%			LIFE	**			

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%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$100	
Wiring								
Thermoplastic	100%			2045	**	1		

Lighting

Interior Lighting								
Fluorescent	100%			2030	**	10	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$400	
Exit, Service	50%			2030	**	1		
Exterior Lighting								
HID	100%			2030	**	10		

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	

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
STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN
Asset # : 13598

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	100%			2025	\$4,700	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Sanitary Piping								
Cast Iron	10%			LIFE	* *	1		
No Component	90%							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2030	* *	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.

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5106734

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical	\$87,200	
Mechanical	\$113,600	\$47,900
Total	\$200,800	\$47,900
Importance Code A		\$47,900
Importance Code B	\$200,800	
Total	\$200,800	\$47,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$31,700		\$100	
Interior Architecture	\$4,300			
Electrical	\$600	\$7,400	\$700	\$600
Mechanical	\$6,500	\$6,400	\$2,600	\$1,100
Total	\$43,000	\$13,800	\$3,400	\$1,700
Importance Code A	\$36,400	\$300	\$400	\$300
Importance Code B	\$6,600	\$13,400	\$3,000	\$1,400
Importance Code C				
Total	\$43,000	\$13,800	\$3,400	\$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
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$12,700	
Window Wall	15%	2-4	\$10,800	2045	**	5	\$4,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	100%			2041	**	5	\$200	
<hr/>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$1,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$1,300	
<hr/>								
Roof								
Metal Panel	5%			2038	**	10	\$1,300	
Single Ply Membrane	35%			2035	**	10	\$4,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Slate	45%	2-4	\$20,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Sloped Glazing	15%			LIFE	**	5	\$27,500	
<hr/>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2034	**	5	\$500	
Terrazzo	90%			LIFE	**	5	\$7,000	
<hr/>								
Interior Walls								
Concrete Masonry Unit	60%			LIFE	**	5	\$3,300	
Plaster	40%			LIFE	**	5	\$1,600	
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$4,000	2038	**	5	\$1,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Flat Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Below Flat Roofs</i>								
<hr/>								
Exposed Concrete	25%			LIFE	**	5	\$400	
Gypsum Board	25%			LIFE	**	5	\$3,100	
Plaster	25%			LIFE	**	5	\$1,600	

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								
Fused Disc Sw	30%			2035	**	5		
Molded Case Bkrs	70%			2035	**	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 HOSPITAL BUILDING
Asset # : 2322

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	70%			2025	\$6,000	1		
Conduit	20%			2035	**	1		
Conduit	10%			2045	**	1		
Panelboards								
Fused Disc Sw	5%			2033	**	5		
Molded Case Bkrs	75%			2033	**	5	\$100	
Molded Case Bkrs	20%			2024	\$3,000	5		
Wiring								
Thermoplastic	50%			2025	\$5,300	1		
Thermoplastic	40%			2035	**	1		
Thermoplastic	10%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2030	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2030	**	10	\$1,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : New Addition</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	80%			2020	\$87,200	10	\$4,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Egress Lighting								
Emergency, Service	40%			2025	\$1,300	1		
Emergency, Battery	10%			2025	\$900	10	\$200	
Exit, LED	25%			2053	**	1		
Exit, Service	25%			2025	\$600	1		
Exterior Lighting								
Fluorescent	100%			2030	**	10	\$600	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Alarm								
Security System								
Generic	100%			2030	**	1	\$2,400	
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$4,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallway</i>							
	<i>Explanation : Est 2 Central Office Communicator Panel, Smokedetection, Individual Coded, Strobe Lights, Horn, Pullbox, Smoke And Trouble Bell</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
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$4,800	2023	\$47,900	1	\$3,000	
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Boiler For Old Section Appears To Be Undersized</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : One Unit For Old Section And One For New Section</i>					
			<i>Explanation : Two Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2024	\$9,700	4	\$500	
Terminal Devices								
Air Handler	100%			2020	\$87,300	1	\$4,100	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2020	\$26,300	1	\$1,500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Outside</i>					
Reciprocating Compr/Chiller	50%			2030	**	1	\$1,500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Outside</i>					
Terminal Devices								
Air Handler/Dir Expansion	50%			2020	\$1,300	1		
Air Handler/Dir Expansion	50%			2030	**	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2025	\$12,500	2	\$4,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,700	
Exhaust Fans								
Roof	100%			2025	\$10,300	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	**	1		
Galvanized Steel	50%			2023	\$13,600	1		
Water Heater								
Gas Fired	100%			2020	\$3,800	2	\$100	
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
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2030	* *	1	\$400	
Fixtures								
Generic	100%							

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 314 **Lot** : 70 **BIN** : 5106733

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$229,600	\$42,200
Interior Architecture		\$281,600
Mechanical	\$200,200	\$759,800
Total	\$429,700	\$1,083,600
Importance Code A	\$229,600	\$406,200
Importance Code B	\$200,200	\$677,400
Total	\$429,700	\$1,083,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$30,400	\$7,200	\$2,000	
Interior Architecture	\$13,800	\$23,600	\$800	\$3,800
Electrical	\$7,700	\$7,100	\$6,600	\$5,400
Mechanical	\$29,500	\$11,600	\$26,300	\$11,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$85,300	\$53,400	\$39,600	\$25,000
Importance Code A	\$34,600	\$11,400	\$6,200	\$4,200
Importance Code B	\$48,200	\$42,000	\$33,400	\$20,800
Importance Code C	\$2,400			
Total	\$85,300	\$53,400	\$39,600	\$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
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	92%	Now	\$25,400	LIFE	**	5	\$42,200	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Chimney</i>								
Masonry: Granite	3%			LIFE	**	5	\$1,000	
Granite Panels	3%			LIFE	**	5	\$1,000	
Window Wall	2%			2045	**	5	\$3,400	
Windows								
Aluminum	94%			2041	**	5	\$4,000	
Metal Louvers	1%			2034	**	10	\$300	
Wood	5%			2033	**	5	\$2,100	
Parapets								
Masonry: Brick	33%			LIFE	**	5	\$800	
Pre-Cast Concrete	5%			LIFE	**	5	\$800	
Pre-Cast Concrete	2%			LIFE	**	5	\$300	
No Component	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Slate Roof</i>								
Roof								
Metal Panel	5%	Now	\$1,000	2038	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%			2030	**	10	\$5,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Reptile Wing Roof</i>								
<i>Explanation : Loose Ballast</i>								
Skylight, Metal/Glass	3%	Now	\$4,000	2045	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate	50%	Now	\$153,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout West Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Wing</i>								
Sloped Glazing	12%	Now	\$76,300	LIFE	**	5	\$29,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
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 ZOOLOGICAL SOCIETY MAIN ZOO BUILDING

Asset # : 2321

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	12%	Now	\$4,800	2024	\$96,900	3	\$11,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	25%	Now	\$3,300	LIFE	**	5	\$34,700	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	10%			2034	**	5	\$6,300	
Quarry Tile	5%			2038	**	5	\$4,800	
Sheet Vinyl/Rubber	13%			2030	**	5	\$12,400	
Sheet Vinyl/Rubber	15%			2025	\$281,600	5	\$14,300	
Traffic Topping	10%			2030	**	5	\$7,900	
Vinyl Tile	10%			2030	**	3	\$2,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$4,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,000	
Glass: Special Gauge	20%			LIFE	**	1		
Gypsum Board	20%			LIFE	**	5	\$11,800	
Gypsum Board	10%			LIFE	**	5	\$5,900	
Masonry: Brick	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$5,900	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%			2030	**	5	\$12,700	
AcousTileSusp.Lay-In	18%			2038	**	5	\$11,400	
Exposed Struc: Steel	2%			LIFE	**			
Exposed Struc: Wood	5%			LIFE	**			
Gypsum Board	30%			LIFE	**	5	\$23,800	
Plaster	25%			LIFE	**	5	\$9,900	

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%			2045	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	**	5	\$1,100	
Raceway								
Conduit	100%			2045	**	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 MAIN ZOO BUILDING
Asset # : 2321

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2041	**	5	\$100	
Molded Case Bkrs	90%			2041	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$13,200	
Generators								
Diesel	100%			2034	**	1	\$16,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outdoor Location</i>					
			<i>Explanation : One 600 Kw</i>					
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$1,600	
Fuel Storage								
Main Tank	100%			2053	**	5	\$1,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outdoor Generator</i>					
			<i>Explanation : One 300 Gallon Tank</i>					
Lighting								
Interior Lighting								
Fluorescent	40%			2033	**	10	\$15,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 And T-5 Lamps</i>					
HID	25%			2030	**	10	\$300	
Incandescent	35%			2030	**	2	\$300	
Egress Lighting								
Emergency, Service	45%			2030	**	1		
Emergency, Battery	5%			2030	**	10	\$500	
Exit, LED	45%			2053	**	1		
Exit, Service	5%			2030	**	1		
Exterior Lighting								
HID	100%			2030	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$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
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

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

Alarm

Fire/Smoke Detection								
No Component	20%							
Generic, Digital	80%			2030	**	1-3	\$21,100	

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

Location : Throughout The Building

*Explanation : GE Est 3 - Mea 13-92-e Central Office Communicator Panel With Smoke
And Trouble Bell, Pullbox And Strobe Light W/ Horn*

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

Heating

Energy Source								
Natural Gas	100%			2035	**	1		

Conversion Equipment

Steam Boiler	100%			2023	\$364,000	1	\$41,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 3 Units

Distribution

Hot Wtr Piping/Pump	80%			2033	**	4	\$1,700	
Central Plant Steam Piping/Pmp	20%	Now	\$11,800	2025	\$58,900	4	\$400	

Corroded, Extent : Severe, Area Affected : 30%

Location : Condensate Tank And Return Lines, Boiler Room

Terminal Devices

Air Handler	20%			2020	\$111,300	1	\$5,200	
Air Handler	50%			2030	**	1	\$13,100	
Convactor/Radiator	20%			2023	\$19,700	1	\$2,700	
Unit Heater - Steam	10%			2030	**	4	\$400	

Air Conditioning

Energy Source								
Electricity	100%			2033	**	1		

Conversion Equipment

Reciprocating Compr/Chiller	100%			2030	**	1	\$19,600	
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R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : Basement

Distribution

CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$2,100	
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Terminal Devices

Air Handler/Cool/Ht	80%			2030	**	1	\$21,000	
Air Handler/Cool/Ht	20%			2020	\$88,800	1	\$5,200	

Heat Rejection

Dry Cooler	100%			2025	\$215,300	2	\$29,500	
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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
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	60%			LIFE	**	2-5	\$14,200
Ductwork/Diffusers	40%			LIFE	**	2-5	\$9,400
Exhaust Fans							
Interior	70%			2030	**	2	\$900
Roof	30%			2025	\$19,700	2	\$400
Plumbing							
H/C Water Piping							
Brass/Copper	30%			2045	**	1	
Galvanized Steel	70%			2023	\$121,600	1	
HW Heat Exchanger							
Steam Fired	100%			2045	**	4	\$4,200
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Non-Submersible	100%			2025	\$6,100	4	\$900
Sewage Ejector(s)							
Electric	100%			2025	\$11,500	4	\$1,700
Backflow Preventer							
Generic	100%			2025	\$10,100	1	\$2,600
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
<i>Location : B-2</i>							
<i>Explanation : 1 Unit</i>							
Fire Suppression							
Sprinkler							
No Component	60%						
Generic	40%			2045	**	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5141695

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$13,900	\$7,200	\$600	
Interior Architecture	\$7,800			
Electrical	\$100	\$35,900		
Mechanical	\$300	\$38,600	\$400	\$300
Total	\$22,100	\$81,700	\$1,000	\$300
Importance Code A	\$14,200	\$18,400	\$800	\$200
Importance Code B	\$5,300	\$63,300	\$200	
Importance Code C	\$2,600			
Total	\$22,100	\$81,700	\$1,000	\$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
STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.
Asset # : 2164

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$7,300	
Masonry: Brick	35%			LIFE	**	5	\$3,900	
Windows								
Wood	65%			2041	**	5	\$1,100	
Wood	35%	Now	\$1,700	2050	**	5	\$300	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,200	
Masonry: Brick	90%			LIFE	**	5	\$1,400	
Roof								
Single Ply Membrane	70%			2030	**	10	\$7,200	
Single Ply Membrane	27%	Now	\$9,300	2035	**			
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	3%	2-4	\$2,800	2038	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	55%			LIFE	**	5	\$9,000	
Ceramic Tile	10%			2034	**	5	\$700	
Terrazzo	35%			LIFE	**	5	\$2,000	
Interior Walls								
Ceramic Tile	50%			2034	**	5	\$5,100	
Masonry: Brick	50%			LIFE	**			
Ceilings								
Gypsum Board	5%			LIFE	**	5	\$500	
Metal Panel	45%			LIFE	**	5	\$4,200	
Plaster	50%	Now	\$4,900	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Maintenance Areas</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Maintenance Areas</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2025	\$3,700	1		
Panelboards								
Molded Case Bkrs	100%			2024	\$7,500	5	\$100	
Wiring								
Thermoplastic	100%			2025	\$8,200	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 MAINTENANCE/COMMISSARY BLDG.
Asset # : 2164

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	
Lighting								
Interior Lighting Fluorescent	100%			2020	\$10,900	10	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting Emergency, Battery Exit, Service	50%			2020	\$3,400	10	\$600	
	50%			2020	\$700	1		
Exterior Lighting Fluorescent	100%			2020	\$15,400	10	\$400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Mechanical								
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%			2035	**	1		
Conversion Equipment Furnace	100%			2020	\$11,000	1	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Wall</i>								
<i>Explanation : Two Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2033	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	40%			2020	\$23,300	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Window/Wall Unit No Component	10%			2020	\$1,000	1		
	50%							
Ventilation								
Distribution Ductwork/Diffusers No Component	40%			LIFE	**	2-5	\$1,100	
	60%							
Exhaust Fans Roof No Component	40%			2020	\$3,100	2	\$100	
	60%							
Plumbing								
H/C Water Piping Brass/Copper	100%			2035	**	1		
Water Heater Gas Fired	100%			2023	\$2,800	2	\$100	

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

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

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

DEPARTMENT 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)	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.
Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5106735

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,700			
Interior Architecture	\$12,300		\$2,200	
Electrical				
Total	\$14,000		\$2,200	
Importance Code A	\$1,700			
Importance Code B	\$12,300		\$2,200	
Total	\$14,000		\$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
STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION

Asset # : 4495

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$300	
Wood	10%	4+	\$1,700	2038	**	5	\$800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	80%							
Roof								
Slate	80%			LIFE	**			
Sloped Glazing	20%			LIFE	**	5	\$9,800	
Interior								
Floors								
Panel/Paver: Cer/Brk	100%			2041	**	5	\$4,400	
Ceilings								
Exposed Struc: Wood	100%	4+	\$12,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Electrical								
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%			2035	**	1		
Wiring								
Thermoplastic	100%			2035	**	1		
Lighting								
Interior Lighting								
Incandescent	100%			2025	\$6,800	2		
Exterior Lighting								
HID	100%			2025	\$5,500	10		

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5141696

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$1,500	\$200	
Interior Architecture	\$1,400			
Electrical		\$2,300		
Mechanical	\$500	\$800	\$600	\$500
Total	\$1,900	\$4,700	\$900	\$500
Importance Code A	\$100	\$1,600	\$300	\$100
Importance Code B	\$1,700	\$3,000	\$600	\$400
Importance Code C	\$100			
Total	\$1,900	\$4,700	\$900	\$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
STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP
Asset # : 2799

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	100%			LIFE	**	5	\$2,600		
Windows									
Aluminum	100%			2041	**	5	\$400		
Roof									
Single Ply Membrane	30%			2030	**	10	\$1,500		
Slate	50%			LIFE	**				
Sloped Glazing	20%			LIFE	**	5	\$13,600		
Interior									
Floors									
Cast in Place Concrete	15%			LIFE	**	5	\$1,000		
Ceramic Tile	85%			2034	**	5	\$2,600		
Interior Walls									
Ceramic Tile	25%			2034	**	5	\$300		
Gypsum Board	5%			LIFE	**	5			
Masonry: Brick	70%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	20%			2038	**	5	\$600		
Gypsum Board	80%			LIFE	**	5	\$3,100		
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
Conduit	100%			2045	**	1			
Panelboards									
Molded Case Bkrs	100%			2041	**	5	\$100		
Wiring									
Thermoplastic	100%			2045	**	1			
Motor Controllers									
Locally Mounted	100%			2038	**	5			
Lighting									
Interior Lighting									
Fluorescent	50%			2030	**	10	\$900		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout The Building</i>							
		<i>Explanation : T-8 Lamps</i>							
Fluorescent	50%			2030	**	10	\$900		
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : T-12 Lamps</i>							
Egress Lighting									
Emergency, Battery	50%			2030	**	10	\$200		
Exit, Service	50%			2030	**	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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting Fluorescent	100%			2030	**	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Using Compact Fluorescent Lamps</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2045	**	1		
Conversion Equipment Furnace	100%			2030	**	1	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Outside Walls</i>								
<i>Explanation : Two Units And No Perimeter Heat</i>								
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2041	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2030	**	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units Outside</i>								
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,100	
Exhaust Fans Roof	100%			2030	**	2	\$100	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2045	**	1		
Water Heater Gas Fired	100%			2023	\$1,200	2		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2030	**	4	\$100	
Backflow Preventer Generic	100%			2030	**	1	\$100	
Fixtures Generic	100%							
<hr/>								
Fire Suppression								
Sprinkler Generic	100%			2045	**	1-2	\$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 ZOO CAFE AND GIFT SHOP
Asset # : 2799

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
Fire Suppression	Chemical System							
	Generic	100%			2023	\$1,900	1-3	\$3,700

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : STUDIO MUSEUM IN HARLEM
Address : 144 WEST 125TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0036.000 / 3005 **Yr Built/Renovated** : 1909 / 2008
Area Sq Ft : 10,452 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 1909 **Lot** : 9 **BIN** : 1057819

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$68,800	
Interior Architecture		\$59,800
Mechanical		\$352,300
Total	\$68,800	\$412,000
Importance Code A	\$68,800	\$121,200
Importance Code B		\$290,800
Total	\$68,800	\$412,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$91,500	\$13,800		
Interior Architecture	\$84,200		\$19,900	\$1,800
Electrical	\$5,000	\$6,600	\$300	\$300
Mechanical	\$3,300	\$3,800	\$4,600	\$4,000
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$198,800	\$38,900	\$39,700	\$20,900
Importance Code A	\$92,200	\$14,000	\$700	\$200
Importance Code B	\$105,700	\$25,000	\$39,000	\$20,700
Importance Code C	\$900			
Total	\$198,800	\$38,900	\$39,700	\$20,900



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
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$11,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	65%	Now	\$27,700	LIFE	**	5	\$18,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : North Facade Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair #5 Bulkhead</i>								
Window Wall	20%			2045	**	5	\$21,200	
Windows								
Aluminum	100%	Now	\$12,300	2041	**	5	\$700	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,100	
Masonry: Brick	40%	Now	\$9,400	LIFE	**	5	\$1,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%			2035	**	5	\$3,100	
Stucco Cement	30%			2030	**	5	\$3,100	
Roof								
Modified Bitumen	55%	Now	\$29,800	2035	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof at Bulkhead Door</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaza Roof: Stone Panels	30%	Now	\$12,300	2045	**			
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	0-2	\$68,800	2055	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	10%			LIFE	**	5	\$12,400	
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	0-2	\$1,000	2021	\$19,900	3	\$2,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Slate	10%			LIFE	**	5	\$1,700	
Vinyl Tile	45%	Now	\$12,000	2025	\$59,800	3	\$2,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, 4th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs, 2nd, 4th Floor Corridors And Elevator Lobbies</i>								
Vinyl Tile 9" X 9"	5%	0-2	\$8,600	2035	**	3	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	30%	4+	\$30,900	2053	**	5	\$4,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	70%	Now	\$300	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$100	
Plaster	10%	Now	\$600	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$900	
Ceilings								
AcousTileConcealSpLn	20%	2-4	\$25,300	2045	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Second Floor Corridor</i>								
AcousTileSusp.Lay-In	50%	Now	\$3,200	2042	**	5	\$3,900	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%	Now	\$2,400	LIFE	**	5	\$5,900	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2051	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 1600 Amperes</i>								
Fused Disc Sw	50%			2035	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2025	\$26,000	5		
Molded Case Bkrs	20%			2051	**	5	\$100	
Raceway								
Conduit	80%			2025	\$25,000	1		
Conduit	20%			2051	**	1		
Panelboards								
Fused Disc Sw	20%			2033	**	5		
Fused Disc Sw	10%			2047	**	5		
Molded Case Bkrs	60%			2033	**	5	\$200	
Molded Case Bkrs	10%			2047	**	5		
Wiring								
Thermoplastic	80%			2035	**	1		
Thermoplastic	20%			2051	**	1		
Motor Controllers								
Locally Mounted	80%			2030	**	5	\$100	
Locally Mounted	20%			2042	**	5		
Ground								
Grounding Devices								
Generic	50%	2-4	\$4,800	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Generic	50%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Electrical Room</i>								
<i>Explanation : New Addition</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2030	**	10	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12, T-8 And Compact Spiral Bulbs</i>								
HID	5%			2030	**	10		
Incandescent	30%			2030	**	2	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Throughout The Building</i>								
<i>Explanation : Locally Mounted Recessed And Surface Mounted Track Lighting</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

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	
Lighting								
Egress Lighting								
Exit, LED	50%			2065	**	1		
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2030	**	10		
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	20%			2025	\$21,600	1-3	\$1,300	
Generic, Digital	20%			2033	**	1-3	\$1,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Heat Pump Air Sourced	30%			2026	\$19,500	2	\$1,000	
Radiant Heater	70%			2025	\$121,200	2	\$3,400	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,800	
Terminal Devices								
Air Handler	70%			2025	\$96,200	1	\$4,500	
Air Handler	30%			2030	**	1	\$1,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Heat Pump Air Sourced	30%			2026	\$29,000	2	\$200	
Reciprocating Compr/Chiller	70%			2025	\$58,100	1	\$3,400	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2035	**	4	\$800	
Terminal Devices								
Air Handler/Cool/Ht	30%			2030	**	1	\$1,900	
Air Handler/Cool/Ht	70%			2025	\$76,700	1	\$4,500	
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	**	2	\$7,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,800	
Exhaust Fans								
Interior	100%			2025	\$34,800	2	\$300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping							
Galvanized Steel	70%			2030	**	1	
Galvanized Steel	30%			2038	**	1	
Water Heater							
Electric	100%			2023	\$8,600	4	\$100
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)							
Electric	100%			2030	**	4	\$400
Backflow Preventer							
Generic	100%			2030	**	1	\$600
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : (2) B-5 (1) 1-5</i>					
		<i>Explanation : 3 Units - 2 Passenger, 1 Freight</i>					
Fire Suppression							
Sprinkler							
Generic	70%			2035	**	1-2	\$2,100
Generic	30%			2045	**	1-2	\$900
Fire Pump							
Generic	100%			2034	**	1	\$2,000

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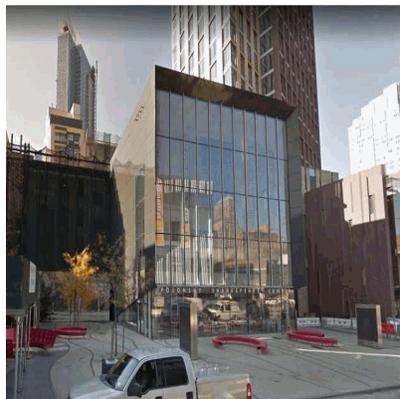
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 20-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors GR,1,2,3,4
Block : 2107 **Lot** : 33 **BIN** : 3397476

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$125,300	\$334,100
Interior Architecture	\$186,700	\$104,400
Total	\$312,000	\$438,500
Importance Code A	\$125,300	\$334,100
Importance Code B	\$96,100	\$54,900
Importance Code C	\$90,600	\$49,400
Total	\$312,000	\$438,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$33,800	\$4,200		
Interior Architecture	\$53,100	\$33,000	\$5,800	
Electrical	\$7,800	\$6,800	\$6,900	\$6,100
Mechanical	\$16,600	\$18,400	\$11,600	\$19,600
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$116,200	\$67,300	\$29,200	\$30,700
Importance Code A	\$36,100	\$6,500	\$2,200	\$2,200
Importance Code B	\$55,400	\$60,900	\$24,500	\$28,500
Importance Code C	\$24,700		\$2,600	
Total	\$116,200	\$67,300	\$29,200	\$30,700



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DEPARTMENT OF CULTURAL AFFAIRS - 126
THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER
Asset # : 14802

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								
Metal/Glass Curt Wall	20%			LIFE	**	5	\$62,600	
Metal Panel	80%			2054	**	5-10	\$459,400	
Windows								
Aluminum	100%			2050	**	5	\$8,500	
Parapets								
Metal Panel	100%			2054	**	5	\$4,900	
Roof								
Single Ply Membrane	100%			2033	**	10	\$25,100	
Interior								
Floors								
Carpet	60%			2029	**	3	\$65,900	
Cast in Place Concrete	5%			LIFE	**	5	\$16,000	
Ceramic Tile	5%			2041	**	5	\$3,700	
Terrazzo	10%			LIFE	**	5	\$11,400	
Vinyl Tile	15%			2036	**	3	\$4,100	
Wood	5%			2063	**	5	\$6,900	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$5,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,200	
Gypsum Board	80%			LIFE	**	5-10	\$140,100	
Wood	5%			LIFE	**	5	\$41,200	
Ceilings								
AcousTileSusp.Lay-In	30%			2045	**	5	\$22,000	
Exposed Struc: Steel	10%			LIFE	**	10	\$14,600	
Gypsum Board	60%			LIFE	**	5-10	\$151,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Sidewalk On Ashland Pl.</i>								
<i>Explanation : Metal Inserts</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								
Service Equipment								
Fused Disc Sw	100%			2054	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @4000 Amperes.</i>								
Transformers								
Dry Type	100%			2045	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500kva, 208/120 Volts</i>								

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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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 6- Vertical Sections</i>						
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Fused Disc Sw	30%			2050	**	5	\$300	
Molded Case Bkrs	70%			2050	**	5	\$800	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Variable Frequency Drive	100%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$13,800	
Generators								
Diesel	100%			2041	**	1	\$17,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Emergency Generator Rated @ 350kw</i>						
Batteries								
Lead/Acid	100%			2023	\$1,500	5	\$1,700	
Fuel Storage								
Main Tank	100%			2063	**	5	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 330 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
LED	100%			2036	**			
Egress Lighting								
Emergency, Service	50%			2036	**	1		
Exit, LED	50%			2063	**	1		
Exterior Lighting								
LED	20%			2036	**			
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2036

* *

1

\$5,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Exterior**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2036

* *

1-3

\$27,500

*Other Observation, Extent : Light, 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%

2054

* *

1

Conversion Equipment

Furnace

75%

2036

* *

1

\$16,600

*Other Observation, Extent : Light, Area Affected : 75%**Location : Roof**Explanation : 4 Roof Top Package Units*

Hot Water Boiler

25%

2045

* *

1

\$5,500

*Other Observation, Extent : Light, Area Affected : 25%**Location : 1st Fl. Mechanical Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

25%

2050

* *

4

\$600

No Component

75%

Terminal Devices

Convactor/Radiator

25%

2045

* *

1

\$3,600

No Component

75%

Air Conditioning

Energy Source

Electricity

100%

2050

* *

1

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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		Priority
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	85%			2036	**	1	\$17,600	
<i>Repairs In Progress, Extent : Light, Area Affected : 85%</i>								
<i>Location : 1st Fl. Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : 1 Temporary Unit Is Being Used</i>								
Split Unit	15%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Units. R-410a</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2054	**	4	\$1,900	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht Fan Coil - 2 Pipe	85%			2036	**	1	\$23,500	
	15%			2033	**	1	\$2,200	
Heat Rejection								
Air Cooled Condenser Unit	15%			2033	**	2	\$4,700	
Water Cooling Tower	85%			2032	**	2	\$38,200	
Ventilation								
Distribution								
Ductwork Stainless Steel	100%			LIFE	**			
Exhaust Fans								
Roof	100%			2036	**	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
Water Heater								
Gas Fired	100%			2027	\$25,500	2	\$700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2036	**	1	\$2,700	
Fixtures								
Generic	100%							
Vertical Transport								

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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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	60%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 1st- 5th Fl.</i>						
		<i>Explanation : 1 Unit</i>						
Hydraulic	40%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Ground-3rd Fl.</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2054		**	1-5	\$22,500
Sprinkler								
Generic	100%			2054		**	1-2	\$12,500
Fire Pump								
Generic	100%			2037		**	1	\$8,400

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Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

Asset Name : WAVE HILL ECOLOGY BUILDING
Address : 675 WEST 252 STREET
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 : 22-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$184,200	
Electrical		\$36,700
Total	\$184,200	\$36,700
Importance Code A	\$184,200	
Importance Code B		\$36,700
Total	\$184,200	\$36,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$14,300	\$1,200		
Interior Architecture	\$8,500	\$7,600	\$400	
Electrical	\$600	\$500	\$700	\$600
Mechanical	\$1,000	\$2,800	\$1,200	\$1,000
Total	\$24,300	\$12,100	\$2,400	\$1,600
Importance Code A	\$14,800	\$1,700	\$500	\$500
Importance Code B	\$9,500	\$10,400	\$1,900	\$1,100
Importance Code C				
Total	\$24,300	\$12,100	\$2,400	\$1,600



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Fieldstone	70%	Now	\$184,200	LIFE	**	5	\$8,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Lintels</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Masonry: Granite	25%			LIFE	**	5	\$2,900	
Metal Coiling Doors	5%			2030	**	5	\$2,400	
Windows								
Wood	100%	Now	\$11,000	2033	**	5	\$6,600	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facing</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facing</i>								
Parapets								
Masonry: Granite	50%			LIFE	**	5	\$1,400	
Pre-Cast Concrete	20%	Now	\$3,300	LIFE	**	5	\$2,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Pre-Cast Concrete	30%			LIFE	**	5	\$4,300	
Roof								
Copper/Terne	25%			2053	**	10	\$18,900	
Not Accessible	75%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof Over Second Floor</i>								
<i>Explanation : Bermed Building, Roof Is A Lawn</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$8,800	
Ceramic Tile	3%			2028	\$9,400	5	\$500	
Vinyl Tile	22%			2030	**	3	\$1,300	
Wood	50%			2040	**	5	\$15,100	
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	\$8,500	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

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%			2035	**	1		
Conduit	50%			2051	**	1		
Panelboards								
Molded Case Bkrs	50%			2024	\$3,700	5	\$100	
Molded Case Bkrs	50%			2047	**	5	\$100	
Wiring								
Thermoplastic	50%			2035	**	1		
Thermoplastic	50%			2051	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	40%			2025	\$8,500	10	\$3,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	50%			2033	**	10	\$4,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2025	\$2,100	10	\$900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Recreation Room</i>								
Egress Lighting								
Emergency, Battery	20%			2025	\$2,600	10	\$500	
Exit, Service	80%			2025	\$2,100	1		
Exterior Lighting								
HID	100%			2025	\$36,700	10		
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$6,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Bells, Manual Pull Station, Smoke Detector</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2030	**	1	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Distribution							
Hot Wtr Piping/Pump	100%			2033	**	4	\$500
Terminal Devices							
Convactor/Radiator	50%			2023	\$24,400	1	\$1,600
Fan Coil Unit/Heat	30%			2030	**	1	\$900
Unit Heater - Steam	20%			2030	**	4	\$200
Air Conditioning							
Energy Source							
Electricity	100%			2033	**	1	
Conversion Equipment							
Window/Wall Unit	10%			2020	\$1,900	1	
No Component	90%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2035	**	1	
Water Heater							
Gas Fired	100%			2024	\$5,500	2	\$100
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	40%						
Generic	60%			2051	**	1-2	\$1,600

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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.

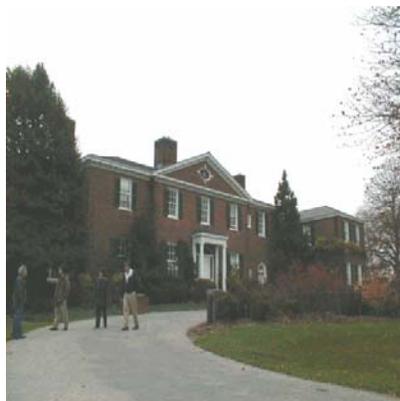
Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 22-Nov-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$39,100	
Electrical		\$212,400
Mechanical		\$245,600
Total	\$39,100	\$458,000
Importance Code A	\$39,100	\$103,400
Importance Code B		\$354,500
Total	\$39,100	\$458,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$29,000		
Interior Architecture	\$29,800	\$9,600	\$1,400	
Electrical	\$25,200	\$4,600	\$1,100	\$800
Mechanical	\$1,300	\$9,900	\$1,600	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$60,200	\$57,000	\$8,000	\$5,900
Importance Code A	\$600	\$29,600	\$600	\$600
Importance Code B	\$43,600	\$27,400	\$7,300	\$5,300
Importance Code C	\$15,900			
Total	\$60,200	\$57,000	\$8,000	\$5,900



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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$21,800	
Wood	5%			2030	**	5	\$5,700	
Windows								
Wood	100%			2033	**	5	\$35,400	
Parapets								
Wood Cornice	100%			2035	**	5-10	\$59,400	
Roof								
Panel/Paver: Cer/Brk	15%			2035	**	10	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Basement</i>								
<i>Explanation : This Component Is Actually Bluestone Pavers.</i>								
Skylight, Metal/Glass	5%			2045	**	10	\$2,200	
Slate	80%	Now	\$39,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$10,700	
Ceramic Tile	5%			2034	**	5	\$1,000	
Panel/Paver: Cer/Brk	5%			2041	**	5	\$2,200	
Marble Panels	3%			LIFE	**	5	\$400	
Vinyl Tile	10%			2030	**	3	\$700	
Wood	52%			2040	**	5	\$19,200	
Interior Walls								
Masonry: Brick	20%	Now	\$15,900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Plaster	80%			LIFE	**	5	\$4,500	
Ceilings								
Plaster	5%			LIFE	**	5	\$600	
Plaster	95%	Now	\$13,400	LIFE	**	5	\$11,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Northeast Offices</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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

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%			2025	\$22,700	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2025	\$35,500	5	\$300	
Raceway								
Conduit	90%			2025	\$30,800	1		
Conduit	10%			2045	**	1		
Panelboards								
Fused Disc Sw	5%			2024	\$800	5		
Molded Case Bkrs	85%			2024	\$13,900	5	\$300	
Molded Case Bkrs	10%			2041	**	5		
Wiring								
Braided Cloth	80%	2-4	\$24,200	2050	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	20%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2023	\$40,800	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Connected With Main Water Pipe</i>							
Lighting								
Interior Lighting								
Fluorescent	10%			2025	\$4,600	10	\$1,200	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2025	\$4,600	10	\$1,200	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	30%			2030	**	10	\$3,600	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Incandescent	50%			2025	\$86,800	2	\$100	
Exterior Lighting								
HID	100%			2025	\$49,200	10		
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

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

Alarm

Security System

No Component

70%

Generic

30%

2025

\$11,800

1

\$1,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only: Motion Sensors*

Fire/Smoke Detection

Generic, Digital

100%

2033

* *

1-3

\$7,400

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

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

Heating

Energy Source

Natural Gas

100%

2035

* *

1

Conversion Equipment

Hot Water Boiler

100%

2023

\$103,400

1

\$6,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 H W Boiler Plus 1 Supplimentary Wood Burning Unit*

Distribution

Hot Wtr Piping/Pump

100%

2024

\$20,900

4

\$1,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : No Temperature Control System*

Terminal Devices

Air Handler

30%

2025

\$56,600

1

\$2,400

Convactor/Radiator

70%

2030

* *

1

\$3,000

Air Conditioning

Energy Source

Electricity

100%

2033

* *

1

Conversion Equipment

Int Pkg Unit -

30%

2023

\$85,600

2

\$200

Heating/Cooling

Window/Wall Unit

30%

2020

\$8,400

1

No Component

40%

Ventilation

Distribution

Ductwork/Diffusers

30%

LIFE

* *

2-5

\$2,200

No Component

70%

Exhaust Fans

Interior

30%

2025

\$14,300

2

\$100

Wall Unit

10%

2025

\$500

2

No Component

60%

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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%			2035	* *	1		
	Galvanized Steel	50%			2023	\$29,400	1		
	Water Heater								
	Gas Fired	100%			2023	\$8,200	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : C, L, 1, 2</i>							
		<i>Explanation : 1 Unit</i>							

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

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

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 22-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$72,100
Mechanical		\$109,400
Total		\$181,500
Importance Code B		\$181,500
Total		\$181,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,100	\$2,400	\$10,900	\$19,200
Interior Architecture				
Electrical	\$700	\$6,600	\$900	\$700
Mechanical	\$1,500	\$1,000	\$1,400	\$1,000
Total	\$6,300	\$9,900	\$13,200	\$20,800
Importance Code A	\$4,500	\$2,800	\$11,200	\$19,500
Importance Code B	\$1,800	\$7,200	\$2,000	\$1,300
Importance Code C				
Total	\$6,300	\$9,900	\$13,200	\$20,800



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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
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$11,500	
Masonry: Fieldstone	15%			LIFE	**	5	\$2,200	
Wood	25%			2038	**	5	\$24,000	
Windows								
Wood	100%			2047	**	5	\$24,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,800	
Copper/Terne	5%			2069	**	5	\$1,800	
Masonry: Brick	10%			LIFE	**	5	\$700	
Wood Cornice	20%			2051	**	5-10	\$19,400	
No Component	60%							
Roof								
Copper/Terne	5%			2060	**	10	\$2,400	
Metal Panel	20%			2042	**	10	\$7,100	
Single Ply Membrane	5%	Now	\$3,200	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Flat Section</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Flat Section</i>								
Slate	60%			LIFE	**			
Sloped Glazing	10%			LIFE	**	5	\$25,700	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$4,500	
Slate	80%			LIFE	**	5	\$8,800	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$200	
Gypsum Board	20%			LIFE	**	5	\$200	
Masonry: Brick	55%			LIFE	**			
Wood	15%			LIFE	**	5	\$900	
Ceilings								
Exposed Struc: Wood	15%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$600	
Wood	80%			LIFE	**	5	\$72,100	

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%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$200	
Wiring								
Thermoplastic	100%			2045	**	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 PERKINS VISITOR CENTER
Asset # : 2238

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2038	**	5		
Lighting								
Interior Lighting								
Fluorescent	80%			2030	**	10	\$5,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	20%			2030	**	2		
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$800	
Exit, LED	50%			2053	**	1		
Exterior Lighting								
Incandescent	100%			2030	**	2		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2053	**	5	\$200	
Alarm								
Security System								
Generic	100%			2030	**	1	\$2,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$4,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights And Manual Pull Stations</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$3,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$500	2041	**	4	\$300	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
Terminal Devices								
Air Handler	80%			2030	**	1	\$3,400	
Convactor/Radiator	20%			2038	**	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
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2041	**	1	
Conversion Equipment							
Int Pkg Unit - Heating/Cooling	80%			2026	\$109,400	2	\$300
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>					
		<i>Location : Equipment Room</i>					
No Component	20%						
Ventilation							
Distribution							
Ductwork/Diffusers	80%			LIFE	**	2-5	\$3,100
No Component	20%						
Exhaust Fans							
Interior	80%			2030	**	2	\$200
Wall Unit	10%			2025	\$200	2	
No Component	10%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2045	**	1	
Water Heater							
Gas Fired	100%			2023	\$3,900	2	\$100
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%			2045	**	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 : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 22-Nov-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$46,600	\$43,400
Electrical		\$109,800
Mechanical		\$90,200
Total	\$46,600	\$243,400
Importance Code A	\$46,600	\$43,400
Importance Code B		\$200,000
Total	\$46,600	\$243,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$45,100	\$800	
Interior Architecture	\$5,100	\$1,000	\$1,600	
Electrical	\$1,500	\$1,400	\$2,200	\$1,800
Mechanical	\$6,700	\$3,100	\$6,700	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$17,200	\$54,500	\$15,400	\$8,800
Importance Code A	\$1,100	\$46,200	\$2,000	\$1,100
Importance Code B	\$16,100	\$8,400	\$13,400	\$7,700
Importance Code C				
Total	\$17,200	\$54,500	\$15,400	\$8,800



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
WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE

Asset # : 2388

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	80%			LIFE	**	5	\$17,800	
Masonry: Granite	5%			LIFE	**	5	\$1,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	10%			2030	**	5	\$14,800	
Wood	5%			2030	**	5	\$7,400	
Windows								
Aluminum	25%			2041	**	5	\$1,700	
Wood	75%	Now	\$46,600	2033	**	5	\$25,400	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Windows Facing Flat Roof On South Side</i>								
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Wood Cornice	100%			2035	**	5-10	\$77,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	35%			2035	**	10	\$15,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flat Section</i>								
Slate	65%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress</i>								
Interior								
Floors								
Carpet	10%			2024	\$45,800	3	\$4,900	
Cast in Place Concrete	5%			LIFE	**	5	\$3,600	
Ceramic Tile	5%			2034	**	5	\$1,600	
Marble Panels	5%			LIFE	**	5	\$1,200	
Panel/Paver: Bluestone	10%			LIFE	**	5	\$2,500	
Quarry Tile	5%			2038	**	5	\$2,500	
Traffic Topping	5%			2033	**	5	\$2,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	25%			2035	**	3	\$3,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, First Floor</i>								
Wood	30%			2053	**	5	\$18,500	

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$900	
Gypsum Board	15%			LIFE	**	5	\$1,700	
Plaster	10%			LIFE	**	5	\$600	
Plaster	60%			LIFE	**	5	\$3,300	
Wood	5%			LIFE	**	5	\$3,700	
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$800	
Exposed Struc: Wood	25%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$6,200	
Plaster	45%	Now	\$4,200	LIFE	**	5	\$9,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Laundry Room</i>								
<hr/>								
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%			2051	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	**	5	\$600	
<hr/>								
Raceway								
Conduit	100%			2051	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2047	**	5	\$600	
<hr/>								
Wiring								
Thermoplastic	100%			2051	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	45%			2033	**	10	\$9,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Fluorescent	5%			2033	**	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Incandescent	50%			2033	**	2	\$200	

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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 WAVE HILL HOUSE GALLERY AND CAFE

Asset # : 2388

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	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$2,700	
Exit, LED	50%			2060	**	1		
Exterior Lighting								
Incandescent	100%			2025	\$74,200	2		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2028	\$35,600	5	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$2,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$13,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$10,900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$1,100	
Terminal Devices								
Air Handler	25%			2035	**	1	\$3,400	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Basement</i>						
Convactor/Radiator	75%			2023	\$90,200	1	\$5,300	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		

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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 WAVE HILL HOUSE GALLERY AND CAFE

Asset # : 2388

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2035	**	1	\$7,700	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : 4 Units</i>						
No Component	25%							
Terminal Devices								
Air Handler/Dir Expansion	75%			2035	**	1		
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
No Component	25%							
Heat Rejection								
Air Cooled Condenser Unit	75%			2033	**	2	\$11,500	
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2-5	\$3,100	
No Component	75%							
Exhaust Fans								
Interior	25%			2035	**	2	\$200	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2023		2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2019		4	\$700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								

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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
WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE**

Asset # : 2388

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
Fire Suppression	Sprinkler							
	No Component	20%						
	Generic	80%			2051	* *	1-2	\$4,900

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

Print Date : 22-Sep-2017

DEPARTMENT OF CULTURAL AFFAIRS - FY 2018

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 : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1356 **Lot** : 50 **BIN** : 3035918

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$62,300	\$62,300
Interior Architecture	\$117,900	\$117,900
Total	\$180,200	\$180,200
Importance Code A	\$62,300	\$62,300
Importance Code B	\$117,900	\$117,900
Total	\$180,200	\$180,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$29,900	\$2,300		
Interior Architecture	\$79,600	\$22,700		
Electrical	\$1,600	\$1,500	\$1,600	\$1,300
Mechanical	\$12,700	\$3,100	\$5,900	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$127,800	\$33,600	\$11,400	\$8,000
Importance Code A	\$31,200	\$2,300	\$1,200	
Importance Code B	\$43,500	\$31,300	\$10,200	\$8,000
Importance Code C	\$53,100			
Total	\$127,800	\$33,600	\$11,400	\$8,000



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

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								
Metal/Glass Curt Wall	20%			LIFE	**	5	\$37,400	
Slate Panels	30%			LIFE	**	5	\$22,400	
Wood	50%			2045	**	5	\$124,700	
Windows								
Aluminum	100%			2050	**	5	\$4,500	
Roof								
Metal Panel	40%			2045	**	10	\$21,800	
Single Ply Membrane	50%			2036	**	10	\$14,900	
Skylight, Metal/Glass	10%			2054	**	10	\$9,900	
Soffits								
Stucco Cement	100%			2045	**	5		
Interior								
Floors								
Carpet	15%			2029	**	3	\$6,100	
Cast in Place Concrete	25%			LIFE	**	5	\$29,500	
Ceramic Tile	5%			2043	**	5	\$1,300	
Panel/Paver: Cer/Brk	55%			2050	**	5	\$33,300	
Interior Walls								
Cast in Place Concrete	20%			LIFE	**	10	\$20,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,200	
Gypsum Board	70%			LIFE	**	5-10	\$48,200	
Ceilings								
AcousTileSusp.Lay-In	30%			2045	**	5	\$8,100	
Gypsum Board	20%			LIFE	**	5-10	\$18,500	
Wood	50%			LIFE	**	5	\$235,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2072	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			

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%			2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 2000 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
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Fused Disc Sw	20%			2050	**	5	\$100	
Molded Case Bkrs	80%			2050	**	5	\$400	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Variable Frequency Drive	100%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	90%			2036	**	10	\$15,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	10%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$2,300	
Exit, LED	50%			2063	**	1		
Exterior Lighting								
LED	10%			2036	**			
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

Note : 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
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2054	**	1		
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Back Yard</i>								
<i>Explanation : Geothermal Energy Is Been Used For This Facility</i>								
<hr/>								
Conversion Equipment								
Heat Pump Air Sourced	90%			2029	**	2	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 8 Units</i>								
<hr/>								
Radiant Heater	10%			2033	**	2	\$900	
<hr/>								
Terminal Devices								
Fan Coil Unit/Heat	100%			2033	**	1	\$6,100	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		
<hr/>								
Conversion Equipment								
Heat Pump Water Sourced	90%			2029	**			
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 8 Units. R-410a</i>								
<hr/>								
Split Unit	10%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. R-410a</i>								
<hr/>								
Terminal Devices								
Fan Coil - 2 Pipe	100%			2033	**	1	\$6,100	
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	10%			2033	**	2	\$1,300	
Geothermal	90%			2056	**	1		
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,800	
<hr/>								
Exhaust Fans								
Interior	75%			2033	**	2	\$400	
Roof	25%			2033	**	2	\$100	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
<hr/>								
Water Heater								
Electric	100%			2026	\$15,700	4	\$100	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2036	**	4	\$1,100	
Backflow Preventer Generic	100%			2036	**	1	\$1,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cellar - 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe Generic	100%			2054	**	1-5	\$9,600	
Sprinkler Generic	100%			2054	**	1-2	\$5,300	
Fire Pump Generic	100%			2041	**	1	\$3,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126

Project: CULTURAL AFFAIRS

CAPITAL	FY 2019 - 2022		FY 2023 - 2028	
Miscellaneous Buildings	6,043,000		3,816,500	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Miscellaneous Buildings	837,200	177,900	217,500	166,900

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1578	HISTORIC RICHMOND TOWN TINSMITH SHOP	724	20,300	14,800
1579	HISTORIC RICHMOND TOWN STORAGE BLDG/ CARRIAGE HOUSE	2,400	106,200	10,100
1580	HISTORIC RICHMOND TOWN STORAGE SHED	2,400	106,200	10,100
1581	HISTORIC RICHMOND TOWN CROCHERON HOUSE	4,557	201,600	19,200
1593	HISTORIC RICHMOND TOWN OLD NEW DROP RAILROAD STATION	1,082	47,900	4,600
1594	HISTORIC RICHMOND TOWN ANNADALE STORE/RAILROAD STATION	533	0	16,900
1596	HISTORIC RICHMOND TOWN BOEHM HOUSE	2,931	129,600	12,300
1597	HISTORIC RICHMOND TOWN CHRISTOPHER HOUSE	880	24,600	18,000
1599	HISTORIC RICHMOND TOWN BRITTON COTTAGE	4,561	201,800	19,200
1600	HISTORIC RICHMOND TOWN KRUSER - FINLEY HOUSE	1,809	80,000	7,600
1601	HISTORIC RICHMOND TOWN STORAGE	720	20,100	14,700
1602	HISTORIC RICHMOND TOWN BASKET MAKERS HOUSE	1,098	48,600	4,600
1603	HISTORIC RICHMOND TOWN BENNETT HOUSE	2,839	125,600	11,900
1604	HISTORIC RICHMOND TOWN CARPENTER SHOP	302	0	9,600
2151	BRONX ZOO STORAGE SHED-#15	280	0	8,900
2152	BRONX ZOO SKYRIDE STORAGE BUILDING-#16	3,421	151,300	14,400
2163	BRONX ZOO SAFARI ICE CREAM STAND	624	17,500	12,800
2165	STATEN ISLAND ZOOLOGICAL SOCIETY ENCLOSURE AT CHILDRENS ZOO	240	0	7,600
2166	STATEN ISLAND ZOOLOGICAL SOCIETY BARN	325	0	10,300
2167	STATEN ISLAND ZOOLOGICAL SOCIETY COVERED BRIDGE	800	22,400	16,400
2168	STATEN ISLAND ZOOLOGICAL SOCIETY PONY BARN	748	20,900	15,300
2169	BRONX ZOO FLAMINGO PUB RESTAURANT - #8	3,075	136,000	12,900
2170	BRONX ZOO BIRDS OF PREY - #9	5,000	221,200	21,000
2171	BRONX ZOO BEEBE'S LAB - #10	2,070	91,600	8,700
2172	BRONX ZOO BOSTON RD. ENTRANCE BUILDING	255	0	8,100
2173	BRONX ZOO AFRICAN HIGHLANDS BABOON HOLDING	1,800	79,600	7,600
2174	BRONX ZOO ANIMAL BARN - #13	1,440	63,700	6,100
2175	BRONX ZOO EXISTING ANIMAL HOSPITAL	3,300	146,000	13,900
2176	BRONX ZOO SKY FARI-WEST TERMINAL - #17	2,110	93,300	8,900
2178	BRONX ZOO AMPHITHEATER - #25	1,350	59,700	5,700
2179	BRONX ZOO DESERT HOUSE CANOPY - #26	1,250	55,300	5,300

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DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2180	BRONX ZOO CHILDREN'S ZOO NURSERY - #27	624	17,500	12,800
2181	BRONX ZOO CHILDREN'S ZOO COMFORT STA - #28	320	0	10,100
2182	BRONX ZOO SAFARI SNACK BAR	600	16,800	12,300
2183	BRONX ZOO JUNGLE STAND	140	0	4,400
2184	BRONX ZOO COMFORT STATION	1,000	44,200	4,200
2185	BRONX ZOO SOUVENIR BUILDING	4,250	188,000	17,900
2190	BRONX ZOO GARAGE	400	0	12,700
2191	BRONX ZOO BIRD CAGES	1,200	53,100	5,000
2193	BRONX ZOO OSTRICH STORAGE SHED	375	0	11,900
2194	BRONX ZOO EXHIBIT BARN	1,575	69,700	6,600
2195	BRONX ZOO WD STORAGE	225	0	7,100
2196	BRONX ZOO WD STORAGE	255	0	8,100
2197	BRONX ZOO LION BUILDING	1,548	68,500	6,500
2198	BRONX ZOO AFRICAN PLAINS STAND	272	0	8,600
2199	BRONX ZOO AFRICAN REFRESHMENT STAND	120	0	3,800
2200	BRONX ZOO COMFORT STATION	1,000	44,200	4,200
2201	BRONX ZOO EXHIBIT BARN	2,500	110,600	10,500
2202	BRONX ZOO BLACK SMITH SHOP	4,050	179,100	17,000
2203	BRONX ZOO REFRESHMENT STAND	160	0	5,100
2204	BRONX ZOO CRANES AND TAKINS BUILDING	450	0	14,200
2205	BRONX ZOO POLAR BEAR CAGES	850	23,800	17,400
2206	BRONX ZOO SKYFARI EAST TERM	1,920	84,900	8,100
2207	BRONX ZOO REFRESHMENT STAND	160	0	5,100
2208	BRONX ZOO AFRICAN THEATRE	300	0	9,500
2209	BRONX ZOO REFRESHMENT STAND	320	0	10,100
2210	BRONX ZOO SOUVENIR STAND	160	0	5,100
2211	BRONX ZOO SOUVENIR STORE	336	0	10,600
2212	BRONX ZOO AFRICAN COMFORT STATION	1,680	74,300	7,100
2213	BRONX ZOO BENGALI EXPRESS	4,800	212,300	20,200
2214	BRONX ZOO PROPAGATION BUILDING	1,800	79,600	7,600
2215	BRONX ZOO BARN	1,000	44,200	4,200
2216	BRONX ZOO ANIMAL INCINERATOR	1,400	61,900	5,900
2217	BRONX ZOO COMFORT AND STORAGE BUILDING	784	21,900	16,000
2218	NY AQUARIUM GIFT SHOP	828	23,200	17,000
2219	NY AQUARIUM TRIANG	863	24,100	17,700
2220	NY AQUARIUM REFRESHMENTS	576	16,100	11,800
2221	NY AQUARIUM ART BUILDING	372	0	11,800
2222	NY AQUARIUM RESTROOM	1,256	55,600	5,300
2223	NY AQUARIUM SHARK BUILDING	1,925	85,100	8,100
2224	NY AQUARIUM EXHIBIT	5,100	225,600	21,500
2225	NY AQUARIUM VAULT	653	18,300	13,400
2226	NY AQUARIUM FOOD PREP	515	0	16,300
2228	NEW YORK BOTANICAL GARDEN STONE COTTAGE	2,608	115,400	11,000
2229	BRONX ZOO PENGUIN BUILDING	1,170	51,800	4,900

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DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2230	BRONX ZOO GREENHOUSE	5,860	259,200	24,700
2239	WAVE HILL THE FLOWER GARDEN GREENHOUSE	1,990	88,000	8,400
2240	WAVE HILL GREENHOUSE	700	19,600	14,300
2241	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG J	225	0	7,100
2244	BRONX ZOO ANIMAL HOLDING SHED	192	0	6,100
2248	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG Q	1,870	82,700	7,900
2249	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG U	400	0	12,700
2250	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG V	592	16,600	12,100
2251	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG W	697	19,500	14,300
2253	SNUG HARBOR CULT CNTR/ BOTN GDN ART STUDIO 1	2,664	117,800	11,200
2254	SNUG HARBOR CULT CNTR/ BOTN GDN ART STUDIO 3	2,664	117,800	11,200
2255	SNUG HARBOR CULT CNTR/ BOTN GDN PRE-SCHOOL 1	2,664	117,800	11,200
2256	SNUG HARBOR CULT CNTR/ BOTN GDN PRE-SCHOOL 2	2,664	117,800	11,200
2258	NEW YORK BOTANICAL GARDEN GARAGE	1,872	82,800	7,900
2631	HISTORIC RICHMOND TOWN CARRIAGE AND WAGON MANUFACTORY	1,936	85,600	8,100
2648	BRONX ZOO AFRICAN TERRACE	2,720	120,300	11,400
2798	STATEN ISLAND ZOOLOGICAL SOCIETY TICKET BOOTH (2)	50	0	1,600
2801	BRONX ZOO CAMEL BUILDING	3,066	135,600	12,900
2856	BRONX ZOO NYALA BARN	3,498	154,700	14,700
13100	ENGINE CO. 204	3,806	168,400	16,000
14649	NEW YORK BOTANICAL GARDEN HORTICULTURAL OPERATIONS	3,500	154,800	14,700
14751	NY AQUARIUM LIVE SHARK EXHIBITS	57,000	2,521,300	239,800
14752	NY AQUARIUM OCEAN WONDERS	6,500	287,500	27,400
14831	BRONX ZOO CONSERVATION BLDG	2,500	110,600	10,500
14832	BRONX ZOO BARABARUSA BARN	4,200	185,800	17,700
14833	BRONX ZOO QUARANTINE FACILITY	4,395	194,400	18,500
14834	BRONX ZOO LAMANTINA AMBASSADOR CENTER	8,500	376,000	35,800
14835	BRONX ZOO BUTTERFLY GARDEN	1,000	44,200	4,200

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