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Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF THE MOVING IMAGE

Address : 36-01 35TH AVE

Borough : QUEENS Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$127,300	\$1,940,400
Interior Architecture		\$256,200
Electrical	\$69,500	\$1,872,700
Mechanical	\$955,500	\$673,000
Total	\$1,152,300	\$4,742,300
Importance Code A	\$127,300	\$2,185,700
Importance Code B	\$1,025,000	\$2,407,000
Importance Code C		\$149,600
Total	\$1,152,300	\$4.742.300

Total	\$147,500	\$134,300	\$140,100	\$105,700
Importance Code C			\$3,700	
Importance Code B	\$135,800	\$101,800	\$124,700	\$93,900
Importance Code A	\$11,800	\$32,500	\$11,800	\$11,800
Total	\$147,500	\$134,300	\$140,100	\$105,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$101,400	\$53,900	\$109,800	\$53,900
Electrical	\$13,800	\$19,100	\$18,800	\$19,600
Interior Architecture	\$24,400	\$32,700	\$3,700	\$24,400
Exterior Architecture		\$20,700		
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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

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

Asset #: 14458

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	* *	5	\$1,076,200	
Masonry: Granite	2%			LIFE	* *	5	\$5,000	
Metal Panel	21%			2051	* *	5-10	\$478,100	
		nstruction,	Extent : Light, Are	a Affecte	ed : 100%		, ,	
	Location	: New Add	dition On North Sid	e				
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	
		nstruction, : 2012 Wi	Extent : Light, Are	a Affecte	ed : 100%			
Modified Bitumen	70%			2030	* *	10	\$127,300	
	Recent Re	pair Evidei : 1920 Wi	nt, Extent : Light, A ng		cted : 25%		, .,	
Interior Floors								
Carpet	40%			2024	\$664,600	3	\$73,100	
Carpet	40%			2026	\$664,600	3	\$97,400	
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		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 14458

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2051	* *	5	\$700		
	Other Observation, Extent : Modera	te, Area Affect	ted : 100%				
	Location : Electrical Room						
	Explanation: Main Service Switch	Rated @ 300	0 Amperes				
Transformers	1000/	20.12	ate ate	_	4.00		
Dry Type	100%	2042	**	5	\$600		
	Other Observation, Extent : Modera	te, Area Affect	ted: 100%				
	Location: Electrical Room	7					
0 1 1 /0 1 1	Explanation: 1000 Kva, 480/277 V	/					
Switchgear / Switchboard	500/	2051	* *	_	\$400		
Fused Disc Sw Molded Case Bkrs	50% 50%	2051 2035	* *	5	\$400		
	30%	2033	4- 4-	5	\$2,200		
Raceway Conduit	60%	2051	* *	1			
Conduit	40%	2031	* *	1 1			
Panelboards	40%	2033		1			
Molded Case Bkrs	60%	2047	* *	5	\$2,700		
Molded Case Bkrs	40%	2033	* *	5	\$1,800		
Wiring	4070	2033			\$1,600		
Thermoplastic	60%	2051	* *	1			
Thermoplastic	40%	2035	* *	1			
Motor Controllers	4070	2033					
Locally Mounted	50%	2030	* *	5	\$600		
Variable Frequency	50%	2042	* *	5	φοσο		
Drive	2070	20.2					
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$2,500		
tand-by Power							
Transfer Switches							
Automatic	100%	2030	* *	1	\$52,300		
Generators							
Diesel	100% Now \$69,50	00 2040	* *	1	\$59,200		
	Not in Service, Extent : Moderate, A	rea Affected :	100%				
	Location : Roof						
ighting							
Interior Lighting							
Fluorescent	15%	2033	* *	10	\$23,400		
	T-5 Lamps, Extent : Moderate, Area	Affected: 100	0%				
	Location : Basement						
Fluorescent	5%	2025	\$110,200	10	\$7,800		
	Compact Fluorescent Light, Extent :	Moderate, Ar	ea Affected : 100	0%			
	Location: Throughout The Buildin	g					
Incandescent	80%	2025	\$1,762,500	2	\$3,000		

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

Asset #: 14458

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	50%		2033	* *	10	\$20,500	
Exit, LED	50%		2060	* *	1		
Lightning Protection							
Arresters/Cabling							
Under Construction	100%						
Alarm							
Security System							
Generic	100%		2033	* *	1	\$63,500	
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Some A	reas					
	Explanation: CC	TV Surveillance Cam	iera Syst	em			
Fire/Smoke Detection							
Generic, Digital	100%		2033	* *			
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Throug	hout The Building					
	Explanation: Stro	be Lights, Manual P	ull Stati	on And Smoke Det	ectors		

Mechanical	Current Rep	pair Futu	re Replacement	Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2045	* *	1			
Conversion Equipment							
Hot Water Boiler	60%	2023	\$245,300	1	\$50,400		
	Other Observation, Exte Location : Old Wing P	0 . 55	d : 100%				
	Explanation: 2 Group	s Of Small Boilers (5 U	nits In Each Group)			
Steam Boiler	40%	2042	* *	1	\$67,300		
	Other Observation, Extent: Light, Area Affected: 40%						
	Location : New Wing I	Penthouse					
	Explanation : 2 New U	Inits With I New Hot W	ater Converter				
Distribution	•						
Hot Wtr Piping/Pump	60%	2033	* *	4	\$7,500		
Hot Wtr Piping/Pump	20%	2047	* *	4	\$1,700		
Steam Piping/Pump	20%	2051	* *	4	\$1,700		
Terminal Devices							
Air Handler	40%	2020	\$391,900	1	\$42,100		
Air Handler	30%	2033	* *	1	\$31,500		
Convector/Radiator	20%	2023	\$343,300	1	\$11,000		
Convector/Radiator	10%	2042	* *	1	\$5,500		
Air Conditioning					•		
Energy Source							
Electricity	100%	2041	* *	1			

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

Asset #: 14458

Mechanical		Current Repair		e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller			2038	* *	1	\$184,000		
		ervation, Extent : Light, Area	Affected	: 100%				
		: A C Room						
	Explana	tion : Refrigerant 407-c						
Distribution	4.00					40.400		
Chilled Wtr Pipe/Pump	100%		2035	* *	4	\$8,400		
Terminal Devices								
Air Handler/Cool/Ht	60%		2020	\$463,200	1	\$63,100		
Air Handler/Cool/Ht	40%		2033	* *	1	\$42,100		
Heat Rejection								
Water Cool 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	\$100,400	2	\$2,600		
Interior	30%		2033	* *	2	\$1,600		
Roof	20%		2025	\$28,900	2	\$1,000		
Plumbing								
H/C Water Piping								
Brass/Copper	60%	2-4 \$6,500	2035	* *	1			
	Corroded,	Extent: Moderate, Area Affe	cted : 50	%				
	Location	: Water Main						
Brass/Copper	40%		2051	* *	1			
Water Heater								
Gas Fired	100%		2024	\$42,300	2	\$2,500		
Sanitary Piping	10070			Ψ12,300		Ψ2,500		
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	10070		<u> </u>					
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)	10070		LIIL		1			
Rigid Piping	100%		2025	\$11,800	4	\$2,500		
	100%		2023	\$11,000	4	\$2,300		
Sewage Ejector(s) Electric	100%		2033	* *	4	\$2,500		
	100%		2033		4	\$2,300		
Fixtures	1,000/							
Generic	100%							
Vertical Transport								
Elevators	1000/		LIDE	* *				
Hydraulic	100%		LIFE					
		ervation, Extent : Light, Area	Ајјестеа	: 100%				
		: (1)1-3 (1) B-3						
T: 0	Explana	tion: 2 Units						
Fire Suppression								
Sprinkler	400.		2671	ata A				
Generic	100%		2051	* *	1-2	\$47,600		

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECT16,16A-ROSE TERRACE/ GARAGE

Address : W. 77TH ST. & CPW

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$159,300	\$144,500
Interior Architecture	\$391,100	\$145,000
Mechanical	\$40,400	\$40,400
Total	\$590,800	\$329,900
Importance Code A	\$159,300	\$144,500
Importance Code B	\$431,500	\$185,400
Total	\$590,800	\$329,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$90,800		\$5,100	
Interior Architecture	\$14,800		\$1,500	
Mechanical	\$22,000	\$15,000	\$21,100	\$18,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$131,600	\$19,000	\$31,700	\$22,300
Importance Code A	\$91,200		\$5,500	
Importance Code B	\$25,500	\$19,000	\$26,200	\$22,300
Importance Code C	\$14,800			
Total	\$131,600	\$19.000	\$31,700	\$22,300



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

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

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

Asset #: 13564

Architecture	Current Repair Fu			Futur	e Replacement	М	aintenance	
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	
			Extent : Moderate, A	Area Affe	ected : 100%			
			nd West Facades					
M D:1		tion : Copp	er Panei ————————————————————————————————————	TIPE	* *		Φ74.000	
Masonry: Brick	40%			LIFE	**	5	\$54,000	
Masonry: Limestone Metal/Glass Curt Wall	3%			LIFE	**	5 5	\$3,000	
Pre-Cast Concrete	10% 20%	4+	\$23,900	LIFE LIFE	* *	5 5	\$25,300 \$43,900	
Fie-Cast Coliciete			\$23,900 Extent : Moderate, A			3	\$43,900	
		r : South Fa		пен Аује	ciea . 570			
			Extent : Moderate,	Area Afi	fected : 5%			
	_				nt Southwesterly C	orner		
			Extent : Moderate					
		ı : South Fo		,	<i>3</i>			
Window Wall	15%			2046	* *	5	\$38,000	
Parapets							, ,	
Copper/Terne	5%			2061	* *	5	\$1,100	
Masonry: Brick	20%			LIFE	* *	5-10	\$6,300	
Metal Rail	10%			2039	* *	5-10	\$8,400	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,900	
No Component	60%							
Roof								
Built-Up (BUR)	5%			2031	* *	10	\$7,500	
Copper/Terne	5%			2054	* *	10	\$18,900	
IRMA/Protected	20%			2031	* *	10	\$30,200	
Membrane								
Plaza Roof: Stone Panel			\$159,300	2046	**			
			ings, Extent : Mod	erate, Ar	ea Affected: 10%			
		ı : Over Ga	· ·	A CC	. 1 200/			
			xtent : Moderate, A	Area Affe	cted: 20%			
		ı : Over Ga	_	A A CC.				
			Extent : Moderate, A		естеа : 10%			
		tion : Efflor	Orain At Base Of F	оиншин				
Dl D C C(D 1			escence	2046	* *			
Plaza Roof: Stone Panel			Sutant Light Anga	2046				
		servanon, Е 1 : Through	Extent : Light, Area	Ајјестеа	: 100%			
		_		lantinas	And Fountain Haa	de.		
					And Fountain Hea		¢100.600	
Sloped Glazing	5% Water Per		\$18,900	LIFE		5	\$100,600	
		ietration, E 1 : Above G	xtent : Moderate, A	1 геа Ађе	ciea : 570			
nterior	Locanor	i . Avove G	rana siait					

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

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

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

Architecture		Current Repai	r	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors									
Asphalt Macadam	75%			2039	* *	5	\$91,600		
_	Other Obse	ervation, Extent	: Moderate, A	Area Affe	cted : 100%				
	Location	: Garage							
	Explanati	ion : Roadway F	Pavement						
Terrazzo	20%			LIFE	* *	5	\$76,300		
Vinyl Tile	5%			2031	* *	3	\$4,600		
Interior Walls									
Concrete Masonry Unit	70%			LIFE	* *	5	\$25,400		
Gypsum Board	20%	Now	\$800	LIFE	* *	5	\$5,400		
	Water Pene	Water Penetration, Extent: Moderate, Area Affected: 2%							
	Location	: At Skylight Ab	ove Grand St	air					
Masonry: Brick	10%			LIFE	* *	10	\$1,400		
Ceilings									
AcousTileSusp.Lay-In	5%			2031	* *	5	\$12,200		
Exposed Concrete	75%			LIFE	* *	5-10	\$228,900		
-	Water Pene	etration, Extent	: Moderate, A	rea Affe	cted : 20%				
	Location	: Parking Gara	ge						
Gypsum Board	20%			LIFE	* *	5-10	\$167,900		

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
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%						
	Other Observation, E	Extent : Light, Area	Affected	: 0%			
	Location: Section 1	!7					
	Explanation: Pipin	g Only, Hot Water	Is Suppli	ied From Section 1	7		
No Component	80%						
Air Conditioning							
Energy Source							
District C.W.	20%		2046	* *	1		
No Component	80%						

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

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

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

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	20%			2046	* *	4	\$2,400	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 20%			
	Location	: Section 1	17					
		tion : Pipin Section 17	g Only, Chilled Wa	ter Is Pu	ımped To This Bui	lding Fra	om The Chiller	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2031	* *	1	\$20,200	
No Component	80%							
Ventilation Tentilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$144,000	
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Galv Iron/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	\$7,200	4	\$2,500	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
-	Other Obs	ervation, E	Extent : Moderate, A	rea Affe	ected : 100%			
	Location	: Basemen	nt : 2nd Floor					
	Explana	tion : 1 Uni	it					
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$82,300	
Sprinkler								
Generic	100%			2036	* *	1-2	\$45,700	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECT18,18A-ROSE CNTR PLANETARIUM

Address : W. 77TH ST. & CPW

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$410,800	\$211,400
Interior Architecture	\$235,000	\$201,400
Total	\$645,800	\$412,800
Importance Code A	\$410,800	\$211,400
Importance Code B	\$161,200	\$161,200
Importance Code C	\$73,800	\$40,300
Total	\$645,800	\$412,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$87,900		\$19,900	
Interior Architecture	\$114,500		\$10,900	\$10,000
Mechanical	\$71,100	\$15,000	\$20,200	\$23,400
Elevators/Escalators	\$45,600	\$45,600	\$45,600	\$45,600
Total	\$319,000	\$60,600	\$96,600	\$79,100
Importance Code A	\$90,100	\$2,200	\$22,100	\$3,500
Importance Code B	\$193,200	\$58,400	\$74,500	\$75,600
Importance Code C	\$35,800			
Total	\$319.000	\$60,600	\$96,600	\$79,100



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

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

Asset #: 13565

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
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%			2061	* *	10	\$9,000	
Exposed Struc: Steel	10%			LIFE	* *	5	\$48,200	
Glass: Special Gauge	55%		\$199,400	LIFE	**	1		
			Extent : Moderate, A		ected : 45%			
			ions For Plate Gla					
		tion : Gask	ets/washers Are Cr					
Masonry: Brick	10%			LIFE	* *	5	\$15,400	
Masonry: Granite	10%			LIFE	* *	5	\$11,600	
Pre-Cast Concrete	10%		\$27,300	LIFE	**	5	\$25,100	
	_	_	Extent: Moderate	-	ffected : 10%			
			acade - Facing Bld					
	_	_	Extent : Moderate	-	ffected : 10%			
	Location	ı : South Fo	icade - Facing Bld	g 13				
Windows	5 0/			2025	ale ale	10		
Metal Louvers	5%			2035	* *	10		
No Component	95%							
Parapets Manage Hair	50 0/			LIDE	* *	<i>5</i> 10	¢0,000	
Concrete Masonry Unit	50%			LIFE	**	5-10	\$9,900	
Metal Rail Pre-Cast Concrete	30% 5%			2039 LIFE	* *	5-10	\$19,600	
Stucco Cement	3% 15%			2039	* *	5 5	\$2,300 \$1,400	
	13%			2039			\$1,400	
Roof Built-Up (BUR)	25%			2031	* *	10	\$19,800	
Bunt-Op (BOK)		Miss/Disn	Extent : Moderate,		fected · 20%	10	Ψ12,000	
		ı : Various		11,00,1199	20,0			
			ent : Moderate, Ar	ea Affect	red: 10%			
			n Exposed, South					
IRMA/Protected Membrane	30%			2031	* *	10	\$23,800	
		-	nt, Extent : Light, A And Roof Drains	rea Affe	cted : 25%			
Metal Panel	5%			2039	* *	10	\$7,300	
Plaza Roof: Stone Panel		Now	\$13,900	2046	* *	-	, - ,	
	Water Per	netration, E	xtent : Moderate, A Entrance (81st En	Area Affe	cted : 15%			
Skylight, Metal/Glass	5%			2046	* *	10	\$13,200	
Sloped Glazing	20%			LIFE	* *	5	\$422,800	
1 0	Recent Re	place Evid ı : Through	ent, Extent : Light, out		ected : 100%		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific 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	#	:	1	3565	

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	15%			2022	\$274,200	3	\$40,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$29,300	
Granite Panels	10%			LIFE	* *	5	\$20,100	
Sheet Vinyl/Rubber	15%			2031	* *	5	\$30,100	
Terrazzo	50%			LIFE	* *	5	\$104,700	
Vinyl Tile	5%			2031	* *	3	\$2,500	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,000	
Fiberglass Panel	25%			LIFE	* *	10	\$9,300	
Glass: Single Pane	15%			LIFE	* *	5	\$33,500	
Gypsum Board	45%			LIFE	* *	5-10	\$114,000	
Metal Panel	10%			LIFE	* *	10	\$6,700	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Sphere						
	Explana	tion : Speci	al Construcion					
Ceilings								
AcousTileSusp.Lay-In	15%			2039	* *	5	\$20,100	
Exposed Concrete	10%			LIFE	* *	5-10	\$16,700	
Gypsum Board	10%			LIFE	* *	5-10	\$46,000	
Metal Panel	65%			LIFE	* *	5	\$217,700	

Mechanical	Curren	t Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2046	* *	1		
Conversion Equipment							
Heat Exchanger	50%		2035	* *	1	\$22,100	
	Other Observation,	Extent: Light, Area	Affected	: 100%			
	Location: Baseme	ent					
	Explanation: 2 St	eam To Hot Water C	'onverter	·s			
Pres. Reducing Valve/LP	50%		2035	* *	5	\$2,700	
Steam							
Distribution							
Hot Wtr Piping/Pump	100%		2042	* *	4	\$6,600	
Air Conditioning							
Energy Source							
District C.W.	100%		2046	* *	1		
Distribution							
Chilled Wtr Pipe/Pump	100%		2052	* *	4	\$4,400	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: Throug	hout					
	Explanation : Chi From Section 17	lled Water Supply An	d Returr	n Piping Only. Chil	lled Wate	er Is Pumped	

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

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

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

Asset #: 13565

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	•						
Terminal Devices							
Air Handler/Cool/Ht	100% Now Malfunctioning, Extent Location: Roof Glass		2031 a Affected	* * l : 5%	1	\$49,800	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$79,000	
Exhaust Fans							
Roof	100%		2031	* *	2	\$2,700	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2052	* *	1		
Water Heater							
Electric	100%		2021	\$14,800	4	\$800	
Sanitary Piping				·			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100% Now Malfunctioning, Extent Location: Basement	\$3,600 : Moderate, Area	2020 a Affected	\$7,200 d:100%	4	\$1,600	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	90%		LIFE	* *			
	Other Observation, Ext Location : 1-6 Explanation : Three U			: 90%			
Hydraulic	10%		LIFE	* *			
Trydraune	Other Observation, Ext Location : B-1 Explanation : One Un			: 10%			
Escalators	<u> </u>						·
Under 20' Rise	100%		LIFE	* *			
	Other Observation, Ext Location : Ll To 1, 1 Explanation : Three U	To 2, 2 To 3	Affected	: 100%			
Fire Suppression	<i>Елрининон</i> . 1 нгее (Jiiis					
Fire Suppression Standpipe							
Generic	100%		2052	* *	1-5	\$45,100	
	100/0		2032		1-3	Ψ43,100	
Sprinkler Generic	100%		2052	* *	1.2	\$25,100	
Geliefic	100%		2032		1-2	\$43,100	

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

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

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Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 1

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 96,420 Project Type : CULTURAL AFFAIRS

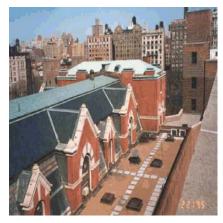
Date of Survey : 26-Mar-2015 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Roof, Floors 1,2,3,4,5,5m

Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$977,100	
Interior Architecture	\$453,500	\$396,800
Mechanical	\$470,100	\$1,017,900
Total	\$1,900,700	\$1,414,700
Importance Code A	\$977,100	\$63,900
Importance Code B	\$717,400	\$1,274,200
Importance Code C	\$206,200	\$76,600
Total	\$1,900,700	\$1,414,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$36,600	\$15,500		
Interior Architecture	\$40,700		\$6,300	\$14,400
Mechanical	\$83,200	\$14,400	\$15,600	\$9,500
Total	\$160,600	\$29,900	\$21,900	\$24,000
Importance Code A	\$39,500	\$15,500		
Importance Code B	\$110,600	\$14,400	\$21,900	\$24,000
Importance Code C	\$10,500			
Total	\$160.600	\$29,900	\$21,900	\$24,000



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

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

chitecture	Currer	t Repair	Futur	e Replacement	M	aintenance		
estem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Masonry: Brick	Location : Varior Efflorescence, External Location : West I Jnt Mortar Miss/Er Location : Through	ent : Severe, Area Aff Facade rod, Extent : Severe, 1 ghout ng, Extent : Severe, A	ected : 40 Area Affe	0% cted : 15%	5	\$33,500		
		Extent : Severe, Are	a Affected	1 · 30%				
		ghout Offices, Especi						
Masonry: Granite	7% Now Diagonal Cracks, A Location: At Do. Jnt Mortar Miss/E Location: Throug Rusting Masonry S Location: At Do. Staining/Discolorie Location: West I Water Penetration,	\$88,900 Extent: Moderate, Airmer On West Facado rod, Extent: Moderat ghout upt, Extent: Moderat rmers ng, Extent: Moderate Facade Extent: Moderate, A	LIFE rea Affect e te, Area A te, Area A	* * Med: 5% Affected: 50% Affected: 10% Greated: 25%	5	\$2,600		
	Location : Throu	gnout						
Masonry: Limestone	25% Staining/Discolori Location : West I	ng, Extent : Severe, A Facade	LIFE rea Affec	* * rted : 30%	5	\$18,500		
Windows								
Aluminum	5%		2042	* *	5	\$500		
Wood	Location: West I Dry Rot/Decay, Ex Location: West I Thermally Inefficie Location: West I Split/Cracked, Exte Location: West I Water Penetration,	\$201,000 h, Extent : Moderate, Facade Below Gutter tent : Severe, Area A Facade Below Gutter ent : Severe, Area Aff Facade Below Gutter Extent : Severe, Are Facade Below Gutter	Line ffected : 2 Line rea Affec Line ected : 50 Line a Affected	25% eted : 50%	5	\$33,500	1	
Wood		ident, Extent : Light, Gutter Line West An			5	\$30,900		

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

Asset #: 2327

Architecture	Current Repair	Future F	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior Roof	-1							
Copper/Terne	25% Now \$194,700 Corrosion/Rusting, Extent : Moderate		* *					
	Location : Various							
	Deformed/Dented, Extent : Severe, Ar Location : Various	еа Аffectea : .	33%					
	Other Observation, Extent: Moderate Location: Roof Of North Head Build		ed : 100%					
	Explanation: Beyond Useful Life							
Copper/Terne	25% Recent Replace Evident, Extent : Ligh	2061 t Area Affects	* * ed : 100%	10	\$33,900			
	Location : Above Gutter Line, East A							
Slate	50% Recent Repair Evident, Extent: Light,	LIFE	* * d · 100%	10	\$27,100			
	Location : Above Gutter Line, East A							
nterior Floors								
Carpet	20%	2022	\$393,800	3	\$57,700			
Mosaic Tile	20%	2031	* *	5	\$72,200			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : First Floor Exhibition Area							
	Other Observation, Extent: Moderate Location: Multiple Locations	, Area Affecte	ed : 100%					
	Explanation: Historic Minton Tiles	- Super Prem	ium.					
Steel Grating	5%	2046	**	1				
	Other Observation, Extent: Moderate Location: 5th Floor Mezzanine	, Area Affecte	ed : 100%					
	Explanation: 5m Catwalk							
Terrazzo	40%	LIFE	* *	5	\$90,200			
Vinyl Tile	15%	2031	* *	3	\$8,100			
Interior Walls	50/	LIDE	* *	10	¢25 000			
Cast Stone/Terra Cotta	5% 25%	LIFE LIFE	**	10 5-10	\$35,900			
Gypsum Board Plaster	25% 50% Now \$41,100		* *	5	\$81,400 \$28,700			
Flastel	Cracking/Crumbling, Extent: Severe,			3	\$20,700			
	Location : At Mezzanine Stairs							
	Recent Repair Evident, Extent: Light, Area Affected: 25%							
	Location: Throughout		100/					
	Water Penetration, Extent: Severe, And Location: At Mezzanine Stairs	rea Affected :	10%					
Plaster	10%	LIFE	* *	5-10	\$16,300			
	10%	LIFE	* *	5	\$153,200			

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

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

Asset #: 2327

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2039	* *	5	\$7,200	
Plaster	10%			LIFE	* *	5-10	\$24,800	
Plaster	75%	Now	\$75,900	LIFE	* *	5	\$67,600	
	Recent Rep	oair Eviden	nt, Extent : Light, A	rea Affe	cted : 25%			
	Location	: At Dorm	ers					
	Water Pen	etration, E	xtent : Severe, Ared	a Affecte	d: 10%			
	Location	: Near Do	rmers And At Mezz	ainine S	tairs			
Wood	10%			LIFE	* *	5	\$252,600	

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%	ı		2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/L	P 100%			2022	\$63,900	5	\$5,700	
Steam								
Distribution								
Steam Piping/Pump	50%		\$359,800	2056	* *	4	\$2,400	
			oderate, Area Affe			ъ		
			out, Deteriorating					
Steam Piping/Pump	50%			2026	\$359,800	4	\$3,600	
		-	tent : Moderate, Ai	rea Affec	ted : 100%			
	Locatio	n : Through	out					
Terminal Devices								
Convector/Radiator	15%			2024	\$146,000	1	\$4,700	
		ded Life, Ex n : Through	tent : Moderate, Ai out	rea Affec	ted : 100%			
Convector/Radiator	5%	0-2	\$48,700	2046	* *	1	\$1,400	
	Malfuncti	oning, Exte	nt : Moderate, Ared	a Affected	d: 50%			
	Locatio	n : Through	out, Defective Stea	m Traps				
No Component	80%							
Cool Cooling Cooling			xtent : Light, Area	Affected	: 0%			
		n : Through		55				
			ded In Ac Section					
Air Conditioning	-							
Energy Source								
District C.W.	80%			2046	* *	1		
Electricity	20%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2025	\$42,400	1		
	Recent In	stallation, E	Extent : Light, Area	Affected				
	Locatio	n : Through	out 5th Floor					
No Component	80%							

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

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

Asset #: 2327

Mechanical	Current Re	epair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution Chill 1974 Pi	000/		2046	* *	4	Φ. 700	
Chilled Wtr Pipe/Pump		4 4 - T : - I-4 - A	2046		4	\$5,700	
	Other Observation, Ex- Location : Section 17		Ајјестеа .	100%			
	Explanation: Piping Section 17		iter Is Sup	oplied From The C	Central C	hiller Plant In	
No Component	20%						
Terminal Devices							
Air Handler/Cool/Ht	15% 0-2	\$13,100	2036	* *	1	\$8,000	
	Damaged, Extent : Mo	derate, Area Affe	cted : 15%	6			
	Location: 1 Of 8 Uni	its Damaged Due	To Fire,	l Of 8 Damaged (Chilled W	ater Coil	
Air Handler/Cool/Ht	65%		2026	\$56,900	1	\$38,800	
No Component	20%			, ,		, ,	
Dehumidifier							
No Component	50%						
Generic	50%		2024				
	Other Observation, Ex	tent : Light, Area	Affected .	50%			
	Location: Various F	loors					
	Explanation: The Air	r Handlers Have	The Capa	bility To Perform	A Dehun	nidification Cycle	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$85,100	
Exhaust Fans	0.007		2026	Φ10 2 5 00	2	Φ2.700	
Interior	90%		2026	\$102,500	2	\$2,700	
	Other Observation, Ex		Affectea .	100%			
	Location: Throughou		Tl	l. A : II II			
- a	Explanation: Most C	y ventilation Occ					
Roof	10%	. 16 1 . 4	2021	\$8,200	2	\$300	
	On Extended Life, Exte	ent : Moderate, A	rea Affect	ed : 100%			
1.	Location: Roof						
Plumbing							
H/C Water Piping Galv Iron/Steel	20% 0-2	\$61,600	2046	* *	1		
Garv Holl/Steer	Corroded, Extent : Mo				1		
	Location : At Or Nea				Penorted	The Internal	
	Corrosion Is Creating	-	-		сропси,	The Internat	
Galv Iron/Steel	80%	3	2024	\$246,300	1		
	On Extended Life, Exte	ent : Moderate, A			-		
			33				
	Location : Throughor	11					
Sanitary Piping	Location : Throughou	<i></i>					
Sanitary Piping Cast Iron		ш	LIFE	* *	1		
	Location : Throughou 100% On Extended Life, Exte		LIFE rea Affect		1		

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

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

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	80%		LIFE	* *	1		
Cast Iron	20% 0-2	\$28,800	LIFE	* *	1		
	Corroded, Extent:	Severe, Area Affecte	d: 20%				
		ent, Heavy Internal S ating Flow Capacity					
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$48,600	
Sprinkler							
No Component	50%						
Generic	50%		2052	* *	1-2	\$13,500	

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Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 10

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$171,300
Mechanical	\$148,700	\$505,800
Total	\$148,700	\$677,000
Importance Code A		\$171,300
Importance Code B	\$148,700	\$505,800
Total	\$148,700	\$677,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Interior Architecture	\$153,000			\$25,300
Mechanical	\$62,400	\$7,300	\$7,200	\$5,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$219,300	\$11,200	\$11,100	\$34,300
Importance Code B	\$181,100	\$11,200	\$11,100	\$34,300
Importance Code C	\$38,200			
Total	\$219,300	\$11,200	\$11,100	\$34,300



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

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

Asset #: 2653

Architecture	Current Repair	Future I	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year E 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	\$691,500	3	\$101,400	
-	Staining/Discoloring, Extent : M. Location : Various	loderate, Area Affe	cted : 10%			
	Worn/Eroded, Extent : Light, Ar	ea Affected : 100%	ó			
	Location: Throughout					
Terrazzo	10%	LIFE	* *	5	\$9,300	
Wood	5%	2041	* *	5	\$5,600	
Interior Walls						
Fiberglass Panel	28%	LIFE	* *	10	\$5,200	
Gypsum Board	10%	LIFE	* *	5-10	\$12,500	
Marble Panels	2%	LIFE	* *	10	\$600	
	Other Observation, Extent : Liga Location : Columns	ht, Area Affected :	100%			
	Explanation: Columns					
Plaster	60%	LIFE	* *	5-10	\$37,600	
Ceilings	3070			2 10	<i>\$2.</i> ,300	
Exposed Struc: Steel	25%	LIFE	* *	10	\$29,800	
Glass: Susp Panels	50%	LIFE	* *	10	\$22,400	
Gypsum Board	25%	LIFE	* *	5-10	\$51,200	

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Distribution								
Steam Piping/Pump	50%	0-2	\$148,700	2056	* *	4	\$1,000	
	Other Obse	rvation, E	xtent : Moderate, 1	Area Affe	ected : 50%			
	Location :	Through	out					
	Explanati Tank	on : Deter	iorating Steam, Co	ondensate	e Return Piping An	d Conde	nsate Quenching	
Steam Piping/Pump	50%			2026	\$148,700	4	\$1,500	
1 0 1	On Extende	d Life, Ex	tent : Moderate, A	rea Affec	ted : 100%			
	Location :	Through	out					

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

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

Asset #: 2653

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Terminal Devices								
Convector/Radiator	8%			2024	\$32,200	1	\$1,000	
		ed Life, Ex : Through	tent : Moderate, Ai out	rea Affec	ted : 100%			
Convector/Radiator	2%	0-2	\$8,000	2046	* *	1	\$200	
	-	-	nt : Moderate, Ared out, Defective Stea		d : 50%			
No Component	90%							
•	Other Obs	ervation, E	xtent : Light, Area	Affected	: 0%			
	Location	: Fan Roo	m					
	Explana	tion : Cove	red Under A C Sys.	tem				
ir Conditioning								
Energy Source								
District C.W.	100%			2046	* *	1		
Distribution	4.00			• • • •	de de		4.000	
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$2,900	
			Extent : Light, Area	Affected	: 100%			
		: Section 1			I TO THE DO		TI C . I	
		non : Pipin Plant In Sec		iter Is Pu	ımped To This Buil	aing Fra	m The Cenytral	
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$180,900	1	\$24,600	
entilation entile								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,200	
Exhaust Fans								
Interior	90%			2026	\$42,400	2	\$1,100	
			xtent : Light, Area	Affected	: 100%			
		: Through						
		tion: Most	Of Ventilation Occ					
Roof	10%			2031	* *	2	\$100	
lumbing								
H/C Water Piping	200/	0.2	Φ 2 5 400	2016	* *	1		
Galv Iron/Steel	20%	0-2	\$25,400	2046	* *	1		
			evere, Area Affecte		ternal Corroded Pi	inina Pa	nantad Tha	
			ar Points Of Ose, I Is Creating Water			iping K ep	ooriea. The	
Galv Iron/Steel	80%	Corrosion .	is sicuming mater	2024	\$101,700	1		
Garv Holl/Steel		led Life Ex	tent : Moderate, A			1		
		: Through		za rijjet				
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
		ed Life, Ex	tent : Moderate, A		ted : 100%			
	Location	-						

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

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

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	80%		LIFE	* *	1		
	On Extended Life, Ext	ent : Moderate, Ar	ea Affeci	ted : 100%			
	Location : Through	out					
Cast Iron	20% 0-2	\$11,900	LIFE	* *	1		
	Corroded, Extent : Se	vere, Area Affected	! : 20%				
	Location : Basement Corrosion Is Creation	•		•	-		
Fixtures					-		
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: 1-2, Ocea	ın Life					
	Explanation: 1 Uni	t, #10					
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$20,100	
Sprinkler							
Generic	100%		2052	* *	1-2	\$11,200	

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Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 11

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026		
Exterior Architecture	\$899,500	\$261,500		
Interior Architecture	\$320,600	\$134,900		
Mechanical	\$224,200	\$1,236,000		
Total	\$1,444,300	\$1,632,400		
Importance Code A	\$899,500	\$308,800		
Importance Code B	\$358,100	\$1,188,700		
Importance Code C	\$186,700	\$134,900		
Total	\$1,444,300	\$1,632,400		

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$33,500			
Interior Architecture	\$248,500		\$16,600	\$32,800
Mechanical	\$93,700	\$15,100	\$12,500	\$8,000
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$382,600	\$22,000	\$36,000	\$47,700
Importance Code A	\$35,600			
Importance Code B	\$313,500	\$22,000	\$36,000	\$47,700
Importance Code C	\$33,400			
Total	\$382,600	\$22,000	\$36,000	\$47,700



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

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

Asset #: 2314

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	100% Now	\$342,700	LIFE	* *	5	\$106,300	
	Diagonal Cracks, Ex			ed : 10%			
	Location : North F	acade, Upper Floor	S				
Windows					_		
Aluminum	25%		2042	* *	5	\$4,900	
Wood	75% Now	\$438,700	2051	**	5	\$73,100	
	Deteriorated Finish, Location : Through		Area Aff	ected : 50%			
	Thermally Inefficien Location : Through		, Area Aj	ffected : 50%			
	Split/Cracked, Exten		Affected	. 50%			
	Location : Through		туусскей.	. 3070			
Parapets	Bocanon : Through						
Masonry: Brick	85%		LIFE	* *	5-10	\$42,100	
iviasomy. Briek	Recent Repair Evide	nt. Extent : Modera		Affected: 10%	5 10	ψ 12,100	
	Location : South F			33			
Pre-Cast Concrete	10%		LIFE	* *	5	\$9,100	
Stucco Cement	5% 4+	\$2,000	2031	* *	5	\$500	
	Worn/Eroded, Exten Location : Interior		Affected :	50%			
Roof		<u>F</u>					
Copper/Terne	75% 4+	\$22,100	2041	* *			
o spr sa same	Corrosion/Rusting, I			cted : 15%			
	Location : At Roof		33				
Roll Roofing	7%		2022	\$12,700	5	\$4,800	
Skylight, Plastic	3%		2031	**	1	ψ 1,500	
211/118110, 1 1418110	Other Observation, I	Extent : Light, Area		: 100%	-		
	Location : At Stair		55				
	Explanation : Atop	Bulkhead					
Sloped Glazing	15%		LIFE	* *	5	\$164,300	
	10/0					Ψ101,200	

Interior

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

Asset #: 2314

rchitecture	Currer	nt Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors							
Carpet	60% Now	\$174,900	2025	\$874,600	3	\$96,100	
		ements, Extent : Seve	re, Area	Affected : 5%			
	Location : Basen	1 /					
	Recent Replace Ev Location : Secon	ident, Extent : Light, d Floor	Area Aff	ected : 20%			
		ng, Extent : Moderate nine, Third Floor	e, Area Ą	ffected : 10%			
	Worn/Eroded, Exte	ent : Moderate, Area	Affected	: 20%			
	Location : Basen	ient, Mezzanine, 3rd	Floor				
	Wrinkling, Extent .	Moderate, Area Affe	ected : 10	0%			
	Location: 3rd F	loor					
Cork Tile	5%		2036	* *	5	\$4,700	
Sheet Vinyl/Rubber	3%		2034	* *	5	\$4,800	
Traffic Topping	5%		2031	* *	5	\$6,700	
Trume Topping		, Extent : Moderate, 1		ected : 100%	5	Ψ0,700	
		ent Labs And 2nd Fl					
		juid Applied Epoxy F					
Vinyl Tile	18%	1 · · · · · · · · · · · · · · · · · · ·	2031	* *	3	\$7,200	
Vinyl Tile 9" X 9"	6% Now	\$75,500	2036	* *	3	\$2,400	
vinyi The y Ary		ent : Moderate, Area		: 100%	3	Ψ2,100	
Wood	3%		2041	* *	5	\$6,000	
Interior Walls							
Gypsum Board	57%		LIFE	* *	5-10	\$176,200	
Mosaic Tile	3%		LIFE	* *	10	\$3,400	
	Other Observation	, Extent : Moderate, 1	Area Affe	ected : 100%			
	Location: Bathre	ooms					
	Explanation: Re	gular Ceramic Tile -	Not Mos	aic Tile			
Plaster	30%		LIFE	* *	5-10	\$46,400	
Wood	10%		LIFE	* *	5	\$145,400	
Ceilings							
AcousTile,Adhered	2%		2039	* *	5	\$2,100	
AcousTileSusp.Lay-In	20%		2039	* *	5	\$21,400	
Exposed Concrete	3%		LIFE	* *	5-10	\$4,000	
-	Cracking/Crumbli	ng, Extent : Light, Ar	ea Affect	ed : 5%			
	Location: Fifth	Floor					
Exposed Struc: Steel	2%		LIFE	* *	10	\$4,300	
Gypsum Board	11%		LIFE	* *	5-10	\$40,400	
Metal Panel	5%		LIFE	* *	5	\$13,400	
Plaster	50%		LIFE	* *	5-10	\$91,800	
No Component	7%		_		-	,- ,- ,-	
£		, Extent : Light, Area	Affected	: 0%			
	Location : Fifth	_					
	Explanation : Slo						

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

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

Asset #: 2314

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source Utility Steam	100%			2026	\$25,100	1		
Conversion Equipment Pres. Reducing Valve/LP Steam				2022	\$47,300	5	\$4,200	
Distribution								
Steam Piping/Pump			\$106,500 : Light, Area Affec out, Deteriorating			4 ing	\$700	
Steam Piping/Pump		led Life, Ex 1: Through	tent : Moderate, A.	2026 rea Affec	\$426,100 ted: 100%	4	\$4,200	
Terminal Devices Air Handler		0-2 ent, Extent a : Mechan	\$20,600 : Moderate, Area A ical Room	2036 Affected :	**	1	\$2,000	
Air Handler	45%			2026	\$185,100	1	\$19,900	
Convector/Radiator		_	\$72,100 nt : Moderate, Area out, Defective Stea			1 es	\$2,100	
Convector/Radiator		led Life, Ex 1 : Through	tent : Moderate, A	2024 rea Affec	\$288,300 ted : 100%	1	\$9,200	
ir Conditioning								
Energy Source								
District C.W.	70%			2046	* *	1		
Electricity	30%			2042	* *	1		
Conversion Equipment Split Unit	10% R-22 Refri Location	_	tent : Light, Area A	2026 ffected :	\$35,200 100%			
Window/Wall Unit			\$15,700 tent : Light, Area A out	2026 Affected :	\$15,700 100%	1		
No Component	Location	a : Lower L	Extent : Light, Area evel ed Water Is Fed Fr			ler Plant	·	
Distribution	1							
Chilled Wtr Pipe/Pump	Location	: Through	Extent : Light, Area out eg Only, Chilled Wo			4 n 17	\$2,600	
		T	J 27					

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

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

Asset #: 2314

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Terminal Devices						
Direct Expansion	10%	2026	\$4,700	1		
Air Handler/Cool/Ht	50%	2026	\$32,400	1	\$22,100	
No Component	40%					
Heat Rejection				_	** ~ ~ ~ ~	
Air Condenser Unit	5%	2026	\$1,500	2	\$2,500	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Roof	4. C 1 11		,		
	Explanation : Abandoned	Air Condenser Unit I	Needs To Be Remo	ved		
No Component	95%					
Ventilation						
Distribution	1000/	LIE	* *	2.5	Φ.62.000	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$63,000	
Exhaust Fans	0.50/	2026	Φ 71 7 00	2	ф1 000	
Interior	85%	2026	\$71,700	2	\$1,900	
	Other Observation, Extent : Location : Fan Room	Ligni, Area Ajjeciea	: 100%			
		utilation Occurs Thus	u ah Ain Handlana			
D 6	Explanation : Most Of Ve				Φ200	
Roof	15%	2026	\$9,100	2	\$300	
Plumbing						
H/C Water Piping Galv Iron/Steel	80%	2024	¢192.200	1		
Galv Iron/Steel	00% On Extended Life, Extent : I		\$182,300	1		
	Location : Throughout	мошение, Агей Ајјес	iea . 10070			
Galv Iron/Steel	20% 0-2	\$45,600 2046	* *	1		
	Corroded, Extent : Modera	te, Area Affected : 20	%			
	Location : At Points Of U.	se, Heavy Internal Pi	pe Corrosion Repo	rted, The	e Internal Pipe	
	Corrosion Is Creating Wa	ter Flow Restriction	Issues			
HW Heat Exchanger						
Low Temp	100%	2026	\$23,700	4	\$10,600	
	On Extended Life, Extent:	Moderate, Area Affec	ted : 100%			
	Location : Lower Level					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : I	Moderate, Area Affec	ted : 100%			
	Location: Throughout					
Storm Drain Piping						
Cast Iron	80% Now	\$4,300 LIFE	* *	1		
	On Extended Life, Extent : I	Moderate, Area Affec	ted : 100%			
	Location: Throughout					
Cast Iron	20% 0-2	\$21,300 LIFE	* *	1		
	Corroded, Extent : Modera		%			
	Location : Basement, Hea			Reporte	ed. The Internal	
	Corrosion Is Creating Flo	w Capacity Issues Di	uring Periods Of H	leavy Do	wn Pour	

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

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

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

Current Repair	Future Replac	cement	Main	tenance	
% of Fail Date Estimated (Total (Years)	Cost Year Estima FY			stimated Cost	Priority
100%					
Other Observation, Extent: Moder	ate, Area Affected : 10	00%			
Location: Roof					
Explanation: Abandoned Domes	tic Water Roof Tank N	eeds To Be R	Removed		
100%	LIFE	* *			
Other Observation, Extent: Light,	Area Affected : 100%				
Location: B-5, Education					
Explanation: 1 Unit, #7					
100%	2036	* *	1-5	\$36,000	
95%					
5%	2036	* *	1-2	\$1,000	
	% of Fail Date Estimated (Total (Years) 100% Other Observation, Extent: Moder Location: Roof Explanation: Abandoned Domes 100% Other Observation, Extent: Light, Location: B-5, Education Explanation: 1 Unit, #7 100% 95%	% of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Moderate, Area Affected: 10 Location: Roof Explanation: Abandoned Domestic Water Roof Tank N 100% LIFE Other Observation, Extent: Light, Area Affected: 100% Location: B-5, Education Explanation: 1 Unit, #7	% of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Moderate, Area Affected: 100% Location: Roof Explanation: Abandoned Domestic Water Roof Tank Needs To Be K 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: B-5, Education Explanation: 1 Unit, #7	% of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Moderate, Area Affected: 100% Location: Roof Explanation: Abandoned Domestic Water Roof Tank Needs To Be Removed 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: B-5, Education Explanation: 1 Unit, #7	Year Estimated Cost Year Estimated Cost Cycle (Yrs)

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Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 11A

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$21,900			
Interior Architecture	\$14,600		\$2,100	
Mechanical	\$2,800	\$400	\$800	\$500
Total	\$39,300	\$400	\$2,900	\$500
Importance Code A	\$21,900		\$100	
Importance Code B	\$9,800	\$400	\$2,800	\$500
Importance Code C	\$7,600			
Total	\$39,300	\$400	\$2,900	\$500



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

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

Asset #: 2330

Architecture	Currer	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	0.504			de de	_	40.000	
Masonry: Brick	Location : Vario	ng, Extent : Moderate			5	\$9,900	
Metal Panel	15% 2-4	\$300	2046	* *	5	\$1,600	
ivietai i anci		h, Extent : Moderate,			3	\$1,000	
Windows							
Aluminum	10%	4.5.400	2034	* *	5	\$100	
Wood	Location : Throu Thermally Inefficie Location : Throu	ent, Extent : Moderate ghout ent : Moderate, Area	e, Area Aff	cted : 50% ected : 100%	5	\$2,300	
Parapets							
Concrete Masonry Unit	25% Now Jnt Mortar Miss/E Location : South	\$400 rod, Extent : Modera Side	LIFE te, Area Aj	* * ffected : 10%	5	\$200	
Masonry: Brick	65% Now Jnt Mortar Miss/E Location : Throu	\$2,500 rod, Extent : Modera ghout	LIFE te, Area Aj	* * fected : 20%	5	\$400	
	Location : Throu	ng, Extent : Moderate					
Pre-Cast Concrete	10% Now	\$100 ated, Extent : Modera	LIFE ate, Area A	** ffected : 30%	5	\$400	
Roof							
Modified Bitumen	Location : South	ent : Moderate, Area		\$25,000 100%	10	\$4,000	
nterior							
Floors	4001		2027	42.1.1 63	2	43.06 2	
Carpet	40%		2025	\$34,400	3	\$3,800	
Terrazzo	10%		LIFE	* *	5	\$1,000	
Vinyl Tile	50%		2031	* *	3	\$1,200	

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

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

Asset #: 2330

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date F (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	25%			LIFE	* *	5-10	\$3,800	
Masonry: Brick	5%			LIFE	* *	10	\$100	
Plaster	65%			LIFE	* *	5-10	\$4,900	
Wood	5%			LIFE	* *	5	\$3,600	
Ceilings								
AcousTileSusp.Lay-In	15%			2039	* *	5	\$900	
Gypsum Board	30%			LIFE	* *	5-10	\$6,500	
Plaster	55%	Now	\$2,400	LIFE	* *	5	\$2,200	
	Loose/Dela	am Surface, 1	Extent : Moderat	e, Area A	Affected : 5%			
	Location	: Various						
	Patching E	Evident, Exter	nt : Moderate, Ai	ea Affec	ted : 10%			
	Location	: Throughou	nt .					
	Water Pene	etration, Exte	ent : Moderate, A	rea Affe	cted : 5%			
	Location	: Various						

Mechanical		Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2036	* *	1		
Conversion Equipment							
Pres. Reducing Valve/LP	35%		2029	* *	5	\$100	
Steam							
No Component	65%						
	Other Obs	ervation, Extent : Light, Area	Affected	: 0%			
	Location	: Throughout					
	Explanat	ion : Medium Pressure Stean	ı Sourcea	l From Adjacent Bi	uilding		
Distribution							
Steam Piping/Pump	100%		2036	* *	4	\$200	
Terminal Devices							
Convector/Radiator	50%		2031	* *	1	\$700	
No Component	50%						
-	Other Obs	ervation, Extent : Light, Area	Affected	: 0%			
	Location	: Lower Level					
	Explanat	ion : Air Handling Equipmen	t Is Acco	unted For Under A	ir Condi	tioning	
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		

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

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

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

Mechanical		Current l	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	95%			2021	\$19,700	2	\$200	
	R-22 Refri	gerant, Ex	tent : Light, Area A	ffected :	100%			
	Location	: Roof						
Ext Pkg Unit - Cooling	5%	Now	\$1,000	2036	* *	2		
2	Leak Evid	ent, Extent	: Moderate, Area A	Affected :	100%			
	Location	: Roof, Re	frigerant Leaks Rep	orted				
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$19,100	1	\$2,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,700	
Exhaust Fans								
Interior	100%			2026	\$5,000	2	\$100	
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 11B - LIBRARY

Address : W. 77TH ST. & CPW

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 2017 - 2020	FY 2021 - 2026
Interior Architecture	\$186,500	\$91,400
Total	\$186,500	\$91,400
Importance Code B	\$186,500	\$91,400
Total	\$186,500	\$91,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$7,900			
Interior Architecture	\$25,300		\$8,700	\$3,800
Mechanical	\$51,000	\$5,800	\$8,500	\$5,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$88,100	\$9,700	\$21,200	\$12,700
Importance Code A	\$7,900			\$1,200
Importance Code B	\$74,600	\$9,700	\$21,200	\$11,600
Importance Code C	\$5,700			
Total	\$88,100	\$9,700	\$21,200	\$12,700



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

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

Asset #: 4247

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5		
Pre-Cast Concrete	10%			LIFE	* *	5		
Windows								
Aluminum	100%			2042	* *	5		
Parapets	2501			20.41	de de	_	Φ	
Copper/Terne	25%		φ1 2 00	2061	* *	5	\$5,100	
Metal Rail	50%	4+	\$1,200	2039	**	5	\$15,000	
		_	xtent : Light, Area	Affectea	: 15%			
D G . G		: Through	<i>Oui</i>				#12.5 22	
Pre-Cast Concrete	25%			LIFE	* *	5	\$13,300	
Roof	1000/			2026		10		
IRMA/Protected	100%			2026		10		
Membrane								
nterior Floors								
Carpet	15%			2025	\$118,800	3	\$13,100	
Carpet	10%	Now	\$15,800	2023	\$79,200	3	\$8,700	
Сшрес	Staining/L Location Worn/Ero	Discoloring : First Flo ded, Extent	Extent : Moderate oor : Light, Area Affec	, Area A	ffected : 50%	3	ψ0,700	
		: Through	out First Floor					
Cast in Place Concrete	72%			LIFE	* *	5	\$182,800	
	Location	: Through	Extent : Light, Area out d Applied Epoxy Co		: 100%			
Ceramic Tile	3%			2035	* *	5	\$1,700	
Interior Walls	- / •					•	1 7	
Gypsum Board	Location Water Pen	: North Si etration, E	\$4,100 Extent : Moderate de Of Stacks On Fl xtent : Moderate, A de Of Stacks On Fl	oor 2a rea Affe		5	\$27,800	
Masonry: Brick	10%		<u> </u>	LIFE	* *	10	\$1,500	
Ceilings	10/0			ън ъ		10	Ψ1,500	
AcousTileSusp.Lay-In	15%			2039	* *	5	\$8,700	
Exposed Struc: Steel	82%			LIFE	* *	10	\$95,200	
Gypsum Board	3%			LIFE	* *	5-10	\$6,000	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source Utility Steam	100%	2046 **	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.

Asset #: 4247

Mechanical		Current Repair Future Replacement		e Replacement	М			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2035	* *	5	\$2,300	
Distribution Steam Piping/Pump	100%			2046	* *	4	\$2,900	
Air Conditioning							+-,,	
Energy Source District C.W.	100%			2046	* *	1		
Distribution								
Chilled Wtr Pipe/Pump	Location Explana	: Section 17 tion : Piping	Only, Chilled Wo		* * : 100% umped To This Buil	4 Iding Fro	\$2,900 om The Central	
Terminal Devices	Chiller I	Plant In Sect	ion 1/					
Air Handler/Cool/Ht	100%			2031	* *	1	\$24,000	
Ventilation								
Distribution	1000/			TTEE	* *	2.5	ф 2.1.2 00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,200	
Exhaust Fans	5 00/			2021	* *	2	\$600	
Interior Roof	50% 50%			2031 2031	* *	2 2	\$600 \$600	
Plumbing	3070			2031			\$000	
H/C Water Piping	1000/			2052	* *	1		
Brass/Copper	100%			2052	* *	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	100%			LIFE		1		
Storm Drain Piping Cast Iron	10%		\$5,800	LIFE	* *	1		
			lerate, Area Affec			TT7	n.	
			acked Storm Drai Rain Event	n Risers,	Drain Pipe Cause	s Water I	Damage	
Cast Iron	90%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators	4.00				* *			
Geared Traction		ervation, Ex a : B-7, Libra	tent : Light, Area ary	LIFE Affected				
		tion : 1 Unit	-					
Fire Suppression Standpipe	-							
Generic	100%			2052	* *	1-5	\$19,500	

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

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

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

Mechanical	Curren	t Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler							
Generic	100% Now	\$24,200	2052	* *	1-2	\$9,400	
	Other Observation,	Extent: Moderate, A	Area Affected	! : 100%			
	Location : Throug	ghout					
	Explanation : Fai	led Test					

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 12

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$506,900	\$1,205,200
Interior Architecture	\$459,700	\$762,700
Mechanical	\$503,400	\$1,990,900
Total	\$1,470,100	\$3,958,800
Importance Code A	\$506,900	\$1,205,200
Importance Code B	\$846,900	\$2,710,000
Importance Code C	\$116,200	\$43,600
Total	\$1,470,100	\$3,958,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,100		\$18,400	
Interior Architecture	\$161,700		\$25,600	\$21,900
Mechanical	\$34,600	\$38,300	\$59,000	\$27,400
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$257,800	\$81,700	\$146,400	\$92,700
Importance Code A	\$21,800	\$3,800	\$22,100	\$6,000
Importance Code B	\$163,300	\$77,900	\$124,200	\$86,700
Importance Code C	\$72,600			
Total	\$257.800	\$81,700	\$146,400	\$92,700



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

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

Asset #: 2315

Architecture	Current Rep	air	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls	150/ 0.4	φ11 2 2 00	LIDE	* *	_	Φ24.000		
Masonry: Brick	15% 2-4	\$112,200	LIFE		5	\$34,800		
	Diagonal Cracks, Extens Location: North Air Sl			ea : 15%				
	Jnt Mortar Miss/Erod, E	=	-	Affected : 30%				
	Location : Throughout		-,	-5,5				
Masonry: Granite	85%		LIFE	* *	5	\$295,700		
j,	Recent Repair Evident, 1	Extent : Light, A		eted : 100%		+,,		
	Location : All Facades	1						
Windows								
Bronze/Brass	25%		2034	* *	5	\$28,100		
	Other Observation, Exte							
	Location : Central Par Explanation : Painted		ist Facac	ie				
Steel	75%	Surjace	2025	\$858,200	5	\$168,500		
Parapets	7.570		2023	\$636,200		\$100,500		
Masonry: Brick	8%		LIFE	* *	5-10	\$4,300		
•	Jnt Mortar Miss/Erod, E	Extent : Moderat	e, Area A	Affected : 20%		, ,		
	Location: Throughout							
Metal Panel	7%		2052	* *	5	\$2,100		
Metal Rail	5%		2039	* *	5-10	\$7,200		
Granite Panels	80%		LIFE	* *	5-10	\$75,300		
	Recent Repair Evident, I	_	rea Affec	eted : 75%				
Doof	Location : North, South	h, East Roofs						
Roof Built-Up (BUR)	5% 2-4	\$1,800	2026	\$18,100				
Dunt-Op (DOK)								
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50% Location : Flat Roof At West Side							
	Vegetation Growth, Exte	ent : Moderate, A	Area Affe	ected : 5%				
	Location: Flat Roof A	t West Side						
Copper/Terne	70% Now	\$94,300	2041	* *				
	Gut/DS Non Func/Miss,	Extent : Severe,	Area Afj	fected : 100%				
	Location : Throughout							
Modified Bitumen	25% Now	\$11,500	2026	\$115,000				
	Seams Open/Split, Exten		ea Affec	ted : 20%				
	Location: Throughout							

Interior

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

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

Asset #: 2315

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	10%			2022	\$310,200	3	\$45,500	
Cast in Place Concrete	10%	Now	\$25,300	LIFE	ψ310,200 * *	5	\$49,700	
Cast in Frace Concrete			Extent : Severe, Are		d · 10%	3	φ+2,700	
		: Basemen		a rijjeere	u. 1070			
			nd Water Penetrati	ion And I	Flooding			
Ceramic Tile	3%	Ton . Grow	The Trainer I enterrain	2035	**	5	\$6,800	
Marble Panels	12%			LIFE	* *	5	\$40,900	
Quarry Tile	5%			2031	* *	5	\$17,100	
Terrazzo	30%	2-4	\$169,500	LIFE	* *	5	\$53,300	
Terrazzo			xtent : Moderate, A			3	\$33,300	
			oor And Lower Lev					
X7: 1 m:1		. 1 1/31 1 10					#20.400	
Vinyl Tile	25%			2026	\$516,600 * *	3	\$28,400	
Wood	5%			2041	* *	5	\$21,300	
Interior Walls	= 0.4				ale ale	10	Φ2 < 200	
Cast in Place Concrete	5%			LIFE	* *	10	\$36,300	
Gypsum Board	10%			LIFE	* *	5-10	\$49,400	
Panel/Paver: Limestone	25%			LIFE	* *	10	\$29,100	
Marble Panels	10%			LIFE	* *	10	\$11,600	
Plaster	40%			LIFE	**	5-10	\$98,800	
	-		nt, Extent : Light, A or Offices And Cort		eted : 25%			
Plaster	10%			LIFE	* *	5-10	\$24,700	
Tuster		pair Eviden	it, Extent : Light, A		cted : 100%	5 10	Ψ2 1,7 00	
	-		Throughout	33				
			Extent : Light, Area	Affected	: 100%			
			velt Memorial Hal					
	Explanat	tion : Mura	ls On Plaster					
Ceilings								
AcousTileConcealSpLn	10%			2039	* *	5	\$28,400	
AcousTileSusp.Lay-In	10%			2039	* *	5	\$22,700	
Exposed Concrete	10%			LIFE	* *	5-10	\$28,400	
Plaster	20%			LIFE	* *	5-10	\$78,100	
		ervation, E	Extent : Light, Area	Affected	: 100%		, , , , , ,	
			velt Memorial Hal					
			rative Coffered Ce					
Plaster	50%			LIFE	* *	5-10	\$195,400	
1 105101		nair Fyider	ıt, Extent : Light, A			5-10	ψ1 <i>93</i> , 4 00	
		: Various						

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

Energy Source

Note:

Utility Steam 100% 2036 **

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2315

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment	= 0			• • • •		_	**	
Heat Exchanger	50%			2039	* *	1	\$37,600	
		eplace Evid n : Basemei	ent, Extent : Light, .	Area Aff	ected : 100%			
			и Extent : Light, Area	Affected	. 1000/			
		servanon, 1 n : Sub Bas		Ајјестеа	: 100%			
		tion : One						
Prog. Paducing Valva/I I			Onn	2035	* *	5	\$4,500	
Pres. Reducing Valve/LF Steam	30%			2033		3	\$4,300	
Distribution								
Hot Wtr Piping/Pump	50%			2048	* *	4	\$3,700	
Steam Piping/Pump	15%			2046	* *	4	\$1,700	
Steam Piping/Pump	15%		\$170,100	2056	* *	4	\$1,100	
1 0 1	Corroded	, Extent : M	loderate, Area Affe	cted : 20	%			
	Location	n : Through	out, Steam And Co	ndensate	Return Piping			
Steam Piping/Pump	20%			2026	\$226,700	4	\$2,200	
1 0 1	On Exten	ded Life, Ex	tent : Moderate, Ai	ea Affec				
	Location	n : Through	out					
Terminal Devices								
Air Handler	40%			2026	\$350,200	1	\$37,600	
Convector/Radiator	10%		\$153,400	2046	* *	1	\$4,400	
	-	_	nt : Moderate, Ared					
	Locatio	n : Through	out, Defective Stea	m Traps	And Condensate Q	uenchin _i	g Tank	
Convector/Radiator	50%			2024	\$766,800	1	\$24,500	
		-	tent : Moderate, Ai	rea Affec	ted : 100%			
	Locatio	n : Through	out					
Air Conditioning								
Energy Source	0.004			2046	* *			
District C.W.	90%			2046	* *	1		
Electricity	10%	1		2042		1		
Conversion Equipment Window/Wall Unit	10%			2024	\$33,400	1		
No Component	90%			2024	\$55,400	1		
No Component			Extent : Light, Area	Affected	. 0%			
		n : Section .	_	11,500000	. 070			
			er Water Is Supplie	d To Thi	s Building From T	he Centr	al Chiller Plant In	
	Section		11		Ü			
Distribution								
Chilled Wtr Pipe/Pump	90%			2046	* *	4	\$10,100	
			Extent : Light, Area	Affected	: 100%			
		n : Section .				–		
	_	ition : Pipin Plant In Sec	ig Only, Chilled Wa ction 17	iter Is Pi	ımped To This Buil	ding Fra	om The Central	
No Component	10%							

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

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

Asset #: 2315

echanical	Current Repair	Future Replacement	Maintenance
stem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Prior
· Conditioning			•
Terminal Devices			
Air Handler/Cool/Ht	50%	2034 **	1 \$47,000
Air Handler/Cool/Ht	40%	2026 \$27,600	1 \$37,600
No Component	10%		
ntilation			
Distribution Ductwork/Diffusers	100%	LIFE **	2-5 \$134,100
Exhaust Fans	10078	EIFE	2-3 \$134,100
Interior	80%	2026 \$143,600	2 \$3,700
interior	Other Observation, Extent : Ligh Location : Throughout		2 \$3,700
	Explanation: Most Of Ventilat	ion Occurs Through Air Handlers	
Roof	20%	2026 \$25,800	2 \$900
mbing			
H/C Water Piping			
Galv Iron/Steel	80% On Extended Life, Extent : Mode Location : Throughout	2024 \$387,900 erate, Area Affected : 100%	1
Galv Iron/Steel		7,000 2046 **	1
Garv Holl/Steel	Corroded, Extent: Severe, Area	·	1
		f Use, Heavy Internally Corroded I	Piping Reported. The
Water Heater	-		
Electric	100%	2019 \$25,200	4 \$1,300
	Not in Service, Extent : Severe, A Location : Lower Level	Area Affected : 100%	
HW Heat Exchanger			
Low Temp	100%	2026 \$50,400	4 \$22,500
	Not in Service, Extent : Severe, A	Area Affected : 100%	
	Location : Lower Level		
Sanitary Piping	1000/	LIFE **	1
Cast Iron	100% On Extended Life, Extent : Mode	LIIL	1
	Location : Throughout	ruie, Area Affectea : 100%	
Storm Drain Piping	Zocation : Throughout		
Cast Iron	20% 0-2 \$45	5,300 LIFE **	1
Cust Hon	Corroded, Extent : Severe, Area	·	•
		Basement, Heavy Internal Storm E ion Is Creating Flow Capacity Issu	
Cast Iron	80%	LIFE **	1
	On Extended Life, Extent : Mode Location : Throughout		
Sump Pump(s)			
Submersible	100%	2021 \$7,200	4 \$2,500
	Recent Replace Evident, Extent:	Light, Area Affected : 100%	
	Location: Sub Basement		

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

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

Current Repair	Future	Replacement	M	aintenance	
% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%					
Other Observation, Extent:	Light, Area Affected:	100%			
Location: Roof					
Explanation: Abandoned	Domestic Water Roof	Tank Needs To B	e Remove	ed	
100%	LIFE	* *			
Other Observation, Extent:	Moderate, Area Affec	ted : 100%			
Location: B-6, Roosevelt	Hall				
Explanation: 4 Units, #1,	2, 3, 4				
100%	2036	* *	1-5	\$76,600	
90%					
10%	2036	* *	1-2	\$4,300	
	% of Fail Date Estin Total (Years) 100% Other Observation, Extent: Location: Roof Explanation: Abandoned 100% Other Observation, Extent: Location: B-6, Roosevelt Explanation: 4 Units, #1, 100% 90%	% of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Light, Area Affected: Location: Roof Explanation: Abandoned Domestic Water Roof 100% LIFE Other Observation, Extent: Moderate, Area Affected: Location: B-6, Roosevelt Hall Explanation: 4 Units, #1, 2, 3, 4	% of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Light, Area Affected: 100% Location: Roof Explanation: Abandoned Domestic Water Roof Tank Needs To B. 100% LIFE ** Other Observation, Extent: Moderate, Area Affected: 100% Location: B-6, Roosevelt Hall Explanation: 4 Units, #1, 2, 3, 4	% of Total (Years) 100% Other Observation, Extent: Light, Area Affected: 100% Location: Roof Explanation: Abandoned Domestic Water Roof Tank Needs To Be Remove 100% Life ** Other Observation, Extent: Moderate, Area Affected: 100% Location: B-6, Roosevelt Hall Explanation: 4 Units, #1, 2, 3, 4	Year Estimated Cost Year FY Estimated Cost Cycle (Yrs)

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 13 & 13A

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$3,040,300	\$288,400
Interior Architecture	\$509,800	\$252,300
Mechanical	\$396,700	\$1,236,100
Total	\$3,946,700	\$1,776,700
Importance Code A	\$3,040,300	\$288,400
Importance Code B	\$613,100	\$1,440,000
Importance Code C	\$293,300	\$48,400
Total	\$3,946,700	\$1,776,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$54,300			
Interior Architecture	\$135,100		\$15,200	\$10,700
Mechanical	\$64,400	\$21,300	\$20,000	\$16,600
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$262,600	\$30,200	\$44,200	\$36,200
Importance Code A	\$54,300			
Importance Code B	\$137,200	\$30,200	\$44,200	\$36,200
Importance Code C	\$71,100			
Total	\$262,600	\$30,200	\$44.200	\$36,200



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

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

Architecture	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls		-0.1.			
Copper/Terne	7% Now \$871,200	2046 **			
	Corrosion/Rusting, Extent: Moderate, A Location: Throughout Bulkhead	Area Affected : 80%			
	Deteriorated Finish, Extent : Moderate,	Arag Affacted , 100/			
	Location: Throughout Bulkhead	Area Affectea . 40%			
	Misaligned/Bulging, Extent: Moderate,	Area Affected · 80%			
	Location: Throughout Bulkhead	mea nyjeciea . 0070			
Masonry: Brick	85% Now \$1,116,200	LIFE **	5	\$173,000	
Masonly. Blick	Cracking/Crumbling, Extent: Severe, A		3	\$175,000	
	Location: Various	reary cerea : 1070			
	Diagonal Cracks, Extent : Severe, Area	Affected: 15%			
	Location: North Facade - Roof Bulkh				
	Jnt Mortar Miss/Erod, Extent : Moderat				
	Location : Throughout				
	Water Penetration, Extent : Moderate, A Location : 7th Floor Bulkheads	Area Affected : 15%			
	Worn/Eroded, Extent : Moderate, Area L Location : Throughout	Affected : 25%			
Stucco Cement	8% Now \$504,300	2046 **	5	\$20,400	
	Diagonal Cracks, Extent : Severe, Area Location : Penthouse	Affected : 20%			
	Water Penetration, Extent : Severe, Area	a Affected : 100%			
	Location: Penthouse				
Windows					
Steel	100% Now \$412,200	2034 **	5	\$115,300	1
	Air Infiltration, Extent : Moderate, Area	Affected : 50%			
	Location : Throughout				
	Broken/Missing Elements, Extent: Mod Location: Penthouse	erate, Area Affected : 20%			
	Corrosion/Rusting, Extent : Severe, Area Location : Throughout	a Affected : 50%			
	Thermally Inefficient, Extent : Moderate	, Area Affected : 35%			
	Location: Throughout	00			

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

Asset #: 2316

Architecture	Current Repair			Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior								
Parapets								
Concrete Masonry Unit	Location Diagonal	Crumbling, i : Interior Cracks, Ex	\$8,100 Extent : Moderate Of Parapet Wall tent : Moderate, Ai Of Parapet Wall			5	\$3,300	
Masonry: Brick	32%		\$25,600	LIFE	* *	5	\$2,100	
J	Cracking/ Location Jnt Morta Location Spalling, Location Vegetation Location Water Pen	Crumbling, : East Anc r Miss/Eroc : Exterior Extent : Mo : Elevator Growth, H : Interior	Extent: Moderate l West Stair Tower l, Extent: Moderat Of Parapet Walls derate, Area Affect Tower Extent: Moderate, A face Of Penthouse extent: Moderate, A	e, Area Aj te, Area A ted : 15% Area Affe es	Affected : 50%		7-7 -2-2	
Manager Caratte				LIDE	* *		¢1.200	
Masonry: Granite			\$3,600 l, Extent : Moderai out	LIFE te, Area A		5	\$1,200	
Stucco Cement		_	\$14,300 e, Extent : Moderat Side Of Parapet W			5	\$700	
Roof								
Built-Up (BUR)	Location Water Per Location Worn/Ero	n Growth, B n : Various netration, E n : Various	\$136,300 Extent : Severe, Are Extent : Moderate, A : Severe, Area Affo out	Area Affe	cted : 20%			
Copper/Terne		2-4 /Rusting, E n : Low Roo	\$1,000 Extent : Moderate, A	2041 Area Affe	* * cted : 10%			
Modified Bitumen	5%			2021	\$10,800	10	\$1,700	
Skylight, Plastic	5%			2039	* *	1		
nterior								
Floors								
Carpet	15%			2022	\$249,200	3	\$36,500	
Cast in Place Concrete	10%			LIFE	* *	5	\$53,300	
Cork Tile	15%			2036	* *	5	\$16,000	
Terrazzo	50%			LIFE	* *	5	\$95,100	
Vinyl Tile	10%			2026	\$110,700	3	\$6,100	

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

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

Asset #: 2316

Architecture		Current Re	pair	Futur	e Replacement	M				
system Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior										
Interior Walls										
Gypsum Board	10%			LIFE	* *	5-10	\$49,900			
Masonry: Brick	10%			LIFE	* *	10	\$8,800			
		etration, Exte : Behind Exh	ent : Light, Area nibits	Affected	: 5%					
Metal Panel	5%	· Dominio Zim		LIFE	* *	10	\$6,600			
		ervation, Exte	ent : Light, Area		: 100%		1 - 4			
	Location	: Exhibition	Halls							
	Explanat	ion : Inset De	ecorative Panels							
Marble Panels	20%			LIFE	* *	10	\$23,500			
Plaster	5%	Now	\$212,600	LIFE	* *	5	\$4,400			
	Cracking/C	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%								
	Location	: Upper Floo	ors And Bulkhead	d Walls						
	Water Pene	etration, Exte	ent : Moderate, A	rea Affe	cted : 35%					
	Location	: Upper Floo	ors And Bulkhead	d Walls						
Plaster	50%			LIFE	* *	5-10	\$124,700			
Ceilings										
AcousTile,Adhered	10%			2039	* *	5	\$12,200			
AcousTileSusp.Lay-In	15%			2039	* *	5	\$18,300			
Gypsum Board	10%			LIFE	* *	5-10	\$41,900			
Masonry: Marble	5%			LIFE	* *	1				
Plaster	5%	Now	\$95,700	LIFE	* *	5	\$3,800			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%									
	Location: Upper Floor Ceilings And Bulkhead									
	Water Penetration, Extent: Moderate, Area Affected: 30%									
	Location	: Upper Floo	or Ceilings And I	Bulkhead						
Plaster	55%			LIFE	* *	5-10	\$115,100			

Mechanical	Current R	epair	Future	e Replacement	M	aintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating										
Energy Source										
Utility Steam	100%		2036	* *	1					
Distribution										
Steam Piping/Pump	50% 0-2	\$303,600	2056	* *	4	\$2,000				
	Other Observation, Extent : Moderate, Area Affected : 50%									
	Location : Througho	Location: Throughout								
	Explanation : Deteri Tanks	orating Steam, Co	ndensate	Return Piping An	d Conde	nsate Quenching				
Steam Piping/Pump	50%		2026	\$303,600	4	\$3,000				
1 0 1	On Extended Life, Extent : Moderate, Area Affected : 100%									
	Location : Througho	ut								

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

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

Asset #: 2316

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices	=0			***		***	
Air Handler	70%	#41 100	2026	\$328,300	1	\$35,200	
Convector/Radiator	5% 0-2	\$41,100	2046		1	\$1,200	
	Malfunctioning, Extended Location: Through			a : 20%			
Convector/Radiator	25%	oui, Dejective Steu	$\frac{n 17aps}{2024}$	\$205.400	1	\$6,600	
Convector/Radiator	On Extended Life, Ex Location : Through			\$205,400 ted : 100%	1	\$6,600	
Air Conditioning							
Energy Source							
District C.W.	80%		2046	* *	1		
Electricity	20%		2042	* *	1		
Conversion Equipment	200/		2021	¢25,000	1		
Window/Wall Unit	20% 80%		2021	\$35,800	1		
No Component	00% Other Observation, E	'xtent · Light Area	Affected	. 0%			
	Location : Section 1		ijjeeieu	. 070			
	Explanation : Chille	•	d To Thi	s Building From S	ection		
Distribution	Υ	TI					
Chilled Wtr Pipe/Pump	80%		2036	* *	4	\$3,200	
	Other Observation, E Location : Section 1	_	Affected	: 100%			
	Explanation : Pipin Chiller Plant	g Only, Chilled Wo	ter Is Pu	mped To This Buil	ding Fro	m The Central	
No Component	20%						
Terminal Devices	000/		2026	\$50.100		ф.40. 2 00	
Air Handler/Cool/Ht	80%		2026	\$59,100	1	\$40,300	
No Component Ventilation	20%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$71,800	
Exhaust Fans	10070					Ψ71,000	
Interior	100%		2026	\$96,100	2	\$2,500	
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location: Through	out					
	Explanation: Most	Of Ventilation Occ	urs Thro	ugh Air Handlers			
Plumbing							
H/C Water Piping	200/ 0.2	¢51.000	2046	* *	1		
Galv Iron/Steel	20% 0-2	\$51,900	2046	* *	1		
	Corroded, Extent: Se Location: At Or Ne Internal Corrosion	ar Points Of Use, I	Heavy Int		Piping R	eported. The	
Galv Iron/Steel	80%		2024	\$207,800	1		
Car Hombton	On Extended Life, Ex Location: Through				1		

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

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

Asset #: 2316

Mechanical	Cur	Current Repair			M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater							
Electric	15%		2024	\$2,000	4	\$100	
No Component	85%						
HW Heat Exchanger							
Low Temp	15%		2052	* *	4	\$1,200	
		ion, Extent : Light, Area	a Affected	l : 100%			
	Location : Lov	ver Level					
No Component	85%						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
	-	fe, Extent : Light, Area	Affected :	100%			
	Location : Thi	oughout					
Storm Drain Piping							
Cast Iron	20% 0-	. ,	LIFE	* *	1		
		nt : Severe, Area Affecte					
		sement, Heavy Internal					
C II		Creating Flow Capacity		wring Perioas Of Fi	-	wn Pour	
Cast Iron	80%		LIFE		1		
	On Extended Li Location : Thi	fe, Extent : Moderate, A	Area Affec	tea : 100%			
E'- (Location . Thi	ougnoui					
Fixtures	1000/						
Generic	100%	ion, Extent : Moderate,	Anna Aff	natad : 1000/			
	Location : Roo		Area Ajje	ciea . 100%			
) Abandoned Domestic V	Vatar Poo	f Tank Noods To R	a Pamou	ad	
Vartical Transport	Explanation .	Abanaonea Domesiic v	vaier Koo	j Tank Needs To B	e Kemov	еи	
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
Geared Traction		ion, Extent : Light, Ared		· 100%			
	Location : B-6		i rijjecica	. 10070			
		, imax 1 Unit, #13 Operated N	Manually	- Needs Unorade			
Fire Suppression		, operated it		JP0. 440			
Standpipe							
Generic	100%		2036	* *	1-5	\$41,000	
Sprinkler						. ,- ,-	
	0.0						
	90%						
No Component Generic	90% 10%		2036	* *	1-2	\$2,300	
No Component			2036	**	1-2	\$2,300	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 15 & 15A

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$546,700	
Interior Architecture	\$158,500	
Mechanical	\$185,900	\$476,100
Total	\$891,100	\$476,100
Importance Code A	\$546,700	
Importance Code B	\$344,400	\$476,100
Total	\$891,100	\$476,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$48,500		\$10,100	
Interior Architecture	\$86,600		\$2,200	\$2,300
Mechanical	\$28,700	\$5,300	\$6,300	\$4,000
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$168,800	\$10,300	\$23,500	\$11,300
Importance Code A	\$49,600		\$10,100	
Importance Code B	\$82,000	\$10,300	\$13,400	\$11,300
Importance Code C	\$37,100			
Total	\$168.800	\$10,300	\$23,500	\$11,300



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

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

Asset #: 2317

rchitecture	Current Repair	Future Replacen	nent	M					
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior									
Exterior Walls	50/ N	2046	* *						
Copper/Terne	5% Now \$50,000	2046	* *						
	Deformed/Dented, Extent : Severe, Area Location : Gutters And Dormers	a Affeciea : 20%							
	Water Penetration, Extent: Severe, Are	na Affacted : 20%							
	Location: Gutters And Dormers	a Ayjeciea . 2070							
Masonry: Brick	30% Now \$96,200	LIFE	* *	5	\$9,800				
	Cracking/Crumbling, Extent : Severe, A								
	Location : Section 15 South Facade A								
	Efflorescence, Extent : Moderate, Area Location : North Facade Of Section 1.								
	Jnt Mortar Miss/Erod, Extent : Modera	te, Area Affected : 50	%						
	Location: Throughout								
	Water Penetration, Extent : Severe, Are	a Affected : 10%							
	Location: Section 15 Facades Above	15A							
Masonry: Granite	20% Now \$42,200	LIFE	* *	5	\$4,900				
·	Int Mortar Miss/Erod, Extent: Modera	te, Area Affected : 25	%						
	Location : North Facade								
	Staining/Discoloring, Extent: Severe, A	Area Affected : 10%							
	Location: North Facade Of Section 1	5							
Stucco Cement	45% Now \$22,800	2039	* *	5	\$18,400				
	Cracking/Crumbling, Extent : Moderate Location : Throughout	e, Area Affected : 5%							
	Staining/Discoloring, Extent: Moderate Location: East Facade Of Section 15.		%						
	Water Penetration, Extent: Moderate, A								
	Location: Second Floor, Section 15A		ax Stai	r					
Windows			~						
Aluminum	10%	2042	* *	5	\$300				
Wood	90% Now \$102,700	2051	* *	5	\$12,800	1			
	Air Infiltration, Extent : Moderate, Area	a Affected : 100%							
	Location: Throughout								
	Deteriorated Finish, Extent : Severe, An Location : Throughout	rea Affected : 100%							
	Dry Rot/Decay, Extent : Severe, Area A	ffected : 50%							
	Location: Throughout	1.000/							
	Split/Cracked, Extent : Moderate, Area Affected : 100% Location : Throughout								
	Water Penetration, Extent : Severe, Are	a Affected : 30%							
	Location: Throughout								
Parapets									
Copper/Terne	10%	2046	* *	5	\$1,800				
	Water Penetration, Extent : Severe, Are	a Affected : 20%							
	Location: Throughout								
Metal Rail	25%	2039	* *	5-10	\$16,700				
No Component	65%								

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

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

Architecture	Current Repair			Futur	e Replacement	M					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
xterior											
Roof											
Built-Up (BUR)	30%		\$25,500	2036	* *						
			derate, Area Affecte	ed: 25%							
		n : Through		ccossod.	100/						
	Debris on Roof, Extent: Severe, Area Affected: 10%										
	Location: Section 15A Water Panetration Extent: Severa Area Affected: 10%										
	Water Penetration, Extent : Severe, Area Affected : 10% Location : At Roof Penetration, Damper										
			: Moderate, Area		: 30%						
		n : Section .		1,1,000 год	. 5070						
Copper/Terne	5%			2041	* *	10	\$2,200				
Соррен Тегне			Extent : Light, Area		: 100%	10	Ψ2,200				
			st Corner Of Sectio								
Slate	65%	Now	\$255,700	LIFE	* *						
	Broken/M	issing Elen	ients, Extent : Seve	re, Area	Affected : 15%						
	Location	n : Section .	15								
	Gut/DS Non Func/Miss, Extent: Severe, Area Affected: 20%										
	Location: Section 15										
	Loose/Miss Fasteners, Extent: Severe, Area Affected: 30%										
	Location: Section 15										
	Water Penetration, Extent: Moderate, Area Affected: 30%										
	Location: Offices, Stairwell, Library And Collection Storage Areas										
	Other Observation, Extent: Severe, Area Affected: 100%										
	Location : Section 15 Explanation : On Extended Life - Much Older Than Rated Life Of Material.										
terior	Explana	ttion : On E	xtenaea Life - Muc	n Olaer	Inan Katea Life O	f Materia	<i>it.</i>				
Floors											
Carpet	5%			2022	\$40,000	3	\$5,900				
Cast in Place Concrete	7%			LIFE	* *	5	\$18,000				
Ceramic Tile	3%			2035	* *	5	\$1,800				
Traffic Topping	55%			2031	* *	5	\$40,300				
11 0	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%		•				
	Location	n : Through	out								
	Explana	tion : Fluid	l Applied Epoxy Flo	oors							
Vinyl Tile	30%			2031	* *	3	\$6,600				
	Water Per	netration, E	Extent : Moderate, A	rea Affe	cted : 20%						
	Location	n : First An	d Second Floor								

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

Asset #: 2317

Architecture		Current F	Repair	Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Concrete Masonry Unit	25%		\$12,800	LIFE	* *	5	\$4,300		
		netration, E n : Stairwell	xtent : Moderate, A	Area Affe	cted : 10%				
Gypsum Board	40%			LIFE	* *	5-10	\$29,300		
Masonry: Brick	20%			LIFE	* *	10	\$2,600		
•	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 10%				
	Location	ı : Collectio	ons Storage Areas,	East Wa	ll At Imax Stair				
Plaster	15%	Now	\$2,800	LIFE	* *	5	\$1,900		
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 20%		. ,		
	U	U	Portion Of Section		•				
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 20%				
	Location	ı : Western	Portion Of Section	15, Stair	rs And Attic				
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$1,500	2039	* *	5	\$4,400		
	Staining/I	Discoloring,	Extent: Severe, A	rea Affec	eted : 5%				
	Location	ı : Areas Oj	Previous Water In	ntrusion -	Various Offices				
Exposed Struc: Steel	60%	Now	\$158,500	LIFE	* *				
1	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 2%				
	Location	ı : At Damp	er Leading To Roo	of - Floor	rs 2 And 3				
Gypsum Board	10%			LIFE	* *	5-10	\$20,200		
Plaster	15%		\$24,700	LIFE	* *	5	\$5,500		
	Cracking/Crumbling, Extent: Severe, Area Affected: 20%								
	_	_	Offices, Attic, Stai						
		-	xtent : Severe, Are		d : 25%				
			Offices, Attic, Stai						

Mechanical		Current I	Repair	Futur	e 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	100%			2022	\$26,000	5	\$2,300		
Steam									
Distribution									
Steam Piping/Pump	50%	0-2	\$146,300	2056	* *	4	\$1,000		
	Other Obs	servation, E	xtent : Moderate, A	Area Affe	ected : 50%				
	Location	ı : Through	out						
	Explana	tion : Deter	iorating Steam An	d Conder	asate Return Piping	3			
Steam Piping/Pump	50%			2026	\$146,300	4	\$1,400		
	On Extend	led Life, Ex	tent : Moderate, A	rea Affec	ted : 100%				
	Location	ı : Through	out						

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

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

Asset #: 2317

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Terminal Devices								
Convector/Radiator	40%			2024	\$158,300	1	\$5,100	
		led Life, Ex : Through	tent : Moderate, Ai out	rea Affec	ted : 100%			
Convector/Radiator	10%	0-2	\$39,600	2046	* *	1	\$1,100	
	-	-	nt : Moderate, Ared out, Defective Stea		d : 20%			
No Component	50%							
		ervation, E : Fan Roo	Extent : Light, Area m	Affected	: 0%			
	Explana	tion : Cove	red Under AC Syst	em				
ir Conditioning								
Energy Source	0.50:			2045	ata - t	4		
District C.W.	85%			2046	* *	1		
Electricity	15%			2042	* *	1		
Conversion Equipment	1.50/			2021	¢12.000	1		
Window/Wall Unit	15%			2021	\$12,900	1		
No Component	85%	arvation E	Extent : Light, Area	Affactad	. 00%			
		: Section I		Ајјестеи	. 070			
		tion : Chille	ed Water Is Supplie	d To Thi	s Building From T	he Centr	al Chiller Plant	
Distribution								
Chilled Wtr Pipe/Pump	85%			2046	* *	4	\$2,500	
		ervation, E : Section I	Extent : Light, Area 17	Affected	: 100%			
		tion : Pipin Plant In Sec	g Only, Chilled Wa ction 17	iter Is Pu	mped To This Buil	ding Fra	om The Central	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2026	\$22,700	1	\$20,600	
No Component	15%							
entilation								
Distribution	1000/			TIPP	* *	2.5	¢24.600	
Ductwork/Diffusers	100%			LIFE	~ ~ ~	2-5	\$34,600	
Exhaust Fans Interior	100%			2026	\$46,300	2	¢1 200	
interior	Other Obs	ervation, E : Fan Roo	Extent : Light, Area m			2	\$1,200	
			Of Ventilation Occ	urs Thro	ough Air Handlers			
lumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2024	\$125,200	1		

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Mo Location : Throughout	oderate, Area Affec	ted : 100%			
Storm Drain Piping						
Cast Iron	20% 0-2	\$11,700 LIFE	* *	1		
	Blockage /Clogged, Extent : M Location : Throughout Base		ected : 20%			
	Cracked, Extent: Moderate, A Location: Throughout	Area Affected : 5%				
Cast Iron	80%	LIFE	* *	1		
Cust Hon	On Extended Life, Extent : Mo Location : Throughout		ted : 100%	1		
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location: 1-4, Icthyology					
	Explanation: 1 Unit, #15h					
Fire Suppression Sprinkler						
No Component	25%					
Generic	75%	2052	* *	1-2	\$8,200	

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 17

Address : W. 77TH ST. & COLUMBUS AVE

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$2,161,300	\$344,700
Interior Architecture	\$421,400	\$182,500
Mechanical	\$178,800	\$1,959,800
Total	\$2,761,500	\$2,486,900
Importance Code A	\$2,161,300	\$404,000
Importance Code B	\$440,500	\$2,046,900
Importance Code C	\$159,700	\$36,000
Total	\$2,761,500	\$2,486,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$61,700			
Interior Architecture	\$71,800		\$46,900	
Mechanical	\$134,900	\$28,200	\$36,100	\$28,000
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$277,200	\$37,100	\$91,900	\$36,900
Importance Code A	\$64,300			
Importance Code B	\$204,300	\$37,100	\$91,900	\$36,900
Importance Code C	\$8,600			
Total	\$277.200	\$37,100	\$91,900	\$36,900



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

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

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Masonry: Brick	100% Now \$874,900 Misaligned/Bulging, Extent: Moderate, Location: Bricks Below Parapet Line Water Penetration, Extent: Severe, Area		5	\$135,600	
	Location: Fifth Floor And Western Ex				
Windows					
Steel	90% 4+ \$1,051,800 Thermally Inefficient, Extent : Moderate Location : Throughout		5	\$117,700	
	Other Observation, Extent: Moderate, A Location: Throughout Explanation: Beyond Useful Life	Area Affected : 100%			
Steel	10% Other Observation, Extent: Light, Area Location: Storefront Windows Explanation: East Facade	2042 * * * Affected : 100%	5	\$26,200	
Parapets					
Masonry: Brick	90% Now \$60,600 Diagonal Cracks, Extent: Moderate, An Location: Various Efflorescence, Extent: Severe, Area Affa Location: Various Jnt Mortar Miss/Erod, Extent: Moderat Location: Throughout Vegetation Growth, Extent: Severe, Area	ected : 20% te, Area Affected : 30% va Affected : 25%	5	\$4,900	
M	Location: Underside Of Coping Throu			Φ700	
Masonry: Granite	10% Now \$30,000 Jnt Mortar Miss/Erod, Extent: Moderat Location: Throughout Vegetation Growth, Extent: Moderate, Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Coping Stones	te, Area Affected : 30% Area Affected : 25%	5	\$700	

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

Architecture	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof							
Built-Up (BUR)	50% Now	\$95,800	2036	* *			1
	Embed. Gravel Sur Location: Through	face, Extent : Moder ghout	ate, Area	Affected: 100%			
	Miss/Damaged Fla Location : Throug	shings, Extent : Mod shout	erate, Ar	ea Affected : 20%			
		Extent : Severe, Are	a Affected	d : 25%			
	_	nt : Severe, Area Aff	ected : 10	90%			
Copper/Terne	33% 0-2	\$18,500	2041	* *			
		Extent : Moderate, A round Sloped Glazin		cted : 25%			
	Caulking Deteriora Location : Variou	ted, Extent : Modera s	te, Area	Affected : 10%			
		Extent : Moderate, A s Areas Into 5th Floo					
Skylight, Plastic	2%		2031	* *	1		
Sloped Glazing	15%		LIFE	* *	5	\$156,500	
	Broken/Missing Ele Location : Easter	ements, Extent : Seve n Bay	re, Area 1	Affected : 5%			
	Glazing Clouded, E Location : Throug	Extent : Moderate, Ar ghout	ea Affect	ed : 20%			
	Caulking Deteriora Location : Throug	ted, Extent : Modera ghout	te, Area	Affected : 25%			
nterior Floors							
Carpet	20%		2025	\$365,600	3	\$40,200	
Cast in Place Concrete	50%		LIFE	* *	5	\$293,000	
	Other Observation, Location: Basem	Extent : Moderate, A	Area Affe	cted : 10%		. ,	
	Explanation : Gra						
Quarry Tile	10%		2031	* *	5	\$20,100	
Slate	5%		LIFE	* *	5	\$14,200	
		nt : Moderate, Area . Treads		20%		. ,	
Vinyl Tile	5%		2031	* *	3	\$2,500	
Wood	10%		2054	* *	5	\$25,100	

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

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,900	
Gypsum Board	35%			LIFE	* *	5-10	\$101,900	
Masonry: Brick	10%			LIFE	* *	10	\$5,100	
	Effloresce	nce, Extent	t : Severe, Area Affe	ected : 30	0%			
	Location	ı : Fifth Flo	oor Mechanical Spa	ices				
Plaster	15%	Now	\$44,100	LIFE	* *	5	\$7,700	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	rted : 25%		. ,	
	Location	ı : Fourth A	And Fifth Floors; W	est Faca	de At First Floor			
	Water Per	netration, E	Extent : Severe, Ared	a Affecte	d : 30%			
	Location	ı : Fourth A	And Fifth Floors; W	estern E	xtension Of First I	Floor		
SGFT/Glazed Masonry	35%	4+	\$49,600	LIFE	* *			
2011/0142001114501119			Extent : Moderate, A		cted : 10%			
			r Studio Space	33				
Ceilings			-					
AcousTileSusp.Lay-In	30%			2039	* *	5	\$40,200	
Exposed Concrete	50%		\$115,200	LIFE	* *	5	\$10,500	
1	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	rted : 5%		, ,	
	_	_	Glazing Structure A					
	Loose/De	lam Surface	e, Extent : Moderat	e, Area A	ffected : 15%			
	Location	ı : Fourth A	And Fifth Floors; W	est Side	Of First Floor			
	Water Per	netration, E	Extent : Moderate, A	Area Affe	cted : 5%			
			And Fifth Floors; W					
Exposed Struc: Steel	10%			LIFE	* *	10	\$26,800	
Gypsum Board	10%			LIFE	* *	5-10	\$46,000	
Oypsum Doma	10/0			LILE		J-10	ψ+0,000	

Mechanical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2036	* *	1		
-	Other Observation	, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Throu	ghout Museum Comp	lex				
	Explanation : Su	pplied By Con Edison	- Serves	All Building Secti	ons		
Conversion Equipment							
Pres. Reducing Valve/L	P 100%		2022	\$59,300	5	\$5,300	
Steam				,			
	Corroded, Extent:	Moderate, Area Affe	cted : 10	%			
	Location : Basen	ient					

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

Asset #: 2318

		Current F	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Distribution	• • • •		4.00.400				4000	
Steam Piping/Pump	20%	0-2	\$133,600	2056	* *	4	\$900	
			evere, Area Affecte out, Deteriorating		d Condonanto Dot	Dimir		
G. D. C. D.		Inrough	oui, Deierioraiing					
Steam Piping/Pump	80%	11:C. E.	4 4 - M - 1 4 - A	2026	\$534,400	4	\$5,300	
	Location :	-	tent : Moderate, A out	rea А <u></u> ∏ест	ea : 100%			
Terminal Devices	Locuiton .	Through	Oui					
Air Handler	30%			2026	\$154,800	1	\$16,600	
Convector/Radiator	65%			2024	\$587,400	1	\$18,800	
Convector, Radiator		d Life. Ex	tent : Moderate, A			1	Ψ10,000	
	Location :	-		33				
Convector/Radiator	5%	0-2	\$45,200	2046	* *	1	\$1,300	
2 000 1 0 000 0 000 000 000 000 000 000			nt : Moderate, Are		! : 50%		7-,	
	Location :	_		33				
ir Conditioning								
Energy Source								
District C.W.	60%			2046	* *	1		
	Other Obse		Extent : Light, Area t	Affected	: 100%			
			Central Chiller Pla	nt That Se	erves The Entire C	'ampus Is	Located In This	
Electricity	40%			2042	* *	1		
Conversion Equipment								
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2035	* *	1	\$58,100	
			Extent : Light, Are t			1	\$58,100	
	R-134a Ref. Location :	Basemen		a Affected	: 100%	1	\$58,100	
	R-134a Ref. Location :	· Basemen rvation, E	t Extent : Light, Area	a Affected	: 100%	1	\$58,100	
	R-134a Ref. Location : Other Obse Location :	· Basemen rvation, E · Basemen	t Extent : Light, Area	a Affected Affected	: 100%		\$58,100	
Centrifugal, Elec Chiller	R-134a Ref. Location : Other Obse Location :	· Basemen rvation, E · Basemen	t Extent : Light, Arec t	a Affected Affected	: 100%		\$58,100	
	R-134a Ref. Location: Other Obse Location: Explanation	· Basemen rvation, E · Basemen on : 4 Uni	t Extent : Light, Arec t	a Affected Affected rves All M 2026	: 100% : 100% useum Building S		\$58,100	
Centrifugal, Elec Chiller Split Unit	R-134a Ref. Location: Other Obse Location: Explanation 2% 10%	· Basemen rvation, E · Basemen on : 4 Uni 0-2	t Extent : Light, Arec t its - Equipment Se	a Affected Affected rves All M 2026 2026	: 100% : 100% Suseum Building St \$8,800 \$19,700	ections	\$58,100	
Centrifugal, Elec Chiller Split Unit	R-134a Ref. Location: Other Obse Location: Explanation 2% 10% Malfunction	Basemen rvation, E Basemen on : 4 Uni 0-2 ning, Exter	t Extent : Light, Area t its - Equipment Se \$19,700	a Affected Affected rves All M 2026 2026 a Affected	: 100% : 100% (useum Building St \$8,800 \$19,700	ections 1		
Centrifugal, Elec Chiller Split Unit	R-134a Ref. Location: Other Obse Location: Explanation 2% 10% Malfunction	Basemen rvation, E Basemen on : 4 Uni 0-2 ning, Exter	t Extent : Light, Area t its - Equipment Se \$19,700 nt : Moderate, Are	a Affected Affected rves All M 2026 2026 a Affected	: 100% : 100% (useum Building St \$8,800 \$19,700	ections 1		
Centrifugal, Elec Chiller Split Unit Window/Wall Unit	R-134a Ref. Location: Other Obse Location: Explanation 2% 10% Malfunction Location:	Basemen rvation, E Basemen on : 4 Uni 0-2 ning, Exter	t Extent : Light, Area t its - Equipment Se \$19,700 nt : Moderate, Are	a Affected Affected rves All M 2026 2026 a Affected Aechanica	: 100% : 100% :useum Building St \$8,800 \$19,700 !: 10% ! And / Or Electric	ections 1 cal Defec		
Centrifugal, Elec Chiller Split Unit Window/Wall Unit Window/Wall Unit	R-134a Ref. Location: Other Obse Location: Explanation 2% 10% Malfunction Location:	Basemen rvation, E Basemen on : 4 Uni 0-2 ning, Exter	t Extent : Light, Area t its - Equipment Se \$19,700 nt : Moderate, Are	a Affected Affected rves All M 2026 2026 a Affected Aechanica	: 100% : 100% :useum Building St \$8,800 \$19,700 !: 10% ! And / Or Electric	ections 1 cal Defec		
Centrifugal, Elec Chiller Split Unit Window/Wall Unit Window/Wall Unit Distribution	R-134a Ref. Location: Other Obse Location: Explanation 2% 10% Malfunction Location: 28%	Basemen rvation, E Basemen on : 4 Uni 0-2 ning, Exter Various	t Extent : Light, Area t its - Equipment Se \$19,700 nt : Moderate, Are Rooms, Multiple M	a Affected Affected rves All M 2026 2026 a Affected Aechanica 2021	: 100% : 100% suseum Building St \$8,800 \$19,700 !: 10% ! And / Or Electric \$55,100	ections 1 cal Defec	rts	
Centrifugal, Elec Chiller Split Unit Window/Wall Unit Window/Wall Unit Distribution	R-134a Ref. Location: Other Obse Location: Explanation 10% Malfunction Location: 28% Insul. Deter	Basemen rvation, E Basemen on : 4 Uni 0-2 ning, Exter Various	t Extent: Light, Area t its - Equipment Se \$19,700 nt: Moderate, Are Rooms, Multiple M	a Affected rves All M 2026 2026 a Affected dechanica 2021 2056 , Area Affe	: 100% : 100% suseum Building St. \$8,800 \$19,700 !: 10% ! And / Or Electric \$55,100 ** ected: 60%	ections 1 cal Defec	rts	
Centrifugal, Elec Chiller Split Unit Window/Wall Unit Window/Wall Unit Distribution	R-134a Ref. Location: Other Obse Location: Explanation 10% Malfunction Location: 28% Insul. Deter	Basemen rvation, E Basemen on : 4 Uni 0-2 ning, Exter Various	t Extent: Light, Area t its - Equipment Se \$19,700 nt: Moderate, Are Rooms, Multiple M \$9,400 Extent: Moderate	a Affected rves All M 2026 2026 a Affected dechanica 2021 2056 , Area Affe	: 100% : 100% suseum Building St. \$8,800 \$19,700 !: 10% ! And / Or Electric \$55,100 ** ected: 60%	ections 1 cal Defec	rts	
Centrifugal, Elec Chiller Split Unit Window/Wall Unit Window/Wall Unit Distribution Chilled Wtr Pipe/Pump	R-134a Ref. Location: Other Obse Location: Explanation 2% 10% Malfunction Location: 28% Insul. Deter Location: 58% Other Obse	Basemen rvation, E Basemen on: 4 Uni 0-2 ning, Exten Various Now riorating, Rear Yan	t Extent: Light, Area t its: Equipment Se \$19,700 nt: Moderate, Are Rooms, Multiple M \$9,400 Extent: Moderate ed Between Section Extent: Light, Area	a Affected Affected rves All M 2026 2026 a Affected Aechanica 2021 2056 Area Affa as 4 And 1 2046	: 100% : 100% suseum Building S. \$8,800 \$19,700 !: 10% l And / Or Electric \$55,100 ** ected : 60% 1 **	ections 1 cal Defec 1 4	\$100	
Centrifugal, Elec Chiller Split Unit Window/Wall Unit Window/Wall Unit Distribution Chilled Wtr Pipe/Pump	R-134a Ref. Location: Other Obse Location: Explanation 2% 10% Malfunction Location: 28% Insul. Deter Location: 58% Other Obse	Basemen rvation, E Basemen on: 4 Uni 0-2 ning, Exten Various Now riorating, Rear Yan	t Extent: Light, Area t its: Equipment Se \$19,700 nt: Moderate, Are Rooms, Multiple M \$9,400 Extent: Moderate d Between Section	a Affected Affected rves All M 2026 2026 a Affected Aechanica 2021 2056 Area Affa as 4 And 1 2046	: 100% : 100% suseum Building S. \$8,800 \$19,700 !: 10% l And / Or Electric \$55,100 ** ected : 60% 1 **	ections 1 cal Defec 1 4	\$100	
Centrifugal, Elec Chiller Split Unit Window/Wall Unit Window/Wall Unit Distribution Chilled Wtr Pipe/Pump	R-134a Ref. Location: Other Obse Location: Explanation 2% 10% Malfunction Location: 28% Insul. Deter Location: 58% Other Obse Location:	Basemen rvation, E Basemen on: 4 Uni 0-2 ning, Exter Various Now riorating, Rear Yan rvation, E	t Extent: Light, Area t its: Equipment Se \$19,700 nt: Moderate, Are Rooms, Multiple M \$9,400 Extent: Moderate ed Between Section Extent: Light, Area	a Affected rves All M 2026 2026 a Affected 2021 2056 , Area Affe as 4 And 1 2046 a Affected	: 100% : 100% suseum Building St \$8,800 \$19,700 !: 10% l And / Or Electric \$55,100 ** ected : 60% 1 **	1 cal Defec 1 4	\$100 \$3,800	

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

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

Asset #: 2318

echanical		Current I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
r Conditioning								
Terminal Devices	60%			2026	\$242.800	1	\$22,200	
Air Handler/Cool/Ht No Component	40%			2026	\$243,800	1	\$33,200	
Heat Rejection	4070							
Air Condenser Unit	2%			2026	\$3,800	2	\$1,200	
Water Cool Tower	60%	Now	\$16,500	2027	**	2	\$43,200	
,, m , e1			Extent : Light, Area		: 5%	_	Ψ.υ,200	
			ent Located Betwee					
	Explana	tion : 2 Uni	its Out Of 8 Are Inc	perable				
No Component	38%							
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,000	
Exhaust Fans								
Interior	50%			2026	\$52,900	2	\$1,400	
Roof	50%			2026	\$38,000	2	\$1,400	
ambing								
H/C Water Piping	250/			2046	* *	1		
Brass/Copper Galv Iron/Steel	25% 75%			2046	\$214,300	1		
Garv Holl/Steel		led Life Ev	tent : Moderate, Ai			1		
		ica Lije, Ex i : Through		carijjee	ica : 7570			
HW Heat Exchanger								
Low Temp	60%			2046	* *	4	\$8,000	
1	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%		. ,	
	Location	: Basemen	nt					
	Explana	tion : 3 Uni	its Provide Domest	ic Hot W	ater To Other Buil	ding Sec	tions	
Low Temp	40%	0-2	\$11,900	2056	* *	4	\$3,500	
1	Damaged,	Extent: M	loderate, Area Affe	cted : 65	%			
	Location	: Lower L	evel Of Section 17,	2 Of 3 L	Defective Heat Excl	nangers		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	20%	0-2	\$26,700	LIFE	* *	1		
			oderate, Area Affe			_		
			nt, Heavy Internal S Ing Flow Capacity					
Cast Iron	80%	m is Crean	ng riow Capacity	LIFE	**	1 1	wn Four	
Sump Pump(s)	80%			LIFE		1		
Submersible	100%			2020	\$7,200	4	\$2,500	
Backflow Preventer	100/0			2020	Ψ1,200	т	Ψ2,500	
Generic	100%			2026	\$9,300	1	\$5,500	
Fixtures	100/0				Ψ,200		Ψυ,υσο	
Generic	100%							
		ervation, E	Extent : Light, Area	Affected	: 100%			
	Location		-					
	Explana	tion : Aban	doned Domestic W	ater Roo	f Tank Needs To B	e Remove	ed	

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)		ear] FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators							
Geared Traction	100%	L	IFE	* *			
Other Observation, Extent : Light, Area Affected : 100%							
	Location: B-5						
	Explanation: 1 Freigh	nt Unit					
Fire Suppression							
Standpipe							
Generic	100%	20	036	* *	1-5	\$45,100	
Sprinkler							
Generic	100%	20	046	* *	1-2	\$25,100	
Fire Pump							
Generic	100%	20	029	* *	1	\$16,700	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 19

Address : W. 77TH ST. & CPW

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,493,000	\$181,200
Interior Architecture	\$192,700	\$87,100
Mechanical	\$392,800	\$1,432,600
Total	\$2,078,500	\$1,700,900
Importance Code A	\$1,493,000	\$181,200
Importance Code B	\$498,400	\$1,472,100
Importance Code C	\$87,200	\$47,500
Total	\$2,078,500	\$1,700,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$22,100			
Interior Architecture	\$105,000		\$13,600	\$2,200
Mechanical	\$62,300	\$17,800	\$18,400	\$13,400
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$205,100	\$33,600	\$47,700	\$31,400
Importance Code A	\$22,100			
Importance Code B	\$140,000	\$33,600	\$47,700	\$29,200
Importance Code C	\$43,000			\$2,200
Total	\$205,100	\$33,600	\$47,700	\$31,400



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

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

rchitecture	Current Repair	Future Replac	Replacement Maintenance					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior								
Exterior Walls	201	20.46	* *	10	Φ. 7. 1.0.0			
Copper/Terne	2%	2046	**	10	\$5,100			
Masonry: Brick	40% Now \$141,400 <i>Jnt Mortar Miss/Erod, Extent : Severe, A</i>	LIFE		5	\$43,800			
	Location: West Facade. North Facad		70					
	Spalling, Extent : Moderate, Area Affect Location : North Facade. West Facad	red : 20%						
	Staining/Discoloring, Extent: Moderate		30%					
	Location: West Facade	, meangreetea . :	,0,0					
Masonry: Granite	58% Now \$409,800	LIFE	* *	5	\$47,700			
	Jnt Mortar Miss/Erod, Extent : Modera Location : East Facade		50%		7,			
	Staining/Discoloring, Extent : Moderate Location : East Facade	, Area Affected : 2	20%					
Windows								
Aluminum	15%	2042	* *	5	\$2,500			
	Other Observation, Extent : Moderate, A	Area Affected : 10	0%					
	Location: Collections Storage							
	Explanation: Interior Storm Windows							
Steel	85% Now \$801,400	2051	* *	5	\$89,700			
	Air Infiltration, Extent : Severe, Area Aj Location : Collections Storage And Vo	•						
	_		2/6					
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10% Location : Various							
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 5%							
	Location: West Side Offices							
	Glazing Clouded, Extent : Moderate, An Location : West Side Offices	ea Affected : 5%						
Parapets								
Masonry: Brick	20% 2-4 \$100 Jnt Mortar Miss/Erod, Extent : Moderat Location : Throughout	LIFE e, Area Affected :	* * 15%	5	\$100			

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

Asset #: 2337

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior	•				•			•
Roof								
Built-Up (BUR)	5%			2026	\$8,400	10	\$1,700	
Copper/Terne	30%	Now	\$14,800	2041	* *			
		on Func/Mi : Through	ss, Extent : Severe, out	Area Af	fected : 80%			
Skylight, Metal/Glass	5%			2036	* *	10	\$5,700	
Slate	60%	Now	\$140,400	LIFE	* *			
		issing Elem : Slate Roo	ents, Extent : Mod of	erate, Ar	rea Affected : 25%			
		on Func/Mi : Through	ss, Extent : Modero out	ate, Area	Affected : 100%			
		s Fasteners : Through	s, Extent : Moderat out	e, Area A	Affected : 20%			
		ded, Extent : Through	: Moderate, Area A	Affected	: 20%			
	Other Obs	_	xtent : Moderate, A	Area Affe	ected : 100%			
			oaching Extent Of	Useful Li	ife			
nterior					•			
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$79,100	
Cork Tile	10%			2036	* *	5	\$10,600	
Marble Panels	7%			LIFE	* *	5	\$12,700	
Slate	3%			LIFE	* *	5	\$7,700	
Terrazzo	20%			LIFE	* *	5	\$37,700	
Traffic Topping	15%			2031	* *	5	\$22,600	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: New Col	lection Storage Are	eas				
	Explana	tion : Epox	y Flooring					
Vinyl Tile	30%			2031	* *	3	\$13,600	
Interior Walls							•	
Ceramic Tile	3%			2035	* *	5	\$4,500	
Fabric on Framing	2%			2027	* *	5	\$1,500	
Gypsum Board	53%			LIFE	* *	5-10	\$134,700	
Marble Panels	5%			LIFE	* *	10	\$3,000	
Plaster	15%			LIFE	* *	5-10	\$19,100	
SGFT/Glazed Masonry	20%			LIFE	* *	10	\$15,000	
Wood	2%			LIFE	* *	5	\$23,900	
Ceilings							,- 3 -	
AcousTileConcealSpLn	10%			2031	* *	5	\$15,100	
AcousTileSusp.Lay-In	15%			2039	* *	5	\$18,100	
Exposed Concrete	50%			LIFE	* *	5-10	\$75,400	
Plaster	10%			LIFE	* *	5-10	\$20,700	
Plaster	15%			LIFE	* *	5-10	\$31,100	

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

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

Asset #: 2337

Mechanical	Cui	rent Re	oair	Futur	e Replacement	M	aintenance	
System Component Type		Date E	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	100-				4.0 4.00			
Utility Steam	100%			2026	\$28,400	1		
Distribution Steam Piping/Pump	50%			2026	\$300,700	4	\$3,000	
Steam Piping/Pump		-	nt : Moderate, Ai t			4	\$3,000	
Steam Piping/Pump		nt : Mod	\$300,700 erate, Area Affe			4	\$2,000	
	Location : Th	roughou	t, Deteriorating	Steam Ar	nd Condensate Ret	urn Pipin	ng	
Terminal Devices	7.50/			2027	Φ2.40.200	1	ф од 400	
Air Handler	75%			2026	\$348,300	1	\$37,400	
Convector/Radiator	20% On Extended La Location : Th		nt : Moderate, Ai t	2024 rea Affect	\$162,700 ted : 100%	1	\$5,200	
Convector/Radiator		, Extent .	\$40,700 : Moderate, Area t, Defective Stea	-	* * d : 50%	1	\$1,200	
Air Conditioning								
Energy Source								
District C.W.	Location : Sec	ction 17	ent : Light, Area Water Is Supplie		** : 100% s Building From T	1 he Centre	al Chiller Plant	
Distribution	In Section 17							
Chilled Wtr Pipe/Pump	100% Other Observan Location : Sec		ent : Light, Area	2046 Affected	**: 100%	4	\$6,000	
	Explanation : Chiller Plant		•	iter Is Pu	mped To This Buil	ding Fro	m The Central	
Terminal Devices								
Air Handler/Cool/Ht	Location: Th	roughou			\$329,300 : 100% rted To Chilled Wo	1	\$44,900	
Air Handlar/Caal/Ht		All Dx S	systems Are beth		**	1		
Air Handler/Cool/Ht Dehumidifier	10%			2034		1	\$5,000	
No Component	50%							
Generic	50%			2024				
Concre	Other Observat Location : Va	rious Flo		Affected				
Ventilation	Explanation :	The Air	Handlers Have	The Capa	ablility To Perform	ı A Dehu	midification Cycle	

Ventilation

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

Asset #: 2337

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Sost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$71,100	
	Other Observation, Extent: Light, A Location: Throughout					
	Explanation: Most Of Ventilation	Occurs Through	Air Handlers			
Exhaust Fans	000/	2026	¢05.700	2	¢2.200	
Interior	90%	2026	\$85,700	2	\$2,200	
Roof	10%	2026	\$6,800	2	\$200	
Plumbing						
H/C Water Piping	000/	2024	#207 000	1		
Galv Iron/Steel	80%	2024	\$205,800	1		
	On Extended Life, Extent : Moderat	te, Area Affected :	100%			
	Location : Throughout					
Galv Iron/Steel	20% 0-2 \$51,56		* *	1		
	Corroded, Extent : Severe, Area Aff					
	Location: At Points Of Use, Heav			rted, The	Internal	
	Corrosion Is Creating Water Flow	v Restriction Issue	S			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Moderat Location : Throughout	te, Area Affected :	100%			
Storm Drain Piping						
Cast Iron	20% 0-2 \$24,1	00 LIFE	* *	1		
	Corroded, Extent : Moderate, Area	Affected : 20%				
	Location: Basement, Heavy Inter- Corrosion Is Creating Flow Capa					
Cast Iron	80%	LIFE	* *	1		
	On Extended Life, Extent : Moderat	te, Area Affected :	100%			
	Location: Throughout					
Backflow Preventer						
Generic	100%	2031	* *	1	\$4,900	
Fixtures					. ,,	
Generic	100%					
Generic	Other Observation, Extent : Modera	ate. Area Affected	: 100%			
	Location: Roof	are, in early cerea	. 100/0			
	Explanation : Abandoned Domest	ie Water Poof Tan	k Naads To R	a Pamou	nd.	
Vartical Transport	ъхрининоп . Avanaonea Domesi	ic waier Rooj Tan	n iveeus IU D	e Nemove	м	
Vertical Transport Elevators						
Geared Traction	100%	I IEE	* *			
Geared Traction		LIFE				
	Other Observation, Extent: Light, A					
	Location: B-6, Ornithology And 4		or D C Systei	n		
	Explanation: 2 Units, #19f And I	19p				
Fire Suppression						
Standpipe	1000/	2026	ماء ماء	1.5	# 40 < 600	
Generic	100%	2036	* *	1-5	\$40,600	

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

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

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

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler							
No Component	50%						
Generic	50%		2052	* *	1-2	\$11,300	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 1A

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$343,200	
Interior Architecture	\$81,200	\$234,100
Mechanical	\$181,300	\$417,100
Total	\$605,800	\$651,200
Importance Code A	\$343,200	
Importance Code B	\$181,300	\$651,200
Importance Code C	\$81,200	
Total	\$605,800	\$651,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$24,400			
Interior Architecture	\$436,800			\$17,500
Mechanical	\$82,000	\$5,200	\$6,200	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$547,000	\$9,100	\$10,200	\$24,900
Importance Code A	\$25,500			
Importance Code B	\$517,800	\$9,100	\$10,200	\$24,900
Importance Code C	\$3,700			
Total	\$547,000	\$9,100	\$10,200	\$24,900



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

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

Asset #: 2338

chitecture	Curren	Repair	Futur	e Replacement	М	Maintenance			
tem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
erior									
Exterior Walls									
Masonry: Brick	Location: East Fo	g, Extent : Moderate			5	\$29,500			
Masonry: Limestone	_	\$5,800 ted, Extent : Modera	LIFE ite, Area	* * Affected : 25%	5	\$1,700			
**** 1	Location: Windo	w Sills And Headers							
Windows Steel	Location : Throug	\$160,500 ent : Moderate, Area hout g, Extent : Moderate,			5	\$18,000			
	Location : Throug Thermally Inefficien Location : Throug	hout nt, Extent : Moderate hout	e, Area Ą	ffected : 50%					
	Location : Offices	tent : Moderate, Are	га Ајјесте	ra : 20%					
Parapets	33								
Cast Stone/Terra Cotta	Location : Throug	ted, Extent : Moderd	_	-	5	\$800			
Masonry: Brick	95% 2-4	\$17,200	LIFE	* *	5	\$1,900			
·	Location : Throug Miss/Damaged Fla. Location : Deform	od, Extent : Modera hout shings, Extent : Mod ned Copper Flashing g, Extent : Moderate	erate, Ar Through	ea Affected : 50% nout					
Roof									
Modified Bitumen	98% Now Seams Open/Split, I Location : Throug	\$87,700 Extent : Moderate, A hout	2036 rea Affec	* * ted : 25%					
	Location : Variou								
	Location: Throug	nt : Moderate, Area hout Extent : Moderate, 1							
	Location: Throug Explanation: Dur	hout	ca 11 ₁ je	20/0					
Skylight, Plastic	2%		2039	* *	1				

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.

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

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

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Carpet	50% 2-4 Staining/Discoloring Location: Through	,	2028 , Area A	* * ffected : 100%	3	\$42,900	
	Worn/Eroded, Exten Location : Through		Affected	: 100%			
Cast in Place Concrete	5%		LIFE	* *	5	\$12,500	
Vinyl Tile	45%		2026	\$234,100	3	\$12,900	
	Worn/Eroded, Exten Location : Lower I		Affected	: 30%			
Interior Walls							
Gypsum Board	30%		LIFE	* *	5-10	\$62,800	
Masonry: Brick	10%		LIFE	* *	10	\$3,700	
Plaster	60%		LIFE	* *	5-10	\$62,700	
Ceilings							
AcousTileSusp.Lay-In	50%		2031	* *	5	\$28,600	
Exposed Concrete	10%		LIFE	* *	5-10	\$7,200	
Exposed Struc: Steel	10%		LIFE	* *	10	\$11,400	
Masonry: Infill Arch	10%		LIFE	* *	10	\$2,900	
Plaster	20%		LIFE	* *	5-10	\$19,700	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	100%			2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2022	\$25,400	5	\$2,300	
Distribution								
Steam Piping/Pump	50%	0-2	\$142,700	2056	* *	4	\$900	
•	Location	ı : Basemen		33	ected : 50% sate Return Piping			
Steam Piping/Pump	50%			2026	\$142,700	4	\$1,400	
		led Life, Ex 1 : Through	tent : Moderate, Ai out	rea Affec	ted : 100%			

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

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

Asset #: 2338

Mechanical	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices	100/ 0.2	Φ20 C00	2046	* *	1	φ1 100	
Convector/Radiator	10% 0-2 Malfunctioning, Exte Location: Through				1	\$1,100	
Convector/Radiator	25%		2024	\$96,500	1	\$3,100	
	On Extended Life, Ex Location : Through					, , , , , ,	
No Component	65% Other Observation, E Location: Through Explanation: Cove	out	Affected	: 0%			
Air Conditioning							
Energy Source			• • • •				
District C.W.	65% Other Observation, I Location: Sectionh Explanation: Chill	17			1 he Centr	al Chiller Plant	
Electricity	<u>In Section 17</u> 35%		2042	* *	1		
Conversion Equipment	3370		2042		1		
Window/Wall Unit	35% 0-2 On Extended Life, Ex Location : Through		2026 rea Affect	\$29,400 red: 100%	1		
No Component	65%						
Distribution							
Chilled Wtr Pipe/Pump	65% Other Observation, E Location: Section Explanation: Pipin Chiller Plant In Se	17 ng Only, Chilled Wa			4 Iding Fro	\$1,800	
No Component	35%						
Terminal Devices							
Air Handler/Cool/Ht	65%		2021	\$39,500	1	\$15,400	
No Component	35%						
Dehumidifier							
No Component	50%						
Generic	50%		2020				
	Other Observation, E Location : Fan Roo	_	Affected	: 100%			
	Explanation: The	Air Handlers Have	The Capa	ability To Perform	A Dehun	nidification Cycle	
Ventilation							·
Distribution	1000/		LIDD	* *	2.5	¢22 000	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$33,800	

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

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

Asset #: 2338

Mechanical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Ventilation					
Exhaust Fans			_		
Interior	90%	2021 \$40,700	2	\$1,100	
	On Extended Life, Extent : Moderate,	Area Affected : 100%			
	Location: Fan Rooms	ACC . 1 1000/			
	Other Observation, Extent: Light, Are	еа Ајјестеа : 100%			
	Location : Throughout Explanation : Most Of Ventilation C	Cours Through Air Handlers	,		
Doof				\$100	
Roof	10% On Extended Life, Extent : Moderate,	2021 \$3,300 Area Affected : 100%	2	\$100	
	Location: Roof	Area Affectea : 10070			
Plumbing	Zocurion . Rooj				
H/C Water Piping					
Galv Iron/Steel	20% 0-2 \$24,400	2046 **	1		
	Corroded, Extent : Moderate, Area Aj				
	Location: At or Near Points Of Use	, Heavy Internal Corrosion I	Reported,	The Internatal	
	Corrosion Is Creating Water Flow I				
Galv Iron/Steel	80%	2024 \$97,700	1		
	On Extended Life, Extent : Moderate,	Area Affected : 100%			
	Location : Throughout				
Sanitary Piping					
Cast Iron	100%	LIFE **	1		
	On Extended Life, Extent: Moderate,	Area Affected : 100%			
G D : D :	Location : Throughout				
Storm Drain Piping Cast Iron	20% 0-2 \$11,400) LIFE **	1		
Cast IIOII	Corroded, Extent : Moderate, Area Aj		1		
	Location: Basement, Heavy Interna		n Reporte	ed. The Internal	
	Corrosion Is Creating Flow Capacit				
Cast Iron	80%	LIFE **	1		
	On Extended Life, Extent: Moderate,	Area Affected : 100%			
	Location: Throughout				
Fixtures					
Generic	100%				
Vertical Transport					
Elevators	400-				
Hydraulic	100%	LIFE **			
	Other Observation, Extent : Light, Ard Location : Gallery 77	ea Affectea : 100%			
	Explanation: I Unit Travel From B	asamant : 2nd Floor			
Fire Suppression	Explanation . 1 Out Travet From B	изетені . 2ни Г 1001			
Standpipe					
Generic	100%	2036 **	1-5	\$19,300	
Sprinkler				÷12,500	
No Component	50%				
Generic	40%	2052 **	1-2	\$4,300	
Generic	10%	2036 **		\$1,100	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,320,500	\$93,800
Interior Architecture	\$250,400	\$365,200
Mechanical	\$330,100	\$1,705,500
Total	\$1,901,000	\$2,164,500
Importance Code A	\$1,320,500	\$93,800
Importance Code B	\$388,700	\$1,969,400
Importance Code C	\$191,900	\$101,300
Total	\$1,901,000	\$2,164,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$40,100			
Interior Architecture	\$163,200		\$23,500	\$5,900
Mechanical	\$46,300	\$15,800	\$22,500	\$12,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$259,500	\$25,700	\$55,900	\$28,600
Importance Code A	\$40,100			
Importance Code B	\$172,500	\$25,700	\$55,900	\$28,600
Importance Code C	\$46,900			
Total	\$259.500	\$25,700	\$55,900	\$28,600



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

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

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior Exterior Walls					
Masonry: Brick	20% Now \$34,200 Efflorescence, Extent: Moderate, Area Location: North Facade Jnt Mortar Miss/Erod, Extent: Modera Location: North Facade Staining/Discoloring, Extent: Moderat Location: North Facade	ute, Area Affected : 20%	5	\$10,600	
	Water Penetration, Extent : Moderate, Location : North Facade	Area Affected : 5%			
Masonry: Granite	80% Now \$109,500 Jnt Mortar Miss/Erod, Extent: Modera Location: North Facade Recent Repair Evident, Extent: Light, A Location: South Facade	••	5	\$31,800	
Windows					
Wood	10% Now \$75,400 Air Infiltration, Extent: Moderate, Are Location: North Facade Deteriorated Finish, Extent: Severe, A Location: North Facade Thermally Inefficient, Extent: Moderat Location: North Facade	rea Affected : 50% te, Area Affected : 50%	5	\$9,400	
	Split/Cracked, Extent : Severe, Area Af Location : North Facade	fected : 25%			
Wood	90% Recent Repair Evident, Extent: Light, L Location: South Facade	2042 ** Area Affected : 100%	· 5	\$168,800	

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

Asset #: 2328

Architecture	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Roof Copper/Terne	5% Now \$4,7	00 2041	* *			
copper/ reme	Deformed/Dented, Extent: Modera Location: Gutters And Througho	te, Area Affected	: 10%			
Roll Roofing	5% Now \$1,1 Miss/Damaged Flashings, Extent: Location: Lower Roof Water Penetration, Extent: Modern	Moderate, Area A		5	\$2,200	
	Location: Lower Roof	iie, mea myeeiea	. 5070			
Slate	90% Now \$1,051,2 Broken/Missing Elements, Extent: Location: Throughout Cracking/Crumbling, Extent: Mod Location: Throughout	Severe, Area Affe				
	Loose/Miss Fasteners, Extent : Sev Location : Throughout	ere, Area Affectea	1:30%			
	Water Penetration, Extent : Moder Location : Throughout					
	Other Observation, Extent: Severe Location: Throughout Explanation: Roof Is 59 Years Bo					
Interior	Expranation : 100g is 57 Tears Bo	yona mignesi na	еса Бусьран.			
Floors						
Carpet	20%	2025	\$429,300	3	\$47,200	
Cast in Place Concrete	5%	LIFE	* *	5	\$34,400	
Ceramic Tile	5%	2035	* *	5	\$7,900	
Cork Tile	5% Other Observation, Extent: Light,	2046 Area Affected : 20	**	5	\$6,900	
	Location: 5th Fl					
)	Explanation: New Buildout	2021	ale ale		Φ70. <00	
Mosaic Tile	20% Other Observation, Extent: Moder Location: Corridors, Various Of	fices		5	\$78,600	
	Explanation: Historic Decorative		-			
Marble Panels	10%	LIFE	* *	5	\$23,600	
Terrazzo	20%	LIFE	**	5	\$49,200	
Vinyl Tile 9" X 9"	10%	2026	\$185,200	3	\$7,900	
Wood	5%	2041	* *	5	\$14,700	
Interior Walls	150/	2027	ماد ماد	_	#10.000	
Fabric on Framing	15%	2027	* *	5	\$19,000	
Glass: Single Pane	15%	LIFE		5	\$57,000	
Gypsum Board	15%	LIFE	* *	5-10	\$64,600	
Masonry: Brick	5%	LIFE	**	10	\$3,800	
Marble Panels	5%	LIFE	**	10	\$5,100	
Plaster	35%	LIFE	**	5-10	\$75,400	
Wood	10%	LIFE	**	5	\$202,600	

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

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

Asset #: 2328

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2039	* *	5	\$15,600	
AcousTileSusp.Lay-In	30%	Now	\$16,200	2039	* *	5	\$18,700	
	Staining/L	Discoloring,	Extent: Moderate	, Area Ą	ffected : 5%			
	Location	: Offices						
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	: Developi	nent Offices					
Exposed Struc: Steel	7%			LIFE	* *	10	\$17,400	
Gypsum Board	10%			LIFE	* *	5-10	\$42,800	
Plaster	40%			LIFE	* *	5-10	\$85,600	
Plaster	3%			LIFE	* *	5-10	\$6,400	

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating			·		·			
Energy Source								
Utility Steam	100%			2036	* *	1		
Distribution								
Steam Piping/Pump	15%	0-2	\$117,700	2056	* *	4	\$800	
	Corroded,	Extent : Se	evere, Area Affecte	d: 50%				
	Location	: Through	out, Deteriorating	Steam Ai	nd Condensate Ret	urn Pipir	ıg	
Steam Piping/Pump	15%			2052	* *	4	\$800	
1 0 1		tallation, E : Fifth Flo	Extent : Light, Area or	Affected	! : 10%			
Steam Piping/Pump	70%			2026	\$549,100	4	\$5,400	
1 6 1		led Life, Ex : Through	tent : Moderate, Ai out				, , , , ,	
Terminal Devices								
Air Handler	50%			2026	\$302,900	1	\$32,500	
Convector/Radiator	10%	0-2	\$106,100	2046	* *	1	\$3,100	
			nt : Severe, Area A out, Defective Stea		50%			
Convector/Radiator	40%			2024	\$424,400	1	\$13,600	
	On Extend	led Life, Ex	tent : Moderate, Ai	rea Affec			, -,,,,,	
A ' C 1'(1' '	Locuiton	. Intough	oni					
Air Conditioning								
Energy Source District C.W.	60%			2046	* *	1		
	40%			2040	* *	1		
Electricity	40%			2042		1		

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

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

Asset #: 2328

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2031	* *	2	\$1,300	
			tent : Light, Area A	ffected :	100%			
		n : Roof Top		1.00	1000/			
			Extent : Light, Area	Affected	: 100%			
	Location		7 11 A					
			es Lobby Area					
Window/Wall Unit	20%			2024	\$46,200	1		
			Extent : Light, Area	Affected	: 100%			
		n : 5th Floo						
		ition : Serve	es Offices					
No Component	60%							
Distribution	C00/			20.46	* *	4	¢4.700	
Chilled Wtr Pipe/Pump	60%		Extent : Light, Area	2046		4	\$4,700	
		servanon, E n : Through	_	Ајјестеа	: 100%			
		_	oui g Only, Chilled Wo	atan Is Du	manad Enom Contr	al Chilla	n Dlant In Section	
	Ехріана 17	uton . Fipin	g Omy, Chillea Wi	uer is ru	треа г тот Септ	ai Chille	Fiani In Section	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2026	\$114,500	1	\$39,000	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	ı		LIFE	* *	2-5	\$92,800	
Exhaust Fans								
Interior	90%			2031	* *	2	\$2,900	
			Extent : Light, Area	Affected	: 100%			
		n : Through		ant.	1 4 2 77 11			
- a			Of Ventilation Occ				4.00	
Roof	10%	1		2026	\$8,900	2	\$300	
Plumbing								
H/C Water Piping	80%			2024	¢269.400	1		
Galv Iron/Steel			tent : Moderate, A		\$268,400	1		
		n : Through		геи Ајјест	ea . 100/0			
Colv. Inc /St1				2046	* *	1		
Galv Iron/Steel	20%		\$67,100	2046		1		
			loderate, Area Affe s Of Use, Heavy In			The Inte	rnal Pine	
			ng Water Flow Re.			ine mile	тин 1 тре	
Sanitary Piping	20050							
Cast Iron	100%			LIFE	* *	1		
			tent : Moderate, A		ted : 100%			
	Location	n : Through	aut					

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

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

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	75%		LIFE	* *	1		
	On Extended Life, Ex	ctent : Moderate, Ai	ea Affec	ted : 100%			
	Location : Through	nout					
Cast Iron	25% Now	\$39,200	LIFE	* *	1		
	Corroded, Extent : M	loderate, Area Affe	cted : 20	%			
	Location: Basemen						
	Corrosion Is Creat				leavy Do	wn Pour	
	Cracked, Extent: Mo	. 55	ted : 25%	ó			
	Location: 2 Of 6 C	Cracked Risers					
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: B-5, 77t	h Street Side Of Co	mplex				
	Explanation: 2 Un	its, #15 And #16					
Fire Suppression							
Standpipe							
Generic	100%		2046	* *	1-5	\$53,000	
Sprinkler							
No Component	60%						
Generic	40%		2046	* *	1-2	\$11,800	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 20

Address : W. 77TH ST. & CPW

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$177,300	\$203,600
Interior Architecture	\$181,400	\$229,600
Total	\$358,700	\$433,200
Importance Code A	\$177,300	\$203,600
Importance Code B		\$130,700
Importance Code C	\$181,400	\$98,900
Total	\$358.700	\$433,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$29,300		\$16,100	
Interior Architecture	\$45,700		\$29,200	\$16,600
Mechanical	\$47,200	\$10,800	\$17,700	\$14,800
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$143,900	\$32,500	\$84,700	\$53,200
Importance Code A	\$29,900	\$600	\$16,800	\$600
Importance Code B	\$114,000	\$31,900	\$68,000	\$48,300
Importance Code C				\$4,300
Total	\$143,900	\$32,500	\$84,700	\$53,200



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

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

Asset #: 13555

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Copper/Terne	10%			2061	* *	10	\$40,800	
Masonry: Brick	71%			LIFE	* *	5	\$247,200	
Masonry: Limestone	5%			LIFE	* *	5	\$13,100	
Metal, Corrugated	2%			2046	* *	1		
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
		: Rooftop						
	Explanat	ion : Mech	nanical Enclosures					
Window Wall	12%	Now	\$53,700	2046	* *	5	\$39,200	
			Extent : Moderate, A acing Thresholds @					
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	\$16,300	LIFE	* *	5	\$2,600	
	Location Vegetation	: Interior Growth, I	d, Extent : Moderat Wall Of Parapet - 6 Extent : Moderate, 1 Wall Of Parapet - 6	8th Fl Te Area Affe	rrace ected : 25%			
Metal Rail	25%		<u> </u>	2039	* *	5-10	\$26,600	
Pre-Cast Concrete	15%	0-2	\$1,700	LIFE	* *	5	\$5,600	
The Cust Concrete	Caulking I Location Vegetation	Deteriorate : Coping S : Growth, I	ed, Extent : Modera	ite, Area Area Affe	-	3	ψ3,000	
Roof								
IRMA/Protected Membrane	30%	0-2	\$4,200	2031	* *			
	Paver Block Ballast, Extent : Moderate, Area Affected : 100% Location : 8th Floor Terrace							
	_	Growth, I : 8th Floo	Extent : Moderate, 1 r Terrace	Area Affe	ected : 20%			
Modified Bitumen	70%			2031	* *	10	\$18,600	

Interior

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

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

Asset #: 13555

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	10%			2025	\$167,800	3	\$18,500	
Cast in Place Concrete	5%			LIFE	* *	5	\$26,900	
Ceramic Tile	20%			2035	* *	5	\$24,600	
Sheet Vinyl/Rubber	15%			2031	* *	5	\$27,700	
Terrazzo	10%			LIFE	* *	5	\$19,200	
Traffic Topping	15%			2031	* *	5	\$23,100	
	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Labs And	d Various					
	Explanat	ion : Fluid	Applied Epoxy Flo	oor				
Vinyl Tile	15%			2031	* *	3	\$6,900	
Wood	10%			2054	* *	5	\$23,100	
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$8,700	
Gypsum Board	95%			LIFE	* *	5-10	\$280,300	
Ceilings								
AcousTileSusp.Lay-In	15%			2039	* *	5	\$18,500	
Gypsum Board	85%	0-2	\$22,600	LIFE	* *	5	\$130,700	
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 8%			
	Location	: 8th Floor	r Corridor					

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2046	* *	1		
Conversion Equipment						
Heat Exchanger	15%	2035	* *	1	\$6,100	
_	Other Observation, Extent : Light, Area	Affected .	100%			
	Location: Basement					
	Explanation : One Unit Converts Stea	m To Hot	Water System			
No Component	85%					
•	Other Observation, Extent : Light, Area	Affected .	: 0%			
	Location: Lower Level					
	Explanation : Low Pressure Steam So.	urced Fro	m Adjacent Sectio	n		
Distribution						
Hot Wtr Piping/Pump	15%	2048	* *	4	\$600	
Steam Piping/Pump	85%	2052	* *	4	\$3,400	
Air Conditioning						
Energy Source						
District C.W.	100%	2046	* *	1		

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

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

Asset #: 13555

Mechanical	Current Repair		Future Replacement			Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Ye		ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Distribution	1000/	20	50	ale ale	4	Ф.4.100		
Chilled Wtr Pipe/Pump	100%	20		**	4	\$4,100		
	Other Observation, Ex- Location : Section 17	-	стеа : 100%	9				
		Only, Chilled Water I	s Pumped T	To This Ruil	ding Fro	m The Central		
	Chiller Plant In Secti	•	s I umpeu I	O This Bill	aing 170	m The Central		
Terminal Devices								
Air Handler/Cool/Ht	100%	20	31	* *	1	\$50,800		
Ventilation								
Distribution	400-							
Ductwork/Diffusers	100%	LI	FE	* *	2-5	\$72,600		
Exhaust Fans	000/	20	21	* *	2	\$2.200		
Interior	90% Other Observation, Ext	20 tant : Light Arag Affa			2	\$2,300		
	Location : Throughou		леи . 100%	,				
		n If Ventilation Occurs T	Through Air	r Handlers				
Roof	10%	20		* *	2	\$300		
Plumbing	10/0	20	31			ψ300		
H/C Water Piping								
Brass/Copper	100%	20	52	* *	1			
Sanitary Piping								
Cast Iron	100%	LI	FE	* *	1			
Storm Drain Piping								
Cast Iron	100%	LI	FE	* *	1			
Backflow Preventer								
Generic	100%	20	34	* *	1	\$5,000		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Geared Traction	50%	LI	CC	* *				
Geared Traction	Other Observation, Ex							
	Location : Basement		.ieu . 5070					
	Explanation: 1 Unit							
Hydraulic	50%	LI	FF	* *				
Trydraune	Other Observation, Ex							
	Location : 3 Levels -							
	Explanation: 1 Unit	-						
Fire Suppression								
Standpipe								
Generic	100%	20	52	* *	1-5	\$41,400		
Sprinkler								
Generic	100%	20		* *	1-2	\$23,000		

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 3

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,483,200	\$161,900
Interior Architecture	\$395,300	\$350,300
Mechanical	\$144,800	\$836,200
Total	\$2,023,200	\$1,348,400
Importance Code A	\$1,483,200	\$206,900
Importance Code B	\$378,100	\$1,022,200
Importance Code C	\$161,900	\$119,300
Total	\$2,023,200	\$1,348,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture	\$45,600		\$1,500	\$4,200
Mechanical	\$59,000	\$8,500	\$10,500	\$4,900
Total	\$104,600	\$8,500	\$12,100	\$9,100
Importance Code A	\$2,000			
Importance Code B	\$71,500	\$8,500	\$12,100	\$9,100
Importance Code C	\$31,100			
Total	\$104.600	\$8,500	\$12,100	\$9,100



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

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

Asset #: 2808

Architecture	Current Repair	Future Replacer	nent	М						
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority				
Exterior										
Exterior Walls										
Copper/Terne	5%	2046	* *	10	\$7,300					
Masonry: Granite	95%	LIFE	* *	5	\$88,700					
Windows										
Wood	100%	2042	* *	5	\$235,100					
	Recent Repair Evident, Extent :	Light, Area Affected: 100%								
	Location: South Facade									
Roof										
Copper/Terne	20% Now \$5	51,200 2041	* *							
	Drains Clogged, Extent : Sever	e, Area Affected : 5%								
	Location: North West Corner	r Of Roof, Adjacent To Bldg .	<i>Ва</i>							
	Seams Open/Split, Extent : Mod	derate, Area Affected : 10%								
	Location: North Side									
	Water Penetration, Extent : Severe, Area Affected : 5%									
	Location: At North West Roo	f Drain								
Slate	80% Now \$1.27	70,100 LIFE	* *			1				
	Broken/Missing Elements, Exte	, , , , , , , , , , , , , , , , , , ,	: 10%							
	Location : Throughout	. 50								
	Loose/Miss Fasteners, Extent :	Severe, Area Affected : 50%								
	Location: Throughout	. 55								
	Loose Units, Extent : Severe, A	rea Affected : 20%								
	Location : Throughout									
	Water Penetration, Extent : Sev	vere, Area Affected : 20%								
	Location : Throughout - Espe		S							
	Other Observation, Extent : Sev	•								
	Location : Throughout	, JJ								
	Explanation : Roof Is Over 10	O Vears Old Long Past Par	od I ifo							

Interior

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

rchitecture	Current Re	pair	Futur	e Replacement	M	aintenance				
ystem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior										
Floors					_					
Carpet	2%		2022	\$27,700	3	\$4,100				
Ceramic Tile	3%		2029	* *	5	\$3,100				
Mosaic Tile	15%		2031	**	5	\$38,100				
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location: Throughou									
	Explanation: Historic									
Terrazzo	40% Now	\$101,000	LIFE	* *	5	\$31,800				
	Cracking/Crumbling, E									
	Location : Second Flo	oor Corridor - Asi	ian Peop	oles Exhibit						
Vinyl Tile	25% Now	\$92,400	2026	\$231,000	3	\$9,500				
	Broken/Missing Elemen		e, Area	Affected : 5%						
	Location: Fifth Floor									
	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%									
	Location : Basement And Fifth Floor									
	Worn/Eroded, Extent : Moderate, Area Affected : 100%									
	Location : Basement Corridor									
	Other Observation, Extent: Moderate, Area Affected: 50%									
	Location: 5th Floor									
	Explanation: 9x9 Tile	2								
Wood	15%		2041	* *	5	\$28,600				
Interior Walls										
Glass: Single Pane	3%		LIFE	* *	5	\$6,400				
Gypsum Board	60%		LIFE	* *	5-10	\$144,900				
Masonry: Brick	2%		LIFE	* *	10	\$900				
Mosaic Tile	3%		LIFE	* *	10	\$2,700				
Plaster	20% Now	\$24,400	LIFE	* *	5	\$8,500				
	Water Penetration, Extent: Moderate, Area Affected: 5%									
	Location : Fifth Floor	r Offices And Mez	zanine							
Wood	12%		LIFE	* *	5	\$136,400				

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

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

Asset #: 2808

Architecture	Current Repair Future		Repair	Futur	e 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+	\$7,900	2031	* *	5	\$28,600		
	O	0.	Extent : Moderate Locations Through		ffected : 20%				
AcousTileSusp.Lay-In	22%			2031	* *	5	\$22,400		
Plaster	28%	Now	\$39,900	LIFE	* *	5	\$17,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Various								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Various Offices								
	Water Penetration, Extent : Moderate, Area Affected : 15% Location : Fifth Floor And Mezzanine								
Plaster	5%			LIFE	* *	5-10	\$8,700		
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5% Location : Fifth Floor								
		ing, Extent : Fifth Flo	: Moderate, Area A oor	Affected	: 20%				

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating										
Energy Source										
Utility Steam	100%			2036	* *	1				
Conversion Equipment										
Pres. Reducing Valve/LI	P 100%			2022	\$45,000	5	\$4,000			
Steam										
Distribution										
Steam Piping/Pump	20%	0-2	\$101,400	2056	* *	4	\$700			
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 70%					
	Location	ı : Through	out							
	Explana	tion : Deter	riorating Steam And	d Conder	ısate Return Piping	g				
Steam Piping/Pump	80%			2026	\$405,600	4	\$4,000			
	On Extended Life, Extent : Moderate, Area Affected : 100%									
	Location	ı : Through	out							
Terminal Devices										
Convector/Radiator	15%			2024	\$102,900	1	\$3,300			
	On Extend	led Life, Ex	tent : Moderate, Ai	ea Affec	ted : 100%					
	Location	ı : Through	out							
No Component	70%									
1	Other Observation, Extent : Light, Area Affected : 0%									
		ı : Fan Roo	_							
	Explana	tion : Cove	red Under A C Syst	tem						
No Component	15%		-							
ir Conditioning	1570									

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.

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

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

Asset #: 2808

Mechanical	Current Repair		Futur	e Replacement	M			
System Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Сотропені Туре	Total	(Years)		FY		(Yrs)		
Air Conditioning								
Energy Source								
District C.W.	70%			2046	* *	1		
Electricity	30%			2042	* *	1		
Conversion Equipment	2070			2012				
Window/Wall Unit	20%			2021	\$29,900	1		
No Component	80%			_0_1	42 5,500	-		
Distribution								
Chilled Wtr Pipe/Pump	60%			2046	* *	4	\$3,000	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Through	out					
	Explana	tion : Pipin	g Only, Chilled W	ater Is Pu	ımped From The C	Central C	hiller Plant	
No Component	40%							
Terminal Devices								
Direct Expansion	10%	Now	\$900	2031	* *	1		
-	Broken, E	xtent : Mod	lerate, Area Affecte	ed : 65%				
			al Vault, 2 Of 3 Uni	its Defect	ive One With A De	fective C	Compressor And	
		er With Ref	rigerant Leaks					
Air Handler/Cool/Ht	60%			2026	\$37,000	1	\$25,200	
No Component	30%							
Heat Rejection						_		
Air Condenser Unit	10%			2031	* *	2	\$4,700	
No Component	90%							
Dehumidifier	600 /							
No Component	60%			2024				
Generic	40%		Extent : Light, Area	2024	. 1000/			
			xieni . Ligni, Area 4th Floor Air Han		. 100%			
			4th Ptoor Air Han Air Handling Units		a Canablity To Par	rform A	Dahumidification	
	Explana Cycle	uon . The F	ar Hanating Units	muve 1n	е Саравину 10 г ег	ijorin A I	эепитиинсиноп	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,000	
Exhaust Fans								
Interior	90%			2026	\$72,200	2	\$1,900	
			Extent : Light, Area	Affected	: 100%			
		ı : Through						
	Explana	tion : Most	Ventilation Occur	s Throug	h The Air Handler.	S		
Roof	10%			2026	\$5,800	2	\$200	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	80%			2024	\$173,500	1		
		=	tent : Moderate, A	rea Affec	ted : 100%			
	Location	ı : Through	out					
Galv Iron/Steel	20%	0-2	\$43,400	2046	* *	1		
			loderate, Area Affe					
			s Of Use, Heavy In	_	-	orted, The	e Internal	
	Corrosio	on Is Creati	ing Water Flow Re	striction .	Issues			

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

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

Mechanical	Current Re	epair	Future	e Replacement	M	aintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing									
Water Heater									
Electric	10%		2024	\$1,100	4				
	Other Observation, Ex	tent : Light, Area	Affected	: 10%					
	Location : Cafe								
	Explanation: For Di	sh Washing Only							
No Component	90%								
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1				
	On Extended Life, Exte	ent : Moderate, Ai	ea Affect	ed : 100%					
	Location : Throughou	ut							
Storm Drain Piping									
Cast Iron	20% 0-2	\$20,300	LIFE	* *	1				
	Corroded, Extent: Sev	ere, Area Affected	d: 20%						
	Location : Basement Reported. The Interna Heavy Down Pour								
Cast Iron	80%		LIFE	* *	1				
	On Extended Life, Exte	ent : Moderate, Ai	ea Affect	ed : 100%					
	Location : Throughou	ut							
Fixtures									
Generic	100%								
Fire Suppression									
Standpipe									
Generic	100%		2036	* *	1-5	\$34,200			
Sprinkler									
No Component	85%								
Generic	1% Now	\$8,500	2056	* *	1-2	\$200			
	Leak Evident, Extent : Moderate, Area Affected : 100%								
	Location: Lower Level								
Generic	14%		2036	* *	1-2	\$2,700			

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 3A

Address : W. 77TH ST. & CPW

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

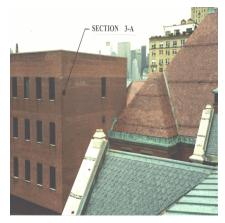
Date of Survey : 24-Mar-2015 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1,3,8,9,10

Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$123,400	\$201,200
Interior Architecture	\$428,500	\$914,200
Mechanical	\$546,300	\$1,024,600
Total	\$1,098,100	\$2,140,000
Importance Code A	\$123,400	\$248,300
Importance Code B	\$716,600	\$1,848,200
Importance Code C	\$258,200	\$43,500
Total	\$1,098,100	\$2,140,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$33,500		\$2,500	
Interior Architecture	\$62,700		\$6,700	\$12,000
Mechanical	\$123,800	\$10,900	\$13,500	\$8,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$229,900	\$20,800	\$32,500	\$30,000
Importance Code A	\$34,400		\$2,500	
Importance Code B	\$175,500	\$20,800	\$30,000	\$30,000
Importance Code C	\$19,900			
Total	\$229,900	\$20,800	\$32,500	\$30,000



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

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

Asset #: 2341

Architecture	Cu	rrent Rep	air	Futur	e Replacement	M	aintenance	
ystem Component Type		Date Es	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
Exterior Walls Masonry: Brick	Misaligned/Bu		\$123,400 ent : Light, Area rs, North Facad		* * d : 20%	5	\$76,500	
Windows								
Aluminum	100% Condensation : Location : Vo		xtent : Light, A	2034 rea Affec	* * ted : 15%	5	\$5,000	
Parapets Masonry: Brick	Jnt Mortar Mis Location : Th Vertical Crack	roughout s, Extent :	\$30,800 xtent : Light, An Moderate, Are			5	\$5,000	
	Location : Th							
Pre-Cast Concrete			\$200 nt : Light, Area es	LIFE Affected	* * !: 15%	5	\$1,700	
Roof Built-Up (BUR)		_	\$2,500 s, Extent : Mode	2026 erate, Ar	\$124,700 ea Affected : 20%			
erior								
Floors Cast in Place Concrete	10%			LIFE	* *	5	\$46,600	
Vinyl Tile	90%			2026	\$870,700	3	\$47,900	
Interior Walls Concrete Masonry Unit	Diagonal Crack Location : 9t Vertical Crack	h And 10th s, Extent :	\$258,200 : Moderate, Ar in Fl Corridors A Moderate, Are in Fl Stairwells	And Stair	·s	5	\$43,500	
Plaster	25%			LIFE	* *	5-10	\$30,800	
Ceilings								
AcousTileConcealSpLn	10%			2039	* *	5	\$13,300	
Exposed Struc: Steel	80%			LIFE	* *	10	\$170,300	
Plaster			\$7,500 tent : Moderate ations	LIFE , Area A <u>j</u>	* * fected : 10%	5	\$6,700	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source							
Utility Steam	100%		2036	* *	1		

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

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

Asset #: 2341

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	0-2	\$900	2022	\$47,200	5	\$2,100	
		Extent : M n : Basemer	loderate, Area Affe at	cted : 2%	6			
Distribution								
Steam Piping/Pump	Location	servation, E 1 : Basemer				4	\$700	
		tion : Deter	riorated Steam And					
Steam Piping/Pump		led Life, Ex 1 : Through	tent : Moderate, Ai out	2026 rea Affec	\$424,600 ted: 100%	4	\$4,200	
Terminal Devices								
Convector/Radiator			\$71,800 nt : Moderate, Arec out, Defective Stea		* * d : 60%	1	\$2,100	
Convector/Radiator		led Life, Ex 1 : Through	tent : Moderate, Ai out	2024 rea Affec	\$287,200 ted: 100%	1	\$9,200	
No Component	Location	i : Fan Roo	Extent : Light, Area m red Under A C Sec		' : 0%			
Air Conditioning	Ехрини	non . Cove	rea Onaer A C Sec.	iion				
Energy Source District C.W.	100%			2046	* *	1		
Distribution Chilled Wtr Pipe/Pump			\$18,600 Extent : Light, Area out	2046 Affected	**	4	\$3,500	
	Explana 17	tion : Pipin	g Only, Chilled Wa	ıter Is Pı	umped From Centr	al Chille	r Plant In Section	
Terminal Devices Air Handler/Cool/Ht	-	_	\$322,900 ent : Moderate, Are r Fan Room	2036 a Affecte	* * ed : 5%	1	\$39,600	
	Location	: Fan Roo	Extent : Moderate, A m Air Handler rol System Malfunc		ected : 5%			
Ventilation			-					
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$62,800	

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

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

Asset #: 2341

Mechanical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Ventilation					
Exhaust Fans	1000/	2021 004.004		Φ2 200	
Interior	100%	2021 \$84,000) 2	\$2,200	
	Other Observation, Extent : Light, Ar Location : Fan Room	rea Affectea : 100%			
	Explanation : Most Of Ventilation (Occurs Through Air Handler	g		
Plumbing	Explanation : Most Of Ventitation C	occurs Intough Ait Hundler	<u> </u>		
H/C Water Piping					
Galv Iron/Steel	20% 0-2 \$45,400	0 2046 **	1		
	Corroded, Extent : Moderate, Area A				
	Location: At Points Of Use, Heavy Creating Water Flow Restriction Is	Internal Corrosion Reported	l, The Inte	ernal Corrosion Is	
Galv Iron/Steel	80%	2024 \$181,600) 1		
	On Extended Life, Extent : Moderate,				
	Location: Throughout				
HW Heat Exchanger					
Low Temp	100% 0-2 \$23,600		4	\$7,000	
	Corroded, Extent : Severe, Area Affect	cted : 100%			
	Location : 5th Floor				
Sanitary Piping					
Cast Iron	20% 0-2 \$33,000		1		
	Leak Evident, Extent : Severe, Area A Location : 1st Floor Thru 7th Floor				
Cast Iron	80%	LIFE **	1		
	On Extended Life, Extent : Moderate, Location : Throughout	, Area Affected : 100%			
Storm Drain Piping					
Cast Iron	20% 0-2 \$21,200	0 LIFE **	1		
	Corroded, Extent : Moderate, Area A				
	Location: Basement, Heavy Interna				
	Corrosion Is Creating Flow Capaci			own Pour	
Cast Iron	80%	LIFE **	1		
	On Extended Life, Extent : Moderate, Location : Throughout	, Area Affected : 100%			
Fixtures	1000/				
Generic	100%				
Vertical Transport					
Elevators Garad Traction	1000/	1100 **	ŧ		
Geared Traction	100% Other Observation, Extent : Light, Ar	LIFE			
	Location: 1-10, Frick Building	ен Аујестен . 100/0			
	Explanation: 1 Unit, #8				
Fire Suppression	επριαιατίο <i>ι</i> . 1 Onti, πο				
Standpipe					
Generic	100%	2036 **	1-5	\$35,900	
Sprinkler				,,-	
No Component	50%				
Generic	50%	2036 **	1-2	\$10,000	

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

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 4

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,841,900	\$111,700
Interior Architecture	\$96,500	\$149,400
Mechanical	\$173,600	\$1,053,700
Total	\$2,111,900	\$1,314,800
Importance Code A	\$1,841,900	\$160,200
Importance Code B	\$227,500	\$1,154,600
Importance Code C	\$42,600	
Total	\$2,111,900	\$1,314,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$76,900		\$7,300	
Interior Architecture	\$130,100		\$38,400	\$4,800
Mechanical	\$33,000	\$11,000	\$19,200	\$6,900
Total	\$240,000	\$11,000	\$64,900	\$11,700
Importance Code A	\$79,000		\$7,300	
Importance Code B	\$110,300	\$11,000	\$57,500	\$11,700
Importance Code C	\$50,600			
Total	\$240,000	\$11,000	\$64.900	\$11.700



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

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

Asset #: 2329

Architecture	Current Repair	ent Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•					
Exterior Walls	250/ N	LIEE	* *	~	#21 000	
Masonry: Brick	35% Now \$106,800	LIFE	* *	5	\$21,800	
	Efflorescence, Extent : Moderate, Area Location : North Facade	Апестеа : 10%				
	Int Mortar Miss/Erod, Extent : Modera	te. Area Affected : 10%	ío.			
	Location: North Facade	ne, me nyeetea . 107				
	Water Penetration, Extent: Moderate, A	Area Affected : 10%				
	Location: North Facade					
Masonry: Granite	50%	LIFE	* *	5	\$46,700	
Masonry: Granite	15% Now \$60,200	LIFE	* *	5	\$7,000	
	Jnt Mortar Miss/Erod, Extent : Modera	te, Area Affected : 100	%			
	Location : North Facade					
Windows						
Metal Louvers	5%	2029	* *	10	\$7,300	
Wood	45% Now \$425,400	2051	* *	5	\$52,900	1
	Air Infiltration, Extent : Severe, Area A Location : North Facade	<i>пестеа : 30%</i>				
	Deteriorated Finish, Extent : Severe, A	rea Affected : 50%				
	Location: North Facade	rea Typeciea . 5070				
	Split/Cracked, Extent : Severe, Area Afj	fected : 50%				
	Location: North Facade					
Wood	50%	2042	* *	5	\$117,600	
Roof						
Built-Up (BUR)	10% Now \$34,400	2036	* *			
	Vegetation Growth, Extent: Severe, Are	ea Affected · 5%				
	_	earyjeciea. 570				
	Location : North Lower Roof	-				
	_	-				
	Location : North Lower Roof Water Penetration, Extent : Severe, Are	ea Affected : 10%				
	Location : North Lower Roof Water Penetration, Extent : Severe, Are Location : 5th Floor	ea Affected : 10%				
	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are	ea Affected : 10%				
Copper/Terne	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof	ea Affected : 10%	* *			
Copper/Terne	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof Explanation: Past Useful Life	ea Affected : 10% ea Affected : 100% 2041	* *			
Copper/Terne	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof Explanation: Past Useful Life 15% Now \$19,200 Deformed/Dented, Extent: Moderate, A Location: North Side	ea Affected : 10% ea Affected : 100% 2041 Area Affected : 10%	* *			
Copper/Terne	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof Explanation: Past Useful Life 15% Now \$19,200 Deformed/Dented, Extent: Moderate, A Location: North Side Seams Open/Split, Extent: Moderate, A	ea Affected : 10% ea Affected : 100% 2041 Area Affected : 10%	* *			
Copper/Terne	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof Explanation: Past Useful Life 15% Now \$19,200 Deformed/Dented, Extent: Moderate, A Location: North Side Seams Open/Split, Extent: Moderate, A Location: North Side	ea Affected : 10% ea Affected : 100% 2041 Area Affected : 10%	**			
Copper/Terne Slate	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof Explanation: Past Useful Life 15% Now \$19,200 Deformed/Dented, Extent: Moderate, A Location: North Side Seams Open/Split, Extent: Moderate, A Location: North Side 75% Now \$1,190,700	ea Affected : 10% ea Affected : 100% 2041 Area Affected : 10% Area Affected : 10% LIFE	* *			
	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof Explanation: Past Useful Life 15% Now \$19,200 Deformed/Dented, Extent: Moderate, A Location: North Side Seams Open/Split, Extent: Moderate, A Location: North Side 75% Now \$1,190,700 Broken/Missing Elements, Extent: Seve	ea Affected : 10% ea Affected : 100% 2041 Area Affected : 10% Area Affected : 10% LIFE	* *			
	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof Explanation: Past Useful Life 15% Now \$19,200 Deformed/Dented, Extent: Moderate, A Location: North Side Seams Open/Split, Extent: Moderate, A Location: North Side 75% Now \$1,190,700 Broken/Missing Elements, Extent: Seve	ea Affected : 10% ea Affected : 100% 2041 Area Affected : 10% LIFE ere, Area Affected : 5%	* *			
	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof Explanation: Past Useful Life 15% Now \$19,200 Deformed/Dented, Extent: Moderate, A Location: North Side Seams Open/Split, Extent: Moderate, A Location: North Side 75% Now \$1,190,700 Broken/Missing Elements, Extent: Severe, Location: Throughout Loose/Miss Fasteners, Extent: Severe, Location: Severe, Loca	ea Affected : 10% ea Affected : 100% 2041 Area Affected : 10% LIFE ere, Area Affected : 5%	* *			
	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof Explanation: Past Useful Life 15% Now \$19,200 Deformed/Dented, Extent: Moderate, A Location: North Side Seams Open/Split, Extent: Moderate, A Location: North Side 75% Now \$1,190,700 Broken/Missing Elements, Extent: Seve Location: Throughout Loose/Miss Fasteners, Extent: Severe, Location: Throughout	ea Affected : 10% ea Affected : 100% 2041 Area Affected : 10% LIFE ere, Area Affected : 5% Area Affected : 50%	* *			
	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof Explanation: Past Useful Life 15% Now \$19,200 Deformed/Dented, Extent: Moderate, A Location: North Side Seams Open/Split, Extent: Moderate, A Location: North Side 75% Now \$1,190,700 Broken/Missing Elements, Extent: Severe Location: Throughout Loose/Miss Fasteners, Extent: Severe, Are	ea Affected: 10% ea Affected: 100% 2041 Area Affected: 10% LIFE ere, Area Affected: 5% Area Affected: 50%	* *			
	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof Explanation: Past Useful Life 15% Now \$19,200 Deformed/Dented, Extent: Moderate, A Location: North Side Seams Open/Split, Extent: Moderate, A Location: North Side 75% Now \$1,190,700 Broken/Missing Elements, Extent: Severe, Location: Throughout Loose/Miss Fasteners, Extent: Severe, Location: Throughout Water Penetration, Extent: Severe, Are Location: Throughout, Especially Ne	ea Affected : 10% ea Affected : 100% 2041 Area Affected : 10% LIFE ere, Area Affected : 5% Area Affected : 50% ea Affected : 10% ea Affected : 10%	* *			
	Location: North Lower Roof Water Penetration, Extent: Severe, Are Location: 5th Floor Other Observation, Extent: Severe, Are Location: North Side Roof Explanation: Past Useful Life 15% Now \$19,200 Deformed/Dented, Extent: Moderate, A Location: North Side Seams Open/Split, Extent: Moderate, A Location: North Side 75% Now \$1,190,700 Broken/Missing Elements, Extent: Severe Location: Throughout Loose/Miss Fasteners, Extent: Severe, Are	ea Affected : 10% ea Affected : 100% 2041 Area Affected : 10% LIFE ere, Area Affected : 5% Area Affected : 50% ea Affected : 10% ea Affected : 10%	* *			

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

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

Asset #: 2329

rchitecture		Current l	Repair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	20%			2025	\$299,100	3	\$32,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$24,000	
Ceramic Tile	5%			2035	* *	5	\$5,500	
Mosaic Tile	10%			2031	* *	5	\$27,400	
			Extent : Moderate, A	rea Affe	cted : 100%			
	Location	: Various						
	Explana	tion : Histo	oric Decorative Min	ton Tiles	,			
Slate	10%			LIFE	* *	5	\$23,300	
Terrazzo	35%			LIFE	* *	5	\$59,900	
Vinyl Tile	15%	Now	\$14,900	2026	\$149,400	3	\$6,200	
	Location Other Obs Location	: Corrido	Extent : Severe, Area					
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,600	
Glass: Single Pane	10%			LIFE	* *	5	\$21,100	
Masonry: Brick	5%			LIFE	* *	10	\$2,100	
Marble Panels	10%			LIFE	* *	10	\$5,600	
Plaster	55%			LIFE	* *	5-10	\$65,800	
Plywood/Hardboard	10%			LIFE	* *	10	\$1,400	
Wood	5%			LIFE	* *	5	\$56,300	
Ceilings								
AcousTile,Adhered	10%			2039	* *	5	\$11,000	
AcousTileSusp.Lay-In	40%			2039	* *	5	\$43,800	
Exposed Struc: Steel	5%			LIFE	* *	10	\$11,000	
Plaster	45%			LIFE	* *	5-10	\$84,800	

Mechanical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2022	\$48,600	5	\$4,300	
Steam								
Distribution								
Steam Piping/Pump	25%	0-2	\$136,600	2056	* *	4	\$900	
	eak Evid	ent, Extent	: Moderate, Area A	Affected :	25%			
	Location	i : Through	out, Deteriorating	Steam Sı	ipply And Condens	ate Retui	rn Piping	
Steam Piping/Pump	75%			2026	\$409,900	4	\$4.100	
1 0 1			tent : Moderate, A		, ,		+ 1,	
	Location	ı : Through	out					

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

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

Asset #: 2329

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Terminal Devices	a -	***	• • • •			44.400	
Convector/Radiator	5% 0-2	\$37,000	2046	* *	1	\$1,100	
	Malfunctioning, Extended Location: Through	ent : Moderate, Ared hout, Defective Stea			es		
Convector/Radiator	30%		2024	\$221,800	1	\$7,100	
	On Extended Life, E. Location : Through		rea Affect	ted : 100%			
No Component	65%						
r	Other Observation, Location: Fan Ro	om		: 0%			
. =	Explanation : Cov	ered Under AC Syst	em				
ir Conditioning							
Energy Source	900/		2046	* *	1		
District C.W.	80%		2046	* *	1		
Electricity	20%		2042	* *	1		
Conversion Equipment	200/		2021	ф22 200	1		
Window/Wall Unit	20%		2021	\$32,200	1		
No Component	80%	F T . 1 . A	A CC . 1	00/			
	Other Observation,		Affectea	: 0%			
	Location : Section		C	17			
Distribution	Explanation : Chil	led Water Is Fed Fr	от ѕеспо	on 17			
Chilled Wtr Pipe/Pump	80%		2046	* *	4	\$4,300	
Chinied with ripe/rump	Other Observation, I	Frient : Light Area			4	\$4,500	
	Location: Through	-	Пусстей	. 10070			
		ng Only, Chilled Wa	itar Is Fa	d From Section 17	,		
No Composit		ng Only, Chillea wa	uer is re	u From Section 17			
No Component	20%						
Terminal Devices	0.007		2026	¢52.200	1	¢26.200	
Air Handler/Cool/Ht	80%		2026	\$53,200	1	\$36,200	
No Component	20%						
Heat Rejection	0.007						
No Component	80%						
No Component	20%	Entant Liabt Anna	Affect of a	. 00/			
	Other Observation,	Exieni : Ligni, Area	Ајјестеа	: 0%			
	Location: Roof	. 1 1 A : C 1		I I. T. D. D	1		
institution	Explanation : Abai	ndoned Air Condens	er Unit I	veeas 10 Be Kemov	vea		
entilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$64,600	
Exhaust Fans	10070		LIFE		2-3	φ04,000	
Exnaust Fans Interior	100%		2026	\$86,500	2	\$2,200	
IIICHOI	Other Observation, 1	Frient · Light Arga			2	\$2,200	
	Location: Fan Ro		rijjecieu	. 100/0			
			nunc Thea	uah Air Handlana			
lumbing	елрининоп . Mos	t Of Ventilation Occ	uis Inro	ugn Air Hunaiers			

Plumbing

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

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

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
H/C Water Piping	1000/	2024	#222 000			
Galv Iron/Steel	100%	2024	\$233,800	1		
	On Extended Life, Extent : Moderate Location : Throughout	е, Агеа Ајјестеа :	100%			
Water Heater	Location . Inroughout					
Electric	10%	2024	\$1,200	4		
Electric	Other Observation, Extent : Light, A			7		
	Location: Near Lab	rearyjeerea . 10	, 0			
	Explanation : For Lab Only The R	emainder Of The	Building Gets	Its Dom	estic Hot Water	
	From Section 17					
No Component	90%					
ī	Other Observation, Extent : Light, A	rea Affected : 0%	6			
	Location : Section 17					
	Explanation : Domestic Hot Water	r Is Fed From Sec	ction 17			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Moderat	e, Area Affected :	100%			
	Location : Throughout					
Storm Drain Piping						
Cast Iron	10%	LIFE	**	1		
	Recent Repair Evident, Extent : Ligi Location : Throughout	nt, Area Affected	: 10%			
Cast Iron	90%	LIFE	* *	1		
	On Extended Life, Extent : Moderat	e, Area Affected :	90%			
	Location : Throughout					
Sump Pump(s)						
Submersible	100%	2019	\$7,200	4	\$2,500	
Backflow Preventer						
Generic	100%	2031	* *	1	\$4,500	
	Other Observation, Extent : Light, Area Affected : 100%					
	Location: Lower Level					
	Explanation: Backflow Preventer	Observed On Lo	wer Level			
Fixtures	1000/					
Generic	100%					
ire Suppression Standpipe						
Generic Standpipe	100%	2036	* *	1-5	\$36,900	
Sprinkler	100/0	2030		1.3	Ψ30,700	
No Component	95%					
Generic	5%	2036			\$1,000	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 5

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,547,600	\$224,700
Interior Architecture	\$232,400	\$306,000
Mechanical	\$349,900	\$715,500
Total	\$2,129,900	\$1,246,100
Importance Code A	\$1,547,600	\$224,700
Importance Code B	\$521,300	\$960,400
Importance Code C	\$61,000	\$61,000
Total	\$2,129,900	\$1,246,100

Mechanical	\$135,300 \$46,300	\$9,900	\$13,100 \$10,900	\$9,700 \$6,400
Total	\$185,000	\$9,900	\$24,100	\$16,200
Importance Code A	\$3,400			
Importance Code B	\$129,500	\$9,900	\$24,100	\$16,200
Importance Code C	\$52,100			
Total	\$185,000	\$9,900	\$24,100	\$16,200



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

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

Asset #: 2309

Architecture	Current Repair Future Replacement Maint			aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Copper/Terne	5%	2046	* *	10	\$9,300	
Masonry: Granite	20% Now \$203,700 Jnt Mortar Miss/Erod, Extent : Moder Location : East Facade	LIFE ate, Area Affected : 2	* * 5%	5	\$11,800	
Masonry: Granite	75% Recent Repair Evident, Extent : Light, Location : South Facade And Cornet		**	5	\$88,900	
Windows						
Wood	40% Now \$255,200 Air Infiltration, Extent: Severe, Area A Location: East Facade Deteriorated Finish, Extent: Severe, A Location: East Facade Dry Rot/Decay, Extent: Moderate, Are Location: East Facade Split/Cracked, Extent: Moderate, Area	rea Affected : 100% ea Affected : 50%	**	5	\$42,500	
	Location : East Facade					
Wood	60%	2042	* *	5	\$127,600	
Roof Copper/Terne	8% Now \$3,400 Water Penetration, Extent : Severe, Ar Location : Underneath Cap At Crow		* *			
Slate	82% Now \$864,000 Broken/Missing Elements, Extent: Sev Location: Throughout Cracking/Crumbling, Extent: Severe, Location: Throughout Loose/Miss Fasteners, Extent: Severe, Location: Throughout Loose Units, Extent: Severe, Area Affa Location: Throughout Water Penetration, Extent: Moderate, Location: Various Other Observation, Extent: Severe, Ar Location: Throughout Explanation: Roof Is Original. Cur.	Area Affected : 5% Area Affected : 30% ected : 5% Area Affected : 10% rea Affected : 100%		d Life.		
Sloped Glazing	10% Now \$116,500 Glazing Clouded, Extent: Moderate, A Location: Throughout Water Penetration, Extent: Severe, Ar Location: Framing Joints	LIFE Area Affected : 30%	* *	5	\$62,100	1

Interior

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

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

Asset #: 2309

Architecture		Current I	Repair	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	15%	Now	\$39,800	2022	\$199,200	3	\$21,900	
			loderate, Area Affe	cted : 30	%			
	Location	: Third Fl	oor Offices					
Ceramic Tile	2%			2029	* *	5	\$1,900	
Quarry Tile	5%			2031	* *	5	\$7,300	
Slate	3%			LIFE	* *	5	\$6,200	
Terrazzo	55%	4+	\$133,000	LIFE	* *	5	\$41,800	
	Horizonta	l Cracks, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	: Second I	Floor					
Vinyl Tile	10%			2026	\$88,500	3	\$4,900	
Vinyl Tile 9" X 9"	10%			2026	\$114,600	3	\$4,900	
Interior Walls								
Gypsum Board	22%			LIFE	* *	5-10	\$38,100	
Masonry: Brick	5%			LIFE	* *	10	\$1,500	
Mosaic Tile	3%			LIFE	* *	10	\$1,900	
Plaster	55%	Now	\$24,000	LIFE	* *	5	\$16,800	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 15%			
	Location	: Various						
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	: Primitive	e Mammals Exhibit	Hall An	d Various Offices			
Wood	15%			LIFE	* *	5	\$122,100	
Ceilings							•	
AcousTileConcealSpLn	20%			2039	* *	5	\$24,300	
AcousTileSusp.Lay-In	20%	Now	\$8,400	2039	* *	5	\$9,700	
	Broken/Mi	issing Elem	ents, Extent : Seve	re, Area	Affected : 10%			
	Location	: Basemen	t					
Gypsum Board	18%			LIFE	* *	5-10	\$60,200	
Plaster	40%	Now	\$27,300	LIFE	* *	5	\$24,300	
			Extent : Moderate		ffected : 10%	-	+= 1,500	
	_	: 5th Floo		3	•			
Plaster	2%			LIFE	* *	5-10	\$3,300	
1 idotei	270					5 10	Ψ5,500	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source Utility Steam	100%	2036 **	1	

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

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

Asset #: 2309

Mechanical	Current Repair Future Replacement		nent Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Heating						
Distribution						
Steam Piping/Pump	50% 0-2 \$242,700	2056 **	4	\$1,600		
	Other Observation, Extent: Moderate,	Area Affected : 50%				
	Location: Basement	1.C. 1 . D . D' !				
	Explanation: Deteriorating Steam An			Φ2.400		
Steam Piping/Pump	50%	2026 \$242,700	4	\$2,400		
	On Extended Life, Extent: Moderate, A	Area Affected : 100%				
T : 1D :	Location: Throughout					
Terminal Devices Convector/Radiator	35%	2024 \$229,800	1	\$7.400		
Convector/Radiator	On Extended Life, Extent : Moderate, A	, ,	1	\$7,400		
	Location: Throughout	пей Ајјестей . 10070				
Commente y/Dodinto		2046 **	1	¢1 000		
Convector/Radiator	10% 0-2 \$65,700 Malfunctioning, Extent: Moderate, Are	2040	1	\$1,900		
	Location: Throughout, Defective Stee		205			
N. C.		am Trups And Danjoss van	·es			
No Component	55%	- ACC4-1-00/				
	Other Observation, Extent: Light, Area Location: Section 3 And Section 9	i Affectea : 0%				
	Explanation: The 2nd And 4th Floor	us Ana Hagtad And Cooled I	D. Faning	mant In Section 2		
	And Section 9 Respectively	s Are Heatea Ana Cootea E	у Едигрп	neni in Section 5		
Air Conditioning						
Energy Source						
District C.W.	90%	2046 **	1			
Electricity	10%	2042 **	1			
Conversion Equipment						
Window/Wall Unit	10%	2021 \$14,300	1			
No Component	90%					
Distribution	0.007	2015		4.200		
Chilled Wtr Pipe/Pump	90%	2046 **	4	\$4,300		
	Other Observation, Extent: Light, Area	a Affected : 100%				
	Location: Section 17	latan Ia Dunna d'Ta Thia Dui	ildina En	ou The Control		
	Explanation: Piping Only, Chilled W Chiller Plant In Section 17	aier is Fumpea 10 Inis Dui	naing rre	om The Central		
No Component	10%					
Terminal Devices	10/0					
Air Handler/Cool/Ht	90%	2026 \$26,600	1	\$36,200		
No Component	10%	Ψ20,000	-	\$20 ,2 00		
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE **	2-5	\$57,400		
Exhaust Fans						
Interior	100%	2026 \$76,800	2	\$2,000		
	Other Observation, Extent : Light, Area	a Affected : 100%				
	Location: Throughout					
	Explanation: Most Ventilation Occur	rs Through The Air Handler	S			

Plumbing

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

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

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priority
Plumbing			
H/C Water Piping			
Galv Iron/Steel	20% 0-2 \$41,5		1
	Corroded, Extent : Moderate, Area		
	Location : At Points Of Use, Heav		orted, The Internal Pipe
	Corrosion Is Creating Water Flov		
Galv Iron/Steel	80%	2024 \$166,100	1
	On Extended Life, Extent : Moderat	te, Area Affected : 100%	
	Location: Throughout		
Sanitary Piping			
Cast Iron	100%	LIFE **	1
	On Extended Life, Extent : Moderat	te, Area Affected : 100%	
	Location: Throughout		
Storm Drain Piping			
Cast Iron	20% 0-2 \$19,4	00 LIFE **	1
	Corroded, Extent : Moderate, Area	Affected : 20%	
	Location : Basement, Heavy Inter	nal Storm Drain Pipe Corrosio	n Reported. The Internal
	Corrosion Is Creating Flow Capa	city Issues During Periods Of F	Heavy Down Pour
Cast Iron	80%	LIFE **	1
	On Extended Life, Extent : Moderat	te, Area Affected : 100%	
	Location : Throughout		
Fixtures			
Generic	100%		
36116116	Other Observation, Extent : Light, A	Area Affected : 100%	
	Location: Roof	33	
	Explanation : Abandoned Domest	ic Water Roof Tank Needs To B	Se Removed
Fire Suppression	Brancarion . To arraction Borness	Toog Town Troop To	
Standpipe			
Generic	100%	2036 **	1-5 \$32,800
Sprinkler	10070	2030	Ψ32,000
No Component	90%		
Generic	10%	2036 **	1-2 \$1.800
Generic	10/0	2030	1-2 φ1,000

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 6 & 6A

Address : W. 77TH ST. & COLUMBUS AVE

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,465,800	\$218,700
Interior Architecture	\$113,600	\$606,000
Mechanical	\$379,600	\$1,663,500
Total	\$1,959,000	\$2,488,300
Importance Code A	\$1,465,800	\$218,700
Importance Code B	\$379,600	\$2,227,900
Importance Code C	\$113,600	\$41,700
Total	\$1,959,000	\$2,488,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$21,500			\$800
Interior Architecture	\$220,900		\$8,000	\$19,800
Mechanical	\$56,200	\$15,600	\$15,100	\$16,500
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$307,500	\$24,500	\$32,000	\$46,000
Importance Code A	\$21,500		\$2,400	\$800
Importance Code B	\$248,600	\$24,500	\$29,600	\$45,100
Importance Code C	\$37,300			
Total	\$307,500	\$24,500	\$32,000	\$46,000



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

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

chitecture	Current Repair	Future Rep	lacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls						
Copper/Terne	5%	2046	* *	10	\$8,100	
Masonry: Brick		,200 LIFE	* *	5	\$3,500	
	Diagonal Cracks, Extent : Mode	rate, Area Affected : 5	%			
	Location : Above Lintels	A A CC . 1	100/			
	Horizontal Cracks, Extent: Mod	erate, Area Affectea :	10%			
	Location : Above Lintels					
Masonry: Granite		8,600 LIFE	**	5	\$10,400	
	Cracking/Crumbling, Extent: M		1:5%			
	Location: Northern Portion Of		1.250/			
	Jnt Mortar Miss/Erod, Extent: N	. 55	2a: 25%			
	Location: Northern Portion Of		50/			
	Water Penetration, Extent : Mod Location : Northern Portion O		3%			
)			* *		Φ72.700	
Masonry: Granite	70%	LIFE		5	\$72,700	
	Recent Repair Evident, Extent : I Location : South And Partial W		100%			
Windows	Location . South And Farital W	esi racaaes				
Wood	25% Now \$213	3,700 2051	* *	5	\$26,600	
Wood	Air Infiltration, Extent : Severe, A	*		3	\$20,000	
	Location: West Facade	irea rijjeciea . 5070				
	Deteriorated Finish, Extent : Sev	pere Area Affected · 5	0%			
	Location : West Facade	c. c, 11. ca 135 cc ca 1 c	0,0			
	Thermally Inefficient, Extent : M	oderate. Area Affecte	1:50%			
	Location : West Facade					
	Split/Cracked, Extent : Moderate	. Area Affected : 50%	1			
	Location : West Facade	, JJ				
Wood	75%	2042	* *	5	\$159,400	
11 00 u	Recent Repair Evident, Extent : 1		100%	3	Ψ159,100	
	Location : South And Partial W	-				
Parapets						
Masonry: Brick	2%	LIFE	* *	5-10	\$100	
Masonry: Granite	97%	LIFE	* *	5-10	\$11,300	
•	Other Observation, Extent : Ligh	t, Area Affected : 100	%			
	Location: Cornice, Turrets An	d Decorations				
	Explanation: Rose Granite					

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

Asset #: 2310

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Roof					
Copper/Terne	8%	2041 **	10	\$9,900	
Roll Roofing	2%	2025 \$4,300	5	\$1,600	
	Recent Repair Evident, Extent : Lig Location : At Drain	ght, Area Affected : 5%			
Slate	80% Now \$891,7	700 LIFE **			
	Broken/Missing Elements, Extent : Location : Throughout	Severe, Area Affected : 10%			
	Cracking/Crumbling, Extent: Mod Location: Throughout	erate, Area Affected : 10%			
	Loose/Miss Fasteners, Extent: Sev Location: Throughout	ere, Area Affected : 50%			
	Other Observation, Extent : Severe	, Area Affected : 100%			
	Location: Throughout	. 33			
	Explanation : Slate In Place For	139 Years - 59 Years Beyond M	aterial L	ifespan.	
Sloped Glazing	10%	LIFE **	5	\$131,400	
1 0	Glazing Clouded, Extent : Moderat Location : Throughout			. ,	
Interior					
Floors					
Carpet	23% Now \$75,2 Worn/Eroded, Extent : Moderate, A Location : Meteorite Exhibit Area	Area Affected : 50%	3	\$41,300	
	Wrinkling, Extent: Light, Area Affa				
	Location: Fourth And Fifth Floo				
	Other Observation, Extent: Moder				
	Location: Meteorite Exhibit	uie, meu nyjecieu . 570			
	Explanation: Rips / Tears				
Cast in Place Concrete	2%	LIFE **	5	\$10,500	
Cast III Flace Concrete Ceramic Tile	5%	2029 **	5	\$6,000	
Ceranne The	5% 2029 *** 5 \$6,000 Other Observation, Extent: Light, Area Affected: 100%				
	Location: Foyer	inearyjeerea. 10070			
	Explanation : Minton Tile				
Ceramic Tile	5%	2029 **	5	\$6,000	
Mosaic Tile	10%	2029	5	\$30,000	
Slate	5%	LIFE **	5	\$12,700	
Traffic Topping	10%	2031 **	5	\$15,000	
Vinyl Tile 9" X 9"	40% Now \$28,2		3	\$18,000	
vinyi inc y 2x y	Worn/Eroded, Extent : Severe, Area		3	Ψ10,000	
	Location: Collections Areas				

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

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

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	40%			LIFE	* *	5-10	\$118,100	
Masonry: Brick	5%			LIFE	* *	10	\$2,600	
Plaster	50%	Now	\$37,200	LIFE	* *	5	\$26,000	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Various Offices Water Penetration, Extent: Moderate, Area Affected: 5% Location: Various Offices							
Wood	5%			LIFE	* *	5	\$69,400	
Ceilings								
AcousTile,Adhered	5%			2039	* *	5	\$4,000	
AcousTileSusp.Lay-In	25%	Now	\$8,600	2039	* *	5	\$10,000	
	Location Water Pen	: Various	, Extent : Moderate Extent : Moderate, A					
Exposed Struc: Steel	10%			LIFE	* *	10	\$16,000	
Gypsum Board	20%			LIFE	* *	5-10	\$54,900	
Plaster	40%	Now	\$9.000	LIFE	* *	5	\$20,000	
	Water Pen	etration, E	Extent : Moderate, A ons Areas (Various	rea Affe			, = 3,000	

Mechanical	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2036	* *	1		
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2029	* *	5	\$4,800	
Steam							
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: Sixth Flo	oor Mechanical Ro	om				
	Explanation: PRV	Station Observed					
Distribution							
Steam Piping/Pump	50% 0-2	\$298,700	2056	* *	4	\$2,000	
	Other Observation, E	Extent : Moderate, A	rea Affe	cted : 50%			
	Location: Through	out					
	Explanation : Deter	riorating Steam And	l Conder	isate Return Piping	3		
Steam Piping/Pump	50%		2026	\$298,700	4	\$3,000	
1 0 1	n Extended Life, Ex	tent : Moderate, Ai			-	+=,500	
	Location : Through		33				

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

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

Asset #: 2310

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
l eating				•				•
Terminal Devices								
Air Handler	30%			2026	\$138,400	1	\$14,900	
Convector/Radiator	60%			2024	\$485,000	1	\$15,500	
		led Life, Ex 1 : Through	tent : Moderate, Ai out	ea Affec	ted : 100%			
Convector/Radiator	-	_	\$80,800 nt : Moderate, Area out, Defective Stea		* * d : 20%	1	\$2,300	
Air Conditioning								
Energy Source								
District C.W.	30%			2046	* *	1		
Electricity	70%			2042	* *	1		
Conversion Equipment								
Split Unit	50%			2026	\$197,500			
Window/Wall Unit	15%			2021	\$26,400	1		
No Component	35%							
Distribution	200/			20.46	ماد ماد	4	Ф1 000	
Chilled Wtr Pipe/Pump	30%			2046	* *	4	\$1,800	
			Extent : Light, Area	Affected	: 100%			
		i : Section I	7 g Only, Chilled Wo	itar Is Di	umpad To This Rivil	dina Ero	m The Centraral	
		rion . Fipin Plant In Sec		uerisru	треа 10 1 ніз віш	aing Fro	m The Centrarat	
		tuit In Sec						
No Component								
No Component	70%							
Terminal Devices	70%			2026	\$86 300	1		
Terminal Devices Direct Expansion	70% 50%			2026	\$86,300 \$70,900	1	\$14 900	
Terminal Devices Direct Expansion Air Handler/Cool/Ht	70% 50% 30%			2026 2026	\$86,300 \$70,900	1 1	\$14,900	
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component	70% 50%						\$14,900	
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection	70% 50% 30% 20%			2026	\$70,900	1		
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit	70% 50% 30%						\$14,900 \$27,900	
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component	70% 50% 30% 20%			2026	\$70,900	1		
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component Dehumidifier	70% 50% 30% 20% 50% 50%			2026	\$70,900	1		
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component	70% 50% 30% 20%			2026	\$70,900	1		
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component Dehumidifier No Component	70% 50% 30% 20% 50% 50% 50% 30%	vervation, E	Extent : Light, Area	2026 2026 2024	\$70,900 \$55,600	1		
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component Dehumidifier No Component	70% 50% 30% 20% 50% 50% 50% 70% 30% Other Obs			2026 2026 2024	\$70,900 \$55,600	1		
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component Dehumidifier No Component Generic	70% 50% 30% 20% 50% 50% 50% 70% 30% Other Obs.	: Various	Extent : Light, Area	2026 2026 2024 Affected	\$70,900 \$55,600	2	\$27,900	
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component Dehumidifier No Component Generic	70% 50% 30% 20% 50% 50% 70% 30% Other Obstaction Explana	: Various	Extent : Light, Area Fan Rooms	2026 2026 2024 Affected	\$70,900 \$55,600	2	\$27,900	
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component Dehumidifier No Component Generic	70% 50% 30% 20% 50% 50% 70% 30% Other Obs Location Explana Cycle	: Various	Extent : Light, Area Fan Rooms	2026 2026 2024 Affected Have Th	\$70,900 \$55,600 : 30% e Capability To Pe	1 2 rform A	\$27,900 Dehumidification	
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component Dehumidifier No Component Generic Ventilation Distribution Ductwork/Diffusers	70% 50% 30% 20% 50% 50% 70% 30% Other Obstaction Explana	: Various	Extent : Light, Area Fan Rooms	2026 2026 2024 Affected	\$70,900 \$55,600	2	\$27,900	
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component Dehumidifier No Component Generic Ventilation Distribution Ductwork/Diffusers Exhaust Fans	70% 50% 30% 20% 50% 50% 50% 70% 30% Other Ob: Location Explana Cycle	: Various	Extent : Light, Area Fan Rooms	2026 2026 2024 Affected Have Th	\$70,900 \$55,600 : 30% e Capability To Pe	1 2 rform A .	\$27,900 Dehumidification \$70,700	
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component Dehumidifier No Component Generic Ventilation Distribution Ductwork/Diffusers	70% 50% 30% 20% 50% 50% 70% 30% Other Obs Location Explana Cycle	: Various	Extent : Light, Area Fan Rooms	2026 2026 2024 Affected Have Th	\$70,900 \$55,600 : 30% e Capability To Pe	1 2 rform A	\$27,900 Dehumidification	

Plumbing

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

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

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2024	\$255,600	1		
	On Extended Life, Extent : Location : Throughout	Moderate, Area Affected : 1	00%			
HW Heat Exchanger						
Low Temp	100%	2036	* *	4	\$7,900	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Location : Throughout	Moderate, Area Affected : 1	00%			
Storm Drain Piping						
Cast Iron	80%	LIFE	* *	1		
	On Extended Life, Extent : Location : Throughout	Moderate, Area Affected : 1	00%			
Cast Iron	20% 0-2	\$23,900 LIFE	* *	1		
	Corroded, Extent : Modera					
		avy Internal Storm Drain Pip ow Capacity Issues During I				
Fixtures						
Generic	100%					
	Other Observation, Extent Location: Roof	: Light, Area Affected : 100%	%			
	Explanation: Abandoned	Domestic Water Roof Tank	Needs To B	e Remove	ed	
Vertical Transport Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected : 100%	%			
	Location: B-5, Anthropol	logy				
	Explanation: 1 Unit, #6a					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$40,400	
Sprinkler						
No Component	90%					
Generic	10%	2036	* *	1-2	\$2,200	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 7 & 7A

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$264,700	
Interior Architecture	\$53,600	\$167,200
Mechanical	\$152,800	\$723,000
Total	\$471,100	\$890,200
Importance Code A	\$264,700	
Importance Code B	\$206,500	\$890,200
Total	\$471,100	\$890,200

Exterior Architecture \$70,900 Interior Architecture \$61,800 \$16,900 \$2,300 Mechanical \$66,300 \$11,900 \$11,000 \$7,600 Total \$198,900 \$11,900 \$27,800 \$9,900 Importance Code A \$70,900 \$1,200	Total	\$198,900	\$11,900	\$27,800	\$9,900
Exterior Architecture \$70,900 Interior Architecture \$61,800 \$16,900 \$2,300 Mechanical \$66,300 \$11,900 \$11,000 \$7,600 Total \$198,900 \$11,900 \$27,800 \$9,900 Importance Code A \$70,900 \$1,200	Importance Code C	\$32,200			
Exterior Architecture \$70,900 Interior Architecture \$61,800 \$16,900 \$2,300 Mechanical \$66,300 \$11,900 \$11,000 \$7,600 Total \$198,900 \$11,900 \$27,800 \$9,900	Importance Code B	\$95,900	\$11,900	\$26,600	\$9,900
Exterior Architecture \$70,900 Interior Architecture \$61,800 \$16,900 \$2,300 Mechanical \$66,300 \$11,900 \$11,000 \$7,600	Importance Code A	\$70,900		\$1,200	
Exterior Architecture \$70,900 Interior Architecture \$61,800 \$16,900 \$2,300	Total	\$198,900	\$11,900	\$27,800	\$9,900
Exterior Architecture \$70,900	Mechanical	\$66,300	\$11,900	\$11,000	\$7,600
	Interior Architecture	\$61,800		\$16,900	\$2,300
EXPENSE FY 2017 FY 2018 FY 2019 FY 2020	Exterior Architecture	\$70,900			
	EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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

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

Asset #: 2311

chitecture	Current	Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls	000/ 11	ф1 7 1 200	LIEE	ماد ماد	_	Φ1 7.7 00	
Masonry: Brick	80% Now Efflorescence, Exten Location: West Fa Jnt Mortar Miss/Ero Location: North F Misaligned/Bulging, Location: North F	cade d, Extent : Modera acade And Ground Extent : Severe, Ar	te, Area Aff Level Tunr	fected : 50% nel South Side	5	\$17,700	
	Water Penetration, E Location: West Wi		a Affected .	20%			
Masonry: Granite	15% Now Jnt Mortar Miss/Ero Location: West Fa		LIFE te, Area Aff	* * fected : 50%	5	\$2,500	
Stucco Cement	5% Now Cracking/Crumbling Location: West Fa	· ·	2031 ea Affected	* *	5	\$1,400	
Windows							
Wood	100% Now Air Infiltration, Exte Location: West Fa Deteriorated Finish, Location: West Fa Split/Cracked, Exten Location: West Fa	cade Extent : Moderate, cade t : Moderate, Area	Area Affec	eted : 50%	5	\$5,400	
Parapets							
Masonry: Brick	93% Now Jnt Mortar Miss/Ero Location: Through Water Penetration, E Location: Through	out Extent : Moderate, 1			5	\$2,300	
Pre-Cast Concrete	7%		LIFE	* *	5	\$2,200	
Roof							
Built-Up (BUR)	15% Now Water Penetration, I Location: West Wi Worn/Eroded, Exten Location: West Wi	ng Of 7a t : Severe, Area Aff					
Copper/Terne	75% 4+ Corrosion/Rusting, I Location: At Crow Ponding, Extent: Me Location: Adjacen	n And Perimeter G oderate, Area Affec	utter	* * ed : 20%			
Single Ply Membrane	5%		2026	\$9,300	10	\$2,600	
Skylight, Metal/Glass	5%		2046	**	10	\$8,600	

Interior

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

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

Architecture	Cui	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	50%		2025	\$418,200	3	\$46,000	
Terrazzo	15%		LIFE	* *	5	\$14,400	
Vinyl Tile	30%		2026	\$167,200	3	\$9,200	
Wood	5%		2041	* *	5	\$5,700	
Interior Walls							
Gypsum Board	20%		LIFE	* *	5-10	\$16,600	
Plaster	55%		LIFE	* *	5-10	\$22,800	
	Recent Repair I	Evident, Extent : Light, A	rea Affe	cted : 10%			
	Location : We	est Wing Of Section 7a					
Plaster	25%		LIFE	* *	5-10	\$10,400	
Ceilings							
AcousTileSusp.Lay-In	5%		2039	* *	5	\$3,100	
Gypsum Board	15%		LIFE	* *	5-10	\$31,600	
Plaster	50%		LIFE	* *	5-10	\$52,700	
	Recent Repair I	Evident, Extent : Light, A	rea Affe	cted : 10%			
	Location : We	est Wing Of 7a					
Plaster	30%		LIFE	* *	5-10	\$31,600	

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (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	100%			2029	* *	5	\$2,400	
Steam								
Distribution								
Steam Piping/Pump	50%	0-2	\$152,800	2056	* *	4	\$1,000	
	Other Obs	ervation, Ext	ent : Moderate, A	Area Affe	cted : 50%			
	Location	ı : Throughou	t					
	Explana	tion : Deterio	rating Steam And	d Conder	isate Return Piping	Corrod	ed	
Steam Piping/Pump	50%			2026	\$152,800	4	\$1,500	
1 0 1	On Extend	led Life, Exte	nt : Moderate, Ar	ea Affec	ted : 100%			
	Location	ı : Throughou	t					
Terminal Devices								
Air Handler	100%			2026	\$236,100	1	\$25,300	
Air Conditioning								
Energy Source								
District C.W.	100%			2046	* *	1		

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

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

Asset #: 2311

Mechanical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning							
Distribution							
Chilled Wtr Pipe/Pump	100%		2046	* *	4	\$3,000	
	Other Observation Location: Section	n, Extent : Light, Area on 17	Affected	: 100%			
	Explanation : Pa Chiller Plant In	iping Only, Chilled Wo Section 17	iter Is Pu	ımped To This Bui	lding Fra	om The Central	
Terminal Devices Air Handler/Cool/Ht	100%		2026	\$186,000	1	\$25,300	
Ventilation	10070			\$100,000		Ψ20,000	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$36,200	
Exhaust Fans							
Interior	90%		2026	\$43,600	2	\$1,100	
	Other Observation Location: Thro	n, Extent : Light, Area ughout	Affected	: 100%			
	Explanation : M	ost Of Ventilation Occ	curs Thro	ough Air Handlers			
Roof	10%		2026	\$3,500	2	\$100	
lumbing							
H/C Water Piping							
Galv Iron/Steel	20% 0-2	\$26,200	2046	* *	1		
	Location: At Or	: Moderate, Area Affe · Near Points Of Use, I ion Is Creating Water	Heavy In	ternally Corroded	Piping R	eported. The	
Galv Iron/Steel	80%		2024	\$104,600	1		
Garv Holl Bleet		Extent : Moderate, A ughout			•		
HW Heat Exchanger							
Low Temp	100%		2026	\$13,600	4	\$6,100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
	On Extended Life, Location : Bases	Extent : Moderate, A	rea Affec	ted : 100%			
Storm Drain Dining	Locuiton . Buser	пен					
Storm Drain Piping Cast Iron	80%		LIFE	* *	1		
Cast Hon		Extent : Moderate, A		ted : 100%	1		
	Location : Thro	ughout					
Cast Iron	20% 0-2	\$12,200	LIFE	* *	1		
		: Severe, Area Affecte			_		
		ment, Heavy Internal S eating Flow Capacity					
Sump Pump(s)		<u> </u>		<u> </u>			
Submersible	100%		2017	\$7,200	4	\$2,500	
Fixtures							
Generic	100%						
	Obsolete Fixtures	, Extent : Severe, Area	ı Affectea	l : 100%			
	Location : Toile	t Rooms					

Fire Suppression

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

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

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

Mechanical	Current Rep	air Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$20,700	
Sprinkler			•		•	
Generic	100%	2052	* *	1-2	\$11,500	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 8 & 8A

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$2,778,900	\$224,300
Interior Architecture	\$221,400	\$241,800
Mechanical	\$497,300	\$1,076,600
Total	\$3,497,600	\$1,542,800
Importance Code A	\$2,778,900	\$224,300
Importance Code B	\$676,400	\$1,281,400
Importance Code C	\$42,300	\$37,000
Total	\$3,497,600	\$1,542,800

Total	\$324,000	\$12,100	\$31,300	\$40,300
Importance Code C	\$39,400			
Importance Code B	\$265,200	\$12,100	\$28,600	\$40,300
Importance Code A	\$19,400		\$2,700	
Total	\$324,000	\$12,100	\$31,300	\$40,300
Mechanical	\$79,300	\$12,100	\$16,600	\$7,800
Interior Architecture	\$225,300		\$14,700	\$32,500
Exterior Architecture	\$19,400			
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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

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

rchitecture		Current I	Repair	Futur	re Replacement	M				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
kterior										
Exterior Walls										
Copper/Terne	5%			2046	* *	10	\$9,100			
Masonry: Brick	20%	Now	\$150,000	LIFE	* *	5	\$15,500			
			xtent : Severe, Ared	a Affecte	d: 10%					
	Location : Lintels On North Facade									
	_		tent : Severe, Area		: 5%					
	Location	: Around	Windows On North	Facade						
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
	Location	Location: North Facade								
		_	ht, Area Affected :	5%						
	Location	ı : North Fa	acade							
Masonry: Brick	25%			LIFE	* *	5	\$38,800			
Masonry: Granite	50%	Now	\$499,800	LIFE	* *	5	\$29,100			
	Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 50%									
	Location: West Facade, East Facade									
	Water Penetration, Extent: Moderate, Area Affected: 5%									
	Location	: Room 21	!							
Windows										
Wood	100%	Now	\$937,200	2051	* *	5	\$116,600			
	Air Infiltration, Extent : Severe, Area Affected : 25%									
	Location: Throughout									
	Deteriorated Finish, Extent : Severe, Area Affected : 100%									
	Location: Throughout									
	Thermally Inefficient, Extent: Moderate, Area Affected: 50%									
	Location: Throughout									
	Split/Cracked, Extent : Moderate, Area Affected : 50%									
	Location	: Through	out							

Architecture	Cur	rent Repair	Futur	e Replacement	M	aintenance				
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Exterior										
Roof										
Built-Up (BUR)	5%		2031	**	10	\$2,000				
		ion, Extent : Moderate	, Area Affe	cted: 100%						
	Location: Thr	=								
G1 .	Explanation:		TIPE	* *			1			
Slate	75% No	w \$686,100 Elements, Extent : Sev					1			
	Location: Thr		ere, Area	Ajjeciea . 20%						
		-	te Area A	ffected · 10%						
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Throughout									
		Location: Inrougnout Loose/Miss Fasteners, Extent: Severe, Area Affected: 40%								
	Location: Throughout									
	Loose Units, Extent : Moderate, Area Affected : 25%									
	Location: Throughout									
	Worn/Eroded, Extent : Severe, Area Affected : 100%									
	Location: Thr	Location: Throughout								
	Other Observati	ion, Extent : Severe, A	rea Affecte	d : 100%						
	Location: Thr	oughout								
	Explanation:	Roof Over 100 Years (Old - Long	Past Material Rat	ed Life S	Span.				
Sloped Glazing	20% No	. ,		* *	5	\$107,800				
		on, Extent : Severe, Ai	ea Affecte	d : 10%						
	Location : Var	rious								
nterior										
Floors	400/ NT-	¢1.46.200	2022	¢721 700	2	¢00.400				
Carpet	40% No	w \$146,300 act Damage, Extent : I		\$731,700	3	\$80,400				
	=	acı Damage, Extent . 1 rgaret Mead Hall, Met)					
		Extent : Severe, Area A								
		rgaret Mead Hall, Me								
		nt : Moderate, Area A <u>f</u>								
	_	rgaret Mead Hall, Off		, 0						
Cast in Place Concrete	14%		LIFE	* *	5	\$82,100				
Ceramic Tile	6%		2035	**	5	\$8,000				
Mosaic Tile	10%		2033	* *	5	\$33,500				
Slate	5%		LIFE	* *	5	\$14,200				
Terrazzo	15%		LIFE	* *	5	\$31,400				
Vinyl Tile	10%		2026	\$121,800	3	\$6,700				
· J ===		Extent : Moderate, Ared			-	+~,.30				
	Location : Off									

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

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

Asset #: 2312

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Gypsum Board	50%		\$13,700	LIFE	* *	5	\$37,000		
			tent : Severe, Area	Affected	: 5%				
		ı : Sixth Flo	oor Offices xtent : Moderate, A	nog Affe	acted . 50/				
		ıetranon, E 1 : Under S		неи Аује	cieu . 570				
Massaum Duigh	10%		\$25,700	LIFE	* *				
Masonry: Brick			\$25,700 : Moderate, Area						
		ııng, Exteni ı : Basemer		ijjecica	. 10/0				
			derate, Area Affeci	ed : 10%	6				
	-	ı : Basemer							
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 10%				
	Location	ı : Basemer	t Shops						
Plaster	40%	Now	\$42,300	LIFE	* *	5	\$14,800		
	Broken/M	issing Elen	ents, Extent : Seve	re, Area	Affected : 5%				
	Location: Around Door To Roof								
	Cracking/Crumbling, Extent: Severe, Area Affected: 20%								
	Location: Throughout Offices And Collection Storage Areas, At Roof Door And Skylights,								
	Basement Water Penetration, Extent : Severe, Area Affected : 20%								
	Location: Throughout Offices And Collection Storage Areas, Especially Severe At Roof								
	Door								
Ceilings	2204			2020	de de	_	#20.500		
AcousTile, Adhered	22%		¢15 100	2039	* *	5	\$29,500		
AcousTileSusp.Lay-In	13%		\$15,100	2039		5	\$8,700		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : 4th Floor Water Penetration, Extent : Moderate, Area Affected : 5%								
		ı : 4th Floo		1, eu 11, j e	cica : 570				
Gypsum Board	15%			LIFE	* *	5-10	\$69,100		
Plaster	50%	Now	\$94,000	LIFE	* *	5	\$41,900		
1 1000001	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%								
	Location: Throughout Offices, Collection Storage Areas, Skylights And Roof Door,								
	Basement								
			xtent : Moderate, A			1.0	ć D		
	Location	ı: Inrough	out Offices, Collec	tion Stor	age Areas, Skyligh	its Ana R	ooj Door		

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2036	* *	1		

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

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

Asset #: 2312

Mechanical	Current Repair		Future R	eplacement	M	Maintenance		
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost ars)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2039	* *	5	\$5,300		
	Location: Carp	on, Extent : Light, Area penter Shop P R V Station Observed						
Distribution Steam Piping/Pump	Location: Thre	on, Extent : Moderate, oughout			4	\$2,200		
Steam Piping/Pump	50%	Deteriorating Steam Ar e, Extent : Moderate, A oughout	2026	\$334,200	4	\$3,300		
Terminal Devices Convector/Radiator	30% Nov On Extended Life Location : Thre	e, Extent : Moderate, A	2024 Area Affected	\$271,300 : 100%	1	\$7,800		
Convector/Radiator	-	2. \$90,400 Extent : Moderate, Are oughout, Defective Ste			1 Elash Tan	\$2,600		
No Component	60% Other Observatio Location : Fan	on, Extent : Light, Area	a Affected : 09					
Air Conditioning								
Energy Source								
District C.W. Electricity	70% 30%		2046 2042	* *	1 1			
Conversion Equipment Window/Wall Unit	-	2 \$11,800 Extent : Moderate, Arc ious Offices, Multiple I			1 cal Defe	cts		
No Component	Location : Sect	on, Extent : Light, Ared ion 17 Chilled Water Is Suppli			he Centr	al Chiller Plant		
Distribution Chilled Wtr Pipe/Pump	Location : Sect				4	\$4,600		
	Chiller Plant In	Piping Only, Chilled W 1 Section 17	ater Is Pump	ed To This Buil	lding Fra	om The Central		
No Component	30%							

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

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

Asset #: 2312

Mechanical	Cui	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ears)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices	5 0/ 0	0 00 100	2026	ماد ماد		Φ2.500	
Air Handler/Cool/Ht	5% 0-	· · ·	2036	* *	1	\$2,500	
	-	, Extent : Moderate, Are n Room, 2 Of 4 Defectiv					
Air Handler/Cool/Ht	65%		2026	\$79,300	1	\$36,000	
No Component	30%						
Dehumidifier							
Generic	100%		2024				
		ion, Extent : Light, Ared	ı Affected : .	100%			
	Location : Fa						
	Explanation : Cycle	The Air Handling Units	Have The C	Capability To Pe	rform A	Dehumidification	
Ventilation	•						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$79,100	
Exhaust Fans							
Interior	100%		2026	\$105,800	2	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%						
		ost Of Ventilation Occur	s Through A	Air Handlers			
	Explanation :	Fan Room					
Plumbing							
H/C Water Piping	1000/		2024	#207 000			
Galv Iron/Steel	100%		2024	\$285,900	1		
		fe, Extent : Moderate, A	rea Affectea	a: 100%			
G B	Location : Th	rougnout					
Sanitary Piping	1000/		LIDE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	200/ 0	0 000 700	LIDE	* *			
Cast Iron	20% 0	' '	LIFE	ጥ ጥ	1		
		nt : Moderate, Area Affe roughout, Heavy Interna		racion Pananta 1	The Inte	rnal Pina	
		Creating Flow Capacity					
Cast Iron	80%	ereaning I tow Capacity				2 0000	
Cast HUII		ife, Extent : Moderate, A			1		
	Location : Th						
Fixtures		O ******					
Generic	100%						
Fire Suppression	10070						
Standpipe							
Generic	100%		2036	* *	1-5	\$45,200	
Sprinkler					-	, 12,230	
No Component	85%						
Generic	15%		2036	* *	1-2	\$3,800	
						+-,	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 9

Address : W. 77TH ST. & CPW

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$3,739,400	\$241,100
Interior Architecture	\$1,372,000	\$325,200
Mechanical	\$423,500	\$866,700
Total	\$5,534,800	\$1,433,000
Importance Code A	\$3,739,400	\$294,000
Importance Code B	\$1,675,700	\$1,139,000
Importance Code C	\$119,800	
Total	\$5,534,800	\$1,433,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$36,300			\$3,100
Interior Architecture	\$176,500		\$16,400	\$4,500
Mechanical	\$73,200	\$11,400	\$12,900	\$14,500
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$292,900	\$18,300	\$36,200	\$29,000
Importance Code A	\$38,700			\$3,100
Importance Code B	\$198,600	\$18,300	\$36,200	\$25,900
Importance Code C	\$55,600			
Total	\$292,900	\$18,300	\$36,200	\$29,000



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

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

Architecture	Current Repair Future Replacement Maintenance								
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority				
xterior									
Exterior Walls									
Copper/Terne	10% Now \$22,800 Water Penetration, Extent : Severe, Ar Location : Dormers, North Facade	2046 * ea Affected : 5%	*						
Masonry: Brick	40% Now \$109,600 Diagonal Cracks, Extent: Moderate, A Location: South Facade At Roof Lev Jnt Mortar Miss/Erod, Extent: Moder Location: West Facade	el ate, Area Affected : 25%	* 5	\$44,700					
	Staining/Discoloring, Extent : Severe, Location : West Facade	Area Affected : 100%							
Masonry: Granite	50% Now \$360,300 Int Mortar Miss/Erod, Extent : Moder Location : West Facade, East Facad	2	* 5	\$41,900					
	Staining/Discoloring, Extent : Severe, Location : West Facade	Area Affected : 5%							
Windows									
Steel	80% Now \$1,574,200 Condensation Present, Extent: Moder Location: Various Corrosion/Rusting, Extent: Severe, Ar		* 5	\$154,500	1				
	Location : Throughout Deteriorated Finish, Extent : Severe, Area Affected : 100% Location : Throughout								
	Thermally Inefficient, Extent : Severe, Area Affected : 100% Location : Throughout								
	Other Observation, Extent : Severe, An Location : Throughout Explanation : Long Past Rated Life	ea Affected : 100%							
Wood	20% Now \$185,500	2051 *	* 5	\$30,900	1				
Wood	Air Infiltration, Extent : Moderate, Ard Location : Throughout		3	Ψ30,200	1				
	Deteriorated Finish, Extent : Severe, Area Affected : 100% Location : Throughout								
	Split/Cracked, Extent : Severe, Area A Location : Throughout	ffected : 50%							
Parapets									
Masonry: Granite	10% Jnt Mortar Miss/Erod, Extent : Moder Location : East Facade	LIFE * ate, Area Affected : 20%	* 5-10						
	I would								

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

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

Architecture	Current	Repair	Future F	Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior Roof								
Copper/Terne	5% Now Deformed/Dented, E Location : Through Water Penetration, E	out					1	
	Location : Dormer Other Observation, I Location : West Sid	s Extent : Severe, Are						
	Explanation : Some		th Roll Roo	fing.				
Roll Roofing Slate	5% 90% Now	\$1,509,900	2025 LIFE	\$16,400 * *	5	\$6,200		
	Broken/Missing Elen Location: Through	out						
	Location : Through	Loose/Miss Fasteners, Extent : Severe, Area Affected : 50% Location : Throughout Loose Units, Extent : Severe, Area Affected : 5%						
	Loose Units, Extent: Location: Through		ted : 5%					
	Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout							
	Explanation: Roof	Is 130 Years Old.	Long Past R	ated Life.				
nterior Floors								
Cast in Place Concrete	10%		LIFE	* *	5	\$52,200		
Mosaic Tile	10%		2031	* *	5	\$29,800		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Various							
	Explanation : Histo	oric Minton Tile - S	uper Premii	um				
Mosaic Tile	15% Now Broken/Missing Elen		2046 re, Area Aff	* * Gected : 10%	5	\$22,400		
	Location : Second Floor Exhibit Area Patching Evident, Extent : Moderate, Area Affected : 35% Location : Second Floor Exhibit Area							
		Worn/Eroded, Extent: Severe, Area Affected: 50% Location: Throughout 2nd Fl Exhibit Hall						
Terrazzo	25%		LIFE	* *	5	\$46,600		
Vinyl Tile	30% 0-2 \$32,500 2026 \$325,200 3 \$13,400 Worn/Eroded, Extent : Moderate, Area Affected : 100% Location : Basement Corridors							
	Other Observation, I Location : Fifth Flo Explanation : 9x9 7	por	a Affected :	10%				
Wood	10%		2041	* *	5	\$22,400		
	10/0		2071			Ψ22,700		

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

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

Architecture	Current Repair		Future Replace	ement	M	aintenance	
ystem Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Interior Walls							
Cast in Place Concrete	5% Now	\$52,400	LIFE	* *			
	Loose/Delam Surface, H			10%			
	Location: Fan Room						
	Water Penetration, Exte		==				
	Location : Sub-Basem	ent Fan Room A	rea				
Concrete Masonry Unit	7%		LIFE	* *	5	\$8,700	
Glass: Single Pane	3%		LIFE	* *	5	\$7,000	
	Other Observation, Exte	_	Affected : 100%				
	Location: Throughou						
	Explanation: Hall Of	Biodiversity					
Gypsum Board	15%		LIFE	* *	5-10	\$39,500	
Metal Panel	3%		LIFE	* *	10	\$2,100	
	Other Observation, Exte	ent : Light, Area	Affected : 100%				
	Location: Third Floor						
	Explanation: Sliding	Panels Covering	Windows				
Plaster	49% Now	\$65,100	LIFE	* *	5	\$22,800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%						
	Location: Numerous	Offices					
	Water Penetration, Exte	ent : Severe, Ared	a Affected : 20%				
	Location : Numerous	Offices					
Plaster	5% Now	\$2,200	LIFE	* *	5	\$2,300	
	Other Observation, Exte	ent : Moderate, A	Area Affected : 100	0%			
	Location : Exhibit Are	eas					
	Explanation: Column	s And Decoratio	ns				
Plywood/Hardboard	10%		LIFE	* *	10	\$1,500	
	Other Observation, Exte	ent : Light, Area	Affected : 100%				
	Location : Third Floor Exhibition Area						
	Explanation : Applied	Aggregate Finis	sh				
Wood	3%		LIFE	* *	5	\$37,200	
	Other Observation, Exte	ent : Moderate, A	Area Affected : 100	0%			
	Location : Second Flo	or Exhibit Area					
	Explanation: Column	Decorations An	d Paneling				

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
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	\$20,500	LIFE	* *	5	\$900	
	Water Pen	etration, E	xtent : Severe, Area	a Affecte	d : 5%			
	Location	: Sub-Base	ement Air Handler	Area				
Gypsum Board	19%			LIFE	* *	5-10	\$77,900	
Metal Panel	8%			LIFE	* *	5	\$23,900	
Plaster	35%	Now	\$58,600	LIFE	* *	5	\$26,100	
	Loose/Del	am Surface	, Extent : Severe, A	Area Affe	cted : 10%			
	Location	: 6th Fl O	ffices - Especially I	North Mo	ost Dormer			
	Water Pen	etration, E	xtent : Severe, Ared	a Affecte	d: 10%			
	Location	: Various	6th Fl Offices					
Plaster	5%			LIFE	* *	5-10	\$10,200	

Mechanical	Cı	urrent Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Es Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2022	\$52,800	5	\$4,700	
Steam								
	Other Observe	ation, Exte	nt : Light, Area	Affected	: 100%			
	Location: Si	ub Baseme	ent					
	Explanation	: Main Di	strict Steam Sup	ply Valv	e For Entire Muse	um		
Distribution								
Steam Piping/Pump	50% N	low	\$297,400	2056	* *	4	\$2,000	
	Other Observe	ation, Exte	nt : Moderate, A	Area Affe	cted : 50%			
	Location: T	hroughout						
	Explanation	: Deterior	ating Steam An	d Conden	sate Return Piping	3		
Steam Piping/Pump	50%			2026	\$297,400	4	\$2,900	
1 0 1	On Extended I	Life, Exten	t : Moderate, A	rea Affect	ted : 100%		. ,	
	Location : Ti	hroughout		55				

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

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

Asset #: 2313

Mechanical	Current l	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Convector/Radiator	5% 0-2	\$40,200	2046	* *	1	\$1,200	
	Malfunctioning, Exte	_	-	50%			
	Location : Through	out, Defective Stea	m Traps				
Convector/Radiator	20%		2024	\$160,900	1	\$5,200	
	On Extended Life, Ex			ed : 100%			
	Location : Through	out 5th And 6th Flo	oor				
No Component	75%						
	Other Observation, E	Extent : Light, Area	Affected	: 0%			
	Location: Fan Roo						
	Explanation: Cove	red Under AC					
Air Conditioning							
Energy Source							
District C.W.	80%		2046	* *	1		
Electricity	20%		2042	* *	1		
Conversion Equipment	2004		2010	#25 000			
Window/Wall Unit	20%		2019	\$35,000	1		
No Component	80%		A CC4 - 1	. 00/			
	Other Observation, E Location : Section 1	_	Ајјестеа	: 0%			
			J.T. Thi	. Duilding Engan T	h o Contro	al Chillan Dlant	
	Explanation : Chille In Section 17	ea waier is supplie	ea 10 Ini:	Builaing From 11	ne Centr	ai Chiller Plani	
Distribution	In Section 17						
Chilled Wtr Pipe/Pump	80%		2046	* *	4	\$4,700	
r	Other Observation, E	Extent : Light, Area	Affected	: 100%		, ,,,,,,,	
	Location : Section						
	Explanation: Pipin	g Only, Chilled Wo	ater Is Pu	mped From The C	entral Ci	hiller Plant	
No Component	20%						
Terminal Devices							
Air Handler/Cool/Ht	80%		2026	\$57,900	1	\$39,400	
No Component	20%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$70,300	
Exhaust Fans							
Interior	100%		2026	\$94,200	2	\$2,400	
	Other Observation, E		Affected	: 100%			
	Location: Through						
Plumhing	Explanation : Most	Of Ventilation Occ	curs Thro	ugh Air Handlers			

Plumbing

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

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

Mechanical	Current Repair	Future Replaceme	nt	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (FY	Cost Cyc (Yr	le Estimated Cost	Priority
lumbing					
H/C Water Piping					
Galv Iron/Steel	20% 0-2 \$50,900		* * 1		
	Corroded, Extent: Severe, Area Affect		1 10: :	D . 1 . 771	
	Location: At And Near Points Of Us Internal Corrosion Is Creating Wate	r Flow Restriction Issue	s	ig Reported. The	
Galv Iron/Steel	80%	2024 \$203,	500 1		
	On Extended Life, Extent : Moderate, A	Area Affected : 100%			
	Location : Throughout				
Sanitary Piping					
Cast Iron	100%	LIFE	* * 1		
	On Extended Life, Extent : Moderate, A Location : Throughout	Area Affected : 100%			
Storm Drain Piping					
Cast Iron	25% Now \$29,700	LIFE	** 1		
	Corroded, Extent : Severe, Area Affect	ted : 25%			
	Location : Subbasement And Baseme Reported. The Internal Corrosion Is Heavy Down Pour				
Cast Iron	75%	LIFE	** 1		
	On Extended Life, Extent : Moderate, A Location : Throughout	Area Affected : 100%			
Sump Pump(s) Submersible	100%	2020 \$7,	200 4	\$2,500	
Backflow Preventer	100,0			+2,000	
Generic	100% 0-2 \$8,300 Other Observation, Extent: Moderate, Location: Lower Level Explanation: Leaky Unit		* * 1	\$4,400	
Fixtures					
Generic	100%				
ertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent : Light, Are	a Affected : 100%			
	Location: B-7, Biodiversity				
	Explanation: 1 Unit, #9				
ire Suppression			·		
Standpipe					
Generic	100%	2036	* * 1-5	\$40,200	
Sprinkler					
No Component	90%				
Generic	10%	2036	* * 1-2	\$2,200	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL. HISTORY ELECTRICAL SYSTEM

Address : W. 77TH ST. & 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 2017 - 2020	FY 2021 - 2026
Electrical	\$362,200	\$9,235,200
Total	\$362,200	\$9,235,200
Importance Code A		\$66,600
Importance Code B	\$362,200	\$9,168,500
Total	\$362,200	\$9,235,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Electrical	\$153,600	\$139,800	\$144,400	\$117,500
Total	\$153,600	\$139,800	\$144,400	\$117,500
Importance Code A				
Importance Code B	\$153,600	\$139,800	\$144,400	\$117,500
Total	\$153,600	\$139,800	\$144,400	\$117,500



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 AMERICAN MUSEUM OF NATL. HISTORY ELECTRICAL SYSTEM

Asset #: 4164

ectrical	Current Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2046	* *	5	\$2,500	
Fused Disc Sw	Other Observation, Extent: Moderate, Location: Electrical Room1 (north S Explanation: 5 - Main Service Disco 50% Other Observation, Extent: Moderate,	ide / Colu nnect Swi 2026	mbus Ave And 81 States Rated @ 400 \$66,600			
	Location: Electrical Room 2 (South			ø 3		
	Explanation: 3- Main Service Disco				es Each	
Transformers	Zapiananon . O muni service Discon	cci bivii	enes ranca e root	- mper	20011.	
Dry Type	70%	2031	* *	5	\$3,000	
Diy Type	Other Observation, Extent: Moderate, Location: Electrical Room 2 (south . Explanation: 1-500kva, 1-300kva, 2-	Area Affe Side, Build	ding 3)		φ5,000	
D. T.			**		¢1 200	
Dry Type	30% Other Observation, Extent: Moderate, Location: Electrical Room 1 (norths Explanation: 1-500kva, 1-300kva, 1-	ide / Build	ected : 100% ling 17)	5	\$1,300	
Switchgear / Switchboard	2	, e , e , e	,200,120 , 0115			
Air Circuit Breaker	10%	2026	\$62,700	5	\$600	
Fused Disc Sw	15%	2026	\$94,000	5	\$700	
Fused Disc Sw	50%	2046	* *	5	\$2,500	
Molded Case Bkrs	5%	2046	* *	5	\$1,500	
Molded Case Bkrs	20%	2026	\$125,400	5	\$6,000	
Raceway			· · · · · · · · · · · · · · · · · · ·			
Busway	1%	2024	\$7,200	1		
Conduit	64%	2026	\$462,200	1		
Conduit	35%	2046	* *	1		
Panelboards						
Fused Disc Sw	5%	2025	\$32,400	5	\$1,300	
Fused Disc Sw	5%	2034	* *	5	\$1,300	
Molded Case Bkrs	15%	2025	\$97,100	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 \$144,900 Insulation Aged, Extent : Moderate, Ar Location : Throughout Older Buildin			1		
Rubber	30% 2-4 \$217,300 Other Observation, Extent : Moderate, Location : Throughout Older Buildin			1		
	Explanation : On Extended Life					

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 AMERICAN MUSEUM OF NATL. HISTORY ELECTRICAL SYSTEM

Asset #: 4164

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Motor Controllers						
Locally Mounted	20%	2024	\$752,200	5	\$1,500	
Locally Mounted	20%	2031	* *	5	\$1,500	
Motor Control Center	10%	2039	* *	5	\$3,100	
Variable Frequency Drive	50%	2039	* *			
round						
Grounding Devices						
Not Accessible	50%			_		
Generic	50%	LIFE	**	5	\$16,900	
	Other Observation, Extent:		: 100%			
	Location: North Side Spri					
Stond Inc. Donner	Explanation: Connected T	o Metal Water Pipe				
Stand-by Power						
Transfer Switches Automatic	100%	2039	* *	1	\$353,200	
Generators	100%	2039		1	\$333,200	
Diesel	50%	2039	* *	1	\$222,300	
Diesei	Other Observation, Extent:			1	\$222,300	
	Location: Outside / Yard	moderate, med mjecied	. 10070			
	Explanation: Emergency (Generator Rated @ 1500)kw			
Diesel	50%	2029	**	1	\$222,300	
Diesei	Other Observation, Extent:			1	\$222,300	
	Location: Generator Room		. 10070			
	Explanation : Emergency (_)kw			
Batteries	Explanation: Emergency	Seneralor Raica C 1000	7017			
Lead/Acid	100%	2021	\$1,600	5	\$42,500	
Fuel Storage	100/0	2021	Ψ1,000		Ψ12,200	
Day Tank	25%	2048	* *	5	\$50,400	
24) 1444	Other Observation, Extent:		! : 100%	C	Ψ20,.00	
	Location : Yard / Outside	. 55				
	Explanation: 100 Gallons	Rated Capacity				
Day Tank	25%	2034	* *	5	\$50,400	
2 4) 1 4111	Other Observation, Extent:		: 100%	C	φεο,	
	Location : Generator Room					
	Explanation: 500 Gallons	=				
Main Tank	25%	2061	* *	5	\$8,000	
1/14/11/1	Other Observation, Extent:		: 100%	C	Ψο,σσσ	
	Location: Underground/					
	Explanation : 4000 Gallon					
Main Tank	25%	2041	* *	5	\$8,000	
William Lunk	Other Observation, Extent:		! : 100%	3	Ψ0,000	
	Location: Garage / West	,	. ===, •			
	Explanation: 1000 Gallon	s Canacity				

Lighting

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 AMERICAN MUSEUM OF NATL. HISTORY ELECTRICAL SYSTEM

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	55%		2031	* *	10	\$548,400	
	T-8 Lamps, Extent : Location : Through		ected : 1	00%			
Fluorescent	20%		2026	\$2,817,900	10	\$199,400	
	Other Observation, I Location : Through Explanation : T-12	nout Older Building	Area Affe	cted : 100%		,	
Fluorescent	10%	-	2031	* *	10	\$99,700	
Tracrescent	Compact Fluorescen Location : Building	_	oderate, 1	Area Affected : 100		Ψ23,700	
Fluorescent	1%		2031	* *	10	\$10,000	
	T-5 Lamps, Extent : Location : Building		ected : 10	90%			
HID	1%		2026		10	\$400	
Incandescent	11%		2026	\$1,549,800	2	\$2,700	
LED	2%		2034	* *			
	Other Observation, I Location : Building Explanation : Led I	g 1a	Area Affe	cted : 100%			
Egress Lighting							
Emergency, Service	50%		2031	* *	1		
Exit, LED	50%		2054	* *	1		
Exterior Lighting							
HID	50%		2026	\$2,317,400	10	\$1,800	
LED	50%		2034	* *			
Alarm							
Security System							
No Component	20%						
Generic	80%		2034	* *	1	\$343,000	
	Other Observation, I Location : Inside A		Area Affe	cted : 100%			
	Explanation: Cctv	Surveillance Came	ras				
Fire/Smoke Detection							
Generic, Digital	100%		2034	* *			
-	Other Observation, I Location : Through		Area Affe	cted : 100%			
	Explanation: Strol	be Lights, Smoke De	etectors,	Manual Pull Statio	ons, Alam	a Bells, Horns	

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX COUNTY HISTORICAL SOCIETY ADMINISTRATION & LIBRARY BLDG.

Address : 3309 BAINBRIDGE AVENUE @ E. 208 ST.

Borough : BRONX Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$89,100	
Electrical		\$180,600
Mechanical		\$52,600
Total	\$89,100	\$233,200
Importance Code A	\$89,100	
Importance Code B		\$233,200
Total	\$89,100	\$233,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$19,500			
Interior Architecture	\$24,800	\$2,600	\$200	\$100
Electrical	\$100	\$100	\$100	\$800
Mechanical	\$800	\$700	\$900	\$9,300
Total	\$45,200	\$3,400	\$1,200	\$10,300
Importance Code A	\$20,100	\$600	\$600	\$600
Importance Code B	\$18,300	\$2,900	\$600	\$9,600
Importance Code C	\$6,900			
Total	\$45,200	\$3,400	\$1,200	\$10,300



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

Architecture	Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls								
Cement-Fiber Panel	5% 4+ Staining/Discoloring, Location: South Fa		2025 , Area A	\$6,100 ffected : 20%				
Masonry: Brick	85% Now Diagonal Cracks, Ext Location: Chimney				5	\$15,100		
	Jnt Mortar Miss/Eroc Location : North Fo	acade, South Facad	le, West	Facade				
	Misaligned/Bulging, Location: South Fa			fected : 15%				
	Rusting Masonry Sup Location : Lintels, V		te, Area 1	Affected : 25%				
	Spalling, Extent : Mo Location : South Fa			Ó				
Masonry: Fieldstone	10%		LIFE	* *	5	\$1,300		
Windows Aluminum	100% Now Broken/Missing Elem Location: Through		2041 t, Area Ą	* * ffected : 30%	5	\$1,100		
Parapets								
Not Accessible	100%							
Roof Not Accessible	100%							
	Other Observation, E Location :	xtent : Light, Area	Affected	: 0%				
	Explanation : Acces	ss Door Inoperable						
terior								
Floors	400/		2024	0.10 COO	2	Φ# 400		
Carpet	40%		2024	\$42,600	3	\$5,100		
Cast in Place Concrete	10%		LIFE	* *	5	\$1,900		
Ceramic Tile	5%	Φ 7 00	2034	**	5	\$400		
Vinyl Tile	10% Now Cracking/Crumbling, Location: Second I		2025 , Area Aj	\$7,100 ffected : 10%	3	\$300		
Wood	35% 4+	\$9,600	2040	**	5	\$2,800		
	Deteriorated Finish, Location : Through	_	ı Ajjecte	u . 20%				

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

Asset #: 3003

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

Electrical	Current Repair Future Replace		e Replacement	ement Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2035	* *	5	\$200	
	Other Observation, Extent : Modera	ate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 1 Electrical Service	Rated @ 150	00 Amps			
Raceway						
Conduit	50%	2035	* *	1		
Conduit	50%	2025	\$15,300	1		
Panelboards						
Molded Case Bkrs	100%	2033	* *	5	\$200	
Wiring						
Thermoplastic	100%	2035	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
	Other Observation, Extent : Modera	ate, Area Affe	cted : 100%			
	Location: Basement					
	Explanation: Water Main					

Lighting

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

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

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

Asset #: 3003

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	48%	2025	\$88,400	10	\$2,500		
	Other Observation, Extent : Mod	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Basement						
	Explanation: T-12 Lamps						
HID	2%	2025	\$1,500	10			
Incandescent	50%	2025	\$92,100	2	\$100		
Egress Lighting							
Emergency, Battery	50%	2030	* *	10	\$700		
Exit, Service	50%	2025	\$400	1			
Exterior Lighting							
HID	100%	2025	\$21,000	10			
Alarm							
Security System							
No Component	75%						
Generic	25%	2030	* *	1	\$500		
Fire/Smoke Detection							
No Component	65%						
Generic, Analog	35%	2030	* *				

Mechanical	Current Repa	ir Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2045	* *	1		
Conversion Equipment						
Steam Boiler	100%	2038	* *	1	\$5,700	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2035	* *	4	\$300	
Terminal Devices						
Convector/Radiator	100%	2023	\$52,600	1	\$1,800	
Air Conditioning						
Energy Source						
Electricity	100%	2033	* *	1		
Conversion Equipment						
Window/Wall Unit	75%	2020	\$8,600	1		
No Component	25%					
Plumbing						
H/C Water Piping						
Brass/Copper	25%	2045	* *	1		
Galv Iron/Steel	75%	2023	\$12,500	1		

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

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

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

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2023	\$1,300	2	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures				•		
Generic	100%					

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING

Address : 3313 BAINBRIDGE AVENUE @ E. 208 ST.

Borough : BRONX Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$36,700	
Mechanical		\$36,800
Total	\$36,700	\$36,800
Importance Code A	\$36,700	
Importance Code B		\$36,800
Total	\$36,700	\$36,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,400		\$500	
Interior Architecture	\$18,800	\$300	\$200	
Electrical	\$10,900	\$100	\$100	\$6,000
Mechanical	\$500	\$800	\$600	\$800
Total	\$48,600	\$1,100	\$1,400	\$6,800
Importance Code A	\$18,600	\$300	\$700	\$300
Importance Code B	\$24,700	\$600	\$600	\$6,500
Importance Code C	\$5,300	\$200		
Total	\$48,600	\$1,100	\$1,400	\$6,800



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

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

Asset #: 4526

Architecture	Current Repair		Future Replacement		М	Maintenance		
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cement-Fiber Panel	5%		\$3,100	2030	* *			
			Extent : Moderate	, Area A <u>f</u>	fected : 5%			
		a : South Fo		. 4	ff4-1 · 200/			
		am Surjace 1 : South Fo	e, Extent : Moderat geade	e, Area A	<i></i> ујестеа : 20%			
			Extent : Moderate,	Area Aff	ected · 20%			
		ı : South Fo		111 cu 11jj	cerea . 2070			
Concrete Masonry Unit	15%	Now	\$10,700	LIFE	* *	5	\$1,700	
,	Cracking/	Crumbling,	Extent : Light, Are		ed : 10%		, ,,	
	Location	: Through	out					
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					
Masonry: Brick	70%	Now	\$36,700	LIFE	* *	5	\$12,400	
	Cracking/	Crumbling,	Extent: Severe, A	rea Affec	ted : 5%			
		: Various						
			d, Extent : Light, A	rea Affec	ted : 20%			
		: Various			1 50/			
	_		Extent : Moderate,	Area Aff	ected: 5%			
			orth Facades nt, Extent : Light, A	noa Affa	at a d . 50/			
		pair Eviaer i : West Fai		rea Ajjec	nea : 5%			
Masonry: Fieldstone	10%	i. Wesi Fu		LIFE	* *	5	\$1,300	
Windows	1070			LIITE			\$1,500	
Aluminum	100%	Now	\$4,600	2041	* *	5	\$1,100	
T Hummun			xtent : Severe, Area		d : 5%	J	Ψ1,100	
		: Second I		55				
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	a =			2027		4.0	** - 0 -	
Modified Bitumen	85%			2025	\$21,100	10	\$3,700	
Roll Roofing	15%			2024	\$2,600	5	\$1,100	

Interior

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

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

Asset #: 4526

rchitecture		Current Repair		Future Replacement		Maintenance			
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior									
Floors	100/				de de	_	# 1 000		
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%		\$9,600	2040	* *	5	\$5,600		
		Split/Cracked, Extent: Light, Area Affected: 5%							
		ı : Various							
			ent : Light, Area Aff	ected : 1	0%				
		ı : Through							
			Extent : Moderate, A	rea Affe	cted : 80%				
		ı : Through							
	Explana	tion : Flooi	rs Are Sloping						
Interior Walls						_			
Ceramic Tile	5%			2028	* *	5	\$400		
Concrete Masonry Unit	10%			LIFE	* *	5	\$300		
Gypsum Board	65%		\$1,100	LIFE	* *	5	\$3,300		
		netration, E n : Second I	xtent : Moderate, A Floor East	rea Affe	cted : 10%				
Masonry: Fieldstone	15%	Now	\$4,200	LIFE	* *				
y			Extent : Moderate, A		cted : 10%				
			Rooms - Basement	55					
		_	zontal Cracks, Wate	r Peneti	ration				
Plaster	5%			LIFE	* *	5	\$100		
Ceilings									
Exposed Struc: Steel	10%			LIFE	* *				
Gypsum Board	90%	Now	\$3,800	LIFE	* *	5	\$9,600		
71	Water Per	netration, E	xtent : Light, Area		: 5%		. ,		
			ıt File Room						

lectrical	Current Repair	Future I	Future Replacement		Maintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5		
	Other Observation, Extent: Moderate,	Area Affecte	ed : 100%			
	Location: Basement					
	Explanation: 1 Electrical Service Ro	ated @ 100 A	Amps			
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	

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

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

Asset #: 4526

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Braided Cloth	20% 2-4	\$1,600	2050	* *	1		
		tent : Moderate, Are	a Affecte	d: 100%			
	Location : Baseme	ent					
Thermoplastic	80%		2045	* *	1		
Ground							
Grounding Devices							
Generic	100% Now	\$9,300	LIFE	* *	5	\$100	
		Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Baseme	ent					
	Explanation: Cov	ered With Paint					
Lighting							
Interior Lighting							
Fluorescent	98%		2030	* *	10	\$5,100	
		Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Throug	· ·					
	Explanation: T-12	2 Lamps					
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	* *			

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Electricity	30%	2035	* *	1				
Natural Gas	70%	2045	* *	1				
Conversion Equipment								
Heat Pump	30%	2026	\$5,800	2	\$500			
-	Other Observation, Extent : Light, Area Affected : 30% Location : New Addition Area							
	Explanation : 1 Unit							
Hot Water Boiler	70%	2038	* *	1	\$2,000			
	Other Observation, Extent : Light, Area Affected : 70%							
	Location: Basement							
	Explanation: 1 Unit							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$1,000	
Hot Wtr Piping/Pump	70%			2033	* *	4	\$300	
Terminal Devices								
Convector/Radiator	70%			2023	\$36,800	1	\$1,300	
Induction Unit	30%			2034	* *	1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Heat Pump	30%			2026	\$100	2	\$100	
No Component	70%							
Terminal Devices								
Induction Unit	30%			2030	* *	1	\$600	
No Component	70%							
Heat Rejection								
Evap Condenser	30%			2030	* *	2	\$1,200	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2051	* *	1		
Galv Iron/Steel	80%			2023	\$13,300	1		
Water Heater								
Gas Fired	100%			2024	\$1,300	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX MUSEUM OF THE ARTS

Address : 1040 GRAND CONCOURSE @E. 165 STREET

Borough : BRONX Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$122,700
Interior Architecture		\$108,200
Electrical		\$364,400
Mechanical		\$170,000
Total		\$765,300
Importance Code A		\$122,700
Importance Code B		\$642,600
Total		\$765,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$95,300	\$4,000		\$67,600
Interior Architecture	\$98,000	\$17,100		\$11,600
Electrical	\$1,400	\$1,400	\$1,000	\$1,200
Mechanical	\$14,100	\$6,300	\$12,300	\$5,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$216,600	\$36,600	\$21,200	\$94,200
Importance Code A	\$98,000	\$6,700	\$2,700	\$70,300
Importance Code B	\$118,700	\$29,600	\$18,600	\$23,800
Importance Code C		\$400		
Total	\$216,600	\$36,600	\$21,200	\$94,200



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

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

Architecture		Current l	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Concrete Masonry Unit	Location	netration, E 1 : Above E	\$25,900 Extent : Moderate, A ast Facade Windov t, Extent : Moderat	vs Of 200	05 Wing	5	\$4,000		
	-		cade Of 2005 Wing	.,	5,5				
	Other Obs	servation, E 1 : East Fac	Extent : Moderate, A cade Of 2005 Wing	Area Affe	ected : 10%				
		tion : Efflo	rescence						
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	400-		4.2. - 0.0			_			
Aluminum	100%		\$3,700	2041	**	5	\$2,200		
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 10% Location: Window At West Facade Of 2005 Wing								
			-		-				
			Extent : Moderate, A						
D	Location	ı : East Fac	cade Windows Of 2	JUS Wing	g				
Parapets Concrete Masonry Unit	10%			LIFE	* *	5	\$800		
Masonry: Brick	33%		\$6,500	LIFE	* *	5 5	\$2,300		
Masonly. Blick	Cracking/	Crumbling,	Extent : Light, Are			3	\$2,300		
		Location : Throughout Water Penetration, Extent : Light, Area Affected : 5%							
		ı : Through	_	2550000	, .				
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		

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

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

Asset #: 2368

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	40%			2030	* *	10	\$17,500	
Built-Up (BUR)	15%	2-4	\$29,400	2035	* *			
		r/Impact D 1 : Through	amage, Extent : Se out	vere, Are	ea Affected : 100%			
Metal Panel	5%	Now	\$4,800	2030	* *			
	Location Water Per	ı : Bulkhea ıetration, E	nents, Extent : Mod d At East Side extent : Moderate, A vir At East Side		33			
Metal Panel	3%			2038	* *	10	\$2,400	
Single Ply Membrane	27%			2030	* *	10	\$11,800	
, , , , , , , , , , , , , , , , , , ,	Location	ı : 2005 Wi	Extent : Moderate, A ng rete Pavers Over M				, ,	
Sloped Glazing			\$25,000 Extent : Light, Area	LIFE Affected	**	5	\$58,400	

Interior

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2024	\$32,500	3	\$3,900	
Carpet	3%		\$19,500	2027	* *	3	\$2,300	
			: Moderate, Area	Affected .	: 50%			
		ı : First Flo	55					
	_		evere, Area Affecte	d : 50%				
		ı : First Flo						
Cast in Place Concrete	18%	2-4	\$4,800	LIFE	* *	5	\$20,500	
			xtent : Light, Area	Affected	: 5%			
	Location	ı : First Flo	or Of 2005 Wing					
Ceramic Tile	4%	0-2	\$3,900	2034	* *	5	\$1,000	
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	ı : Through	out					
Terrazzo	5%	0-2	\$5,900	LIFE	* *	5	\$2,000	
			Extent : Light, Are		ed : 10%		, ,	
	Location	ı : Through	out					
Vinyl Tile	5%	0-2	\$21,600	2035	* *	3	\$1,000	
,	Cracking/	Crumbling,	Extent : Moderate	Area Aj	ffected : 25%	-	7-,000	
	Location	ı : First Flo	or Near Boiler Are	a	•			
	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	: 25%			
	Location	ı : First Flo	or Near Boiler Are	a				
Vinyl Tile	25%	2-4	\$10,800	2025	\$108,200	3	\$4,900	
,	Cracking/	Crumbling,	Extent : Light, Are			-	+ 1,5 0 0	
		ı : Through		33				
Vinyl Tile	10%			2030	* *	3	\$2,000	
Wood	25%			2053	* *	5	\$24,400	
W 00 0		n Progress.	Extent : Light, Ared		d : 66%	J	Ψ21,100	
	-	ı : Through	_	33				
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	* *			

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

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

Asset #: 2368

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2030	* *	5	\$12,600	
AcousTileConcealSpLn	5%	0-2	\$20,000	2045	* *	5	\$1,600	
	Broken/M	issing Elem	ients, Extent : Mode	erate, Ar	ea Affected : 15%			
	Location	ı : First Flo	oor Office					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	: 50%			
	Location	ı : First Flo	or Office					
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	\$5,000	LIFE	* *	5	\$12,600	
• 1	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 2%			
	Location	ı : East Wir	idows Of Education	n Room ((2005 Wing)			
	Water Penetration, Extent: Light, Area Affected: 5%							
	Location	ı : East Wir	idows Of Education	n Room ((2005 Wing)			
Plaster	20%	Now	\$6,500	LIFE	* *	5	\$6,300	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 2%	-	1 - 7	
	_	ı : East Stai		. ,	v			
		netration, E n : East Stai	xtent : Moderate, A ir	Area Affe	cted : 5%			

ectrical	Current Repair	Future Rep	lacement	M	aintenance	
stem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2035	* *	5	\$100	
	Other Observation, Extent: Mod Location: Old Electrical Room	n				
	Explanation: One1200 Amps	Main Disconnect Switc	h			
Fused Disc Sw	50%	2051	* *	5	\$100	
	Other Observation, Extent: Mo Location: Electrical Room - N Explanation: One 2000 Amps	lew Wing				
Switchgear / Switchboard	1					
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	

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

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

Asset #: 2368

Electrical	Current Repair	Future Replac		M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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	50%	LIFE	* *	_	\$400	
Generic	Other Observation, Extent : Moderate, Location : Basement Explanation : Metal Water Pipe			5	\$400	
Generic	50%	LIFE	* *	5	\$400	
Lighting	3070	En E			Ψ.00	
Interior Lighting						
Fluorescent	40% Other Observation, Extent: Moderate,	2025 Area Affec	\$242,900 ted: 100%	10	\$18,800	
	Location : Old Building Explanation : T-12 Lamps					
Fluorescent	20%	2033	* *	10	\$9,400	
	Other Observation, Extent : Moderate, Location : New Building Explanation : T-8 Lamps	Area Affec	ted : 100%			
Incandescent	20%	2025	\$121,500	2	\$200	
Incandescent	10%	2033	**	2	\$100	
mountescent	Other Observation, Extent : Moderate, Location : Galleries		ted : 100%	-	φ100	
	Explanation: Track Lights					
LED	10%	2033	* *			
Egress Lighting	200/	2025	¢20, 200	10	¢2.700	
Emergency, Battery	30%	2025	\$20,300	10	\$3,700	
Emergency, Battery Exit, LED	20% 5%	2033 2060	* *	10 1	\$2,500	
Exit, LED Exit, Service	30%	2025	\$4,100	1		
Exit, Service	15%	2023	\$ 4 ,100 * *	1		
Exterior Lighting	1370	2033		1		
Not Accessible	100%					
Alarm						
Security System						
No Component	50%					
Generic	50%	2033	* *	1	\$9,600	
Fire/Smoke Detection						
Generic, Digital	100%	2033	* *			

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

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

Asset #: 2368

Mechanical	Current Repa	air Future	Replacement	Ma		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Natural Gas	100%	2045	* *	1		
Conversion Equipment	100/0	2043		1		
Furnace	Location: Roof Of Sour	-		1	\$7,600	
	Explanation : 4 Gas Fine Entire South Wing Of T	ed Packaged Roof Top Ai he Building.	r Conditioning U	Inits Uni	ts Serve The	
Hot Water Boiler	Location : Basement Of	2042 at: Light, Area Affected: North Wing red Modular Hot Water Bo		1	\$10,100	
Hot Water Boiler	25% Other Observation, Exter Location: Basement Of	2038 at: Light, Area Affected:	**	1	\$6,300	
	Explanation: 1 Gas Fin	red Hot Water Boiler ment On The South Wing				
Steam Boiler	Location : Basement Op Explanation : 2 Gas Fin	2042 at: Light, Area Affected: North Wing red Modular Steam Boiler se Boilers Is Used To Hur	s	1 Wing Ot	\$2,500	
Distribution						
Hot Wtr Piping/Pump	Location : Basement Of			4	\$2,300	
		isement Air Handlers, Fin		And Far		
Hot Wtr Piping/Pump	Location : Basement Of	2047 at: Light, Area Affected: North Wing ackaged Roof Top Air Con		4 nent	\$1,000	
Terminal Devices	•		9 1 1			
Air Handler	30%	2033	* *	1	\$9,500	
Air Handler	5%	2030	* *	1	\$1,600	
Convector/Radiator	30%	2038	* *	1	\$5,000	
Fan Coil Unit/Heat No Component	5% 30%	2030	* *	1	\$800	
Air Conditioning						
Energy Source						
Electricity	100%	2041	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	30%	2025	\$51,000	1	\$7,100	
Ext Pkg Unit - Heating/Cooling	40%	2033	* *	2	\$1,300	
Heating/Cooling Ext Pkg Unit - Heating/Cooling	30%	2025	\$99,100	2	\$900	

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

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

Asset #: 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
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	30%			2045	* *	4	\$1,100	
No Component	70%							
Terminal Devices				• • • •	de de		44 400	
Air Handler/Cool/Ht	5%			2030	* *	1	\$1,600	
Fan Coil - Cool/Heat	5%			2030	* *	1	\$800	
No Component	90%							
Heat Rejection	1.00/			2025	Ф10 000	2	Φ2.600	
Air Condenser Unit	10%			2025	\$10,000	2	\$3,600	
No Component	90%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,600	
Exhaust Fans	100%			LILE		2-3	\$28,000	
Roof	40%			2033	* *	2	\$600	
Roof	10%	0-2	\$4,000	2035	* *	2	\$100	
KOOI			هې,000 Ioderate, Area Affe			2	\$100	
			South Wing, 1 Of 5					
Deef		i . Rooj Oj	50uin wing, 1 0j 5				Φ000	
Roof	50%			2025	\$19,900	2	\$800	
Plumbing H/C Water Pining								
H/C Water Piping	40%			2051	* *	1		
Brass/Copper Galv Iron/Steel	40% 60%			2031	* *	1 1		
Water Heater	00%			2030		1		
Gas Fired	100%			2023	\$11,700	2	\$700	
GasTricu		servation F	Extent : Light, Area			2	\$700	
			id North Wing Base		. 100/0			
			its Observed	menis				
Sanitary Piping	2	2 010	3000					
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping	10/0							
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)	.070							
Rigid Piping	40%			2033	* *	4	\$1,000	
Rigid Piping	60%			2030	* *	4	\$1,500	
Sewage Ejector(s)	0070			_555		•	Ψ1,500	
Electric	100%			2033	* *	4	\$2,500	
Backflow Preventer	20070					•	Ψ2,500	
No Component	60%							
Generic	40%			2033	* *	1	\$1,300	
Fixtures	1070						Ψ1,500	
Generic	100%							
Vertical Transport	100/0							

Vertical Transport

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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Vertical Transport				
Elevators				
Hydraulic	100%	LIFE **		
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location: B, 1 & 2 - One Unit In Each	h Wing Of The Building		
	Explanation: Two Units			
Fire Suppression				
Sprinkler				
No Component	60%			
Generic	40%	2051 **	1-2 \$5,700	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO ANIMAL COMMISSARY BARN

Address : BRONX RIVER PKWY & 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 : 17-Apr-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical	\$23,600	
Total	\$23,600	
Importance Code B	\$23,600	
Total	\$23,600	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$1,100		
Interior Architecture		\$2,100		
Electrical	\$100	\$5,900		
Mechanical				
Total	\$100	\$9,100	\$100	
Importance Code A		\$1,100		
Importance Code B	\$100	\$8,000	\$100	
Importance Code C				
Total	\$100	\$9,100	\$100	



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO ANIMAL COMMISSARY BARN

Asset #: 2188

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$1,700	
Masonry: Brick	85%		LIFE	* *	5	\$5,900	
Metal Sect. OHD	10%		2028	* *	5	\$2,200	
Windows							
Wood	100%		2031	* *	5	\$5,200	
Roof							
Asphalt Shingle	100%		2032	* *	10	\$900	
Interior							
Floors							
Cast in Place Concrete	50%		LIFE	* *	5	\$4,900	
Wood	50%		2038	* *	5	\$4,200	
Interior Walls			•				
Wood	100%		LIFE	* *	5	\$16,100	
Ceilings							
Exposed Struc: Wood	100%		LIFE	* *			

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$2,500	5		
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Basement					
	Explanation: One 200 Ar	nps Main Disconnect	Switch			
Raceway						
Conduit	50%	2023	\$6,800	1		
Conduit	50%	2043	* *	1		
Panelboards						
Fused Disc Sw	5%	2022	\$700	5		
Molded Case Bkrs	65%	2022	\$9,500	5	\$100	
Molded Case Bkrs	30%	2039	* *	5	\$100	
Wiring						
Thermoplastic	70%	2023	\$12,500	1		
Thermoplastic	30%	2043	* *	1		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						

Lighting

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO ANIMAL COMMISSARY BARN

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	70%	2028	* *	10	\$4,100	
	Other Observation, Extent : Moder	ate, Area Affected	! : 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Fluorescent	30%	2018	\$23,600	10	\$1,800	
	Other Observation, Extent: Light,	Area Affected : 10	00%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Exterior Lighting						
HID	100%	2028	* *	10		

Mechanical	Current Rep	pair Fu	uture Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Yes	ar Estimated Co Y	St Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust FansWall Unit	100%	202	23 \$9,40	00 2	\$200	

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO ANIMAL HOLDING - SHELTER BLDG.

Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 18,100 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-Apr-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116670

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$75,800	\$110,900
Interior Architecture		\$55,300
Electrical	\$470,100	\$424,400
Total	\$546,000	\$590,600
Importance Code A	\$75,800	\$157,600
Importance Code B	\$470,100	\$433,000
Total	\$546,000	\$590,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$10,200	\$7,900		
Interior Architecture		\$1,500		
Electrical	\$13,800	\$40,800	\$2,500	\$2,500
Mechanical	\$3,800	\$9,100	\$4,800	\$2,500
Total	\$27,800	\$59,300	\$7,200	\$5,000
Importance Code A	\$11,100	\$8,900	\$900	\$900
Importance Code B	\$16,700	\$50,400	\$6,300	\$4,000
Importance Code C				
Total	\$27.800	\$59,300	\$7,200	\$5,000



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

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

Asset #: 2809

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	\$31,700	
Concrete Masonry Unit	3%		\$10,200	LIFE	* *	5	\$800	
		Cracks, Exte 1 : Chimney	ent : Severe, Area A	ffected :	15%			
Metal Coiling Doors	12%			2028	* *	5	\$15,900	
Wood	70%	0-2	\$75,800	2036	* *	5	\$74,000	
	-	cked, Exteni 1 : Through	: Moderate, Area . out	Affected	: 20%			
Roof								
Single Ply Membrane	95%			2031	* *	10	\$36,900	
		place Evide n : Through	ent, Extent : Light, . out, 2011	Area Aff	ected : 100%			
Skylight, Metal/Glass	5%			2043	* *	10	\$6,500	
		pair Evider 1 : Through	nt, Extent : Light, A out, 2011	rea Affe	cted : 25%			
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	\$55,300	
Ceramic Tile	3%			2026	\$16,000	5	\$800	
Quarry Tile	7%			2028	* *	5	\$3,000	
Interior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	\$11,500	
Glass: Single Pane	5%			LIFE	* *	5	\$1,400	
Plaster	20%			LIFE	* *	5	\$2,300	
Ceilings								
Exposed Struc: Wood	85%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$2,600	

lectrical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$46,700	3	\$100	
	Other Observation, Extent: Mode	rate, Area Affect	ed : 100%			
	Location : Outside					
	Explanation: One 600 Amps M	ain Disconnect Sv	witch			
Transformers						
Dry Type	100%	2021	\$134,200	3	\$100	
	Other Observation, Extent: Mode	rate, Area Affect	ed : 100%			
	Location : Outside					
	Explanation: One 50 Kva, 460h	v-480/277lv				
Feeders						
Cable	100%	2022	\$15,100	1		

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

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

Asset #: 2809

Electrical	Currer	nt Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts							
Raceway							
Conduit	100%		2023	\$40,000	1		
Under 600 Volts							
Service Equipment	400			* • • • • •	_	4.00	
Fused Disc Sw	100%		2023	\$4,700	5	\$100	
	Location : Electr						
	Explanation : Or	ne 800 Amps Main Di	sconnect	Switch			
Transformers							
Dry Type	100%		2021	\$15,400	5	\$100	
		, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Electr		201				
0 1 1 /0 1 1	Explanation: 11	2.5 Kva, 480hv-208/1	20lv				
Switchgear / Switchboard	1000/		2022	¢05 500	5	¢100	
Fused Disc Sw	100%		2023	\$95,500	5	\$100	
Raceway Conduit	80%		2023	\$21,700	1		
Conduit	20%		2023	\$21,700	1		
Panelboards	2070		2033		1		
Fused Disc Sw	15%		2022	\$4,400	5	\$100	
Molded Case Bkrs	85%		2022	\$24,800	5	\$400	
Wiring	0270			\$21,000		Ψ100	
Thermoplastic	20%		2033	* *	1		
Thermoplastic	80%		2023	\$36,500	1		
Motor Controllers							
Locally Mounted	40%		2021	\$11,500	5		
Motor Control Center	60%		2021	\$17,300	5	\$300	
Ground							
Grounding Devices							
Generic	100% 0-2	\$9,300	LIFE	* *	5	\$300	
		, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Water						
0. 11. 5	Explanation: Co	rroded					
Stand-by Power							
Transfer Switches	1,000/		2028	* *	1	¢5 600	
Automatic	100%		2028	* *	1	\$5,600	
Generators Diesel	100%		2026	\$71,500	1	\$7,000	
Diesei		, Extent : Moderate, A			1	\$7,000	
	Location : Outside		псилује	u 100/0			
	Explanation: On State	_					
Batteries	zaprantion . Of						
Lead/Acid	100%		2017	\$1,500	5	\$700	
	/-		,	¥1,200		4.30	

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

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

Asset #: 2809

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Main Tank	100%	2038	* *	5	\$600	
	Other Observation, Extent : M Location : Outside		cted : 100%			
	Explanation: One 10,000 G	Fals				
Lighting						
Interior Lighting	0.50/	2010	Ф220 200	10	Φ1 C 400	
Fluorescent	95%	2018	\$220,300	10	\$16,400	
	Other Observation, Extent : N		cted : 100%			
	Location: Throughout The	Building				
	Explanation: T-12 Lamps					
Incandescent	5%	2018	\$11,600	2		
Egress Lighting						
Emergency, Service	40%	2018	\$3,600	1		
Emergency, Battery	10%	2018	\$2,500	10	\$500	
Exit, Service	50%	2018	\$3,100	1		
Exterior Lighting						
HID	100%	2018	\$66,800	10	\$100	
Alarm			,		•	
Security System						
No Component	70%					
Generic	30%	2023	\$16,000	1	\$2,000	
Fire/Smoke Detection			* *			
Generic	100%	2018	\$183,100	1-3	\$11,200	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Fuel Oil No 2	100%		2043	* *	5	\$5,800	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: Yard						
	Explanation: (1) I	0,000 Gallon Tank					
Conversion Equipment							
Hot Water Boiler	100%		2028	* *	1	\$9,300	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: Baseme	nt					
	Explanation: (2) #	[‡] 2 Oil Burning Hot V	Water Bo	piilers			
Distribution							
Hot Wtr Piping/Pump	100%		2031	* *	4	\$900	
Terminal Devices							
Air Handler	100%		2028	* *	1	\$11,600	
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		

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

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

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Conversion Equipment						
Window/Wall Unit	2%	2018	\$800	1		
No Component	98%					
Ventilation						
Distribution	400-				***	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$10,500	
Exhaust Fans				_		
Interior	50%	2023	\$12,100	2	\$300	
Roof	30%	2028	* *	2	\$200	
Roof	20%	2018	\$2,900	2	\$100	
	On Extended Life, Extent Location : Roof	: Moderate, Area Affec	ted : 100%			
Plumbing						
H/C Water Piping						
Brass/Copper	80%	2043	* *	1		
Galv Iron/Steel	20%	2028	* *	1		
HW Heat Exchanger						
Low Temp	100%	2033	* *	4	\$2,800	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Boiler Room					
	Explanation: Domestic	Hot Water Tank With F	lot Water Coil			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2033	* *	1-2	\$5,300	

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO ANIMAL HOSPITAL-#12
Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 25,946 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN : 2116671

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$134,100
Interior Architecture	\$64,000	\$35,200
Electrical		\$352,000
Mechanical		\$260,800
Total	\$64,000	\$782,200
Importance Code A		\$134,100
Importance Code B	\$64,000	\$648,100
Total	\$64,000	\$782,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$20,400	\$21,600		
Interior Architecture	\$1,000		\$104,500	
Electrical	\$4,200	\$5,100	\$3,800	\$3,300
Mechanical	\$12,200	\$7,300	\$14,800	\$7,300
Total	\$37,900	\$34,000	\$123,100	\$10,500
Importance Code A	\$21,700	\$23,000	\$1,300	\$1,300
Importance Code B	\$16,100	\$11,000	\$121,700	\$9,200
Importance Code C				
Total	\$37,900	\$34,000	\$123,100	\$10,500



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

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

Asset #: 2348

Architecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	* *	5	\$76,300	
Metal Coiling Doors	2%			2028	* *	5	\$5,400	
Metal: Cage/Fence	8%			2028	* *	5	\$30,400	
Window Wall	2%	Now	\$8,100	2043	* *	5	\$3,300	
		_	xtent : Moderate, A trance At East Face		cted : 15%			
Windows								
Aluminum	90%			2031	* *	5	\$1,100	
Metal Louvers	10%			2026	\$3,700	10	\$800	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$5,200	
Pre-Cast Concrete	10%			LIFE	* *	5	\$3,600	
Roof								
IRMA/Protected Membrane	20%			2023	\$57,800	10	\$7,400	
Metal Panel	60%	0-2	\$12,300	2028	* *			
M I'C' ID'	Location		xtent : Moderate, A out Sloped Roof			10	Ф1 000	
Modified Bitumen	5%			2023	\$10,600 * *	10	\$1,900	
Single Ply Membrane	10%			2028	* *	10	\$3,700	
Skylight, Metal/Glass	5%			2033		10	\$6,200	
terior Floors								
Carpet	20%			2019	\$100,400	3	\$12,100	
Cast in Place Concrete	40%			LIFE	\$100, 4 00	5	\$35,200	
Quarry Tile	5%			2036	* *	5	\$3,000	
Terrazzo	35%	0-2	\$64,000	LIFE	* *	5	\$11,000	
Terrazzo	Cracking/	Crumbling,	Extent : Moderate te Corridor Edges,	, Area A	-	3	Ψ11,000	
Interior Walls				10				
Concrete Masonry Unit	70%			LIFE	* *	5	\$15,400	
Glass: Single Pane	5%			LIFE	* *	5	\$2,100	
Gypsum Board	20%			LIFE	* *	5	\$6,600	
Plywood/Hardboard	5%			LIFE	* *	_	40,000	
Ceilings	2 70							
AcousTileSusp.Lay-In	65%			2036	* *	5	\$26,200	
Exposed Concrete	10%			LIFE	* *	5	\$600	
Gypsum Board	20%			LIFE	* *	5	\$10,100	
Gypsum Board Gypsum Board	5%	0-2	\$1,000	LIFE	* *	5	\$2,500	
ej poum Boute			xtent : Light, Area		: 5%	2	Ψ 2 ,230	
			terinarian Office	33				

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

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

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

Asset #: 2348

Electrical	Curren	Current Repair		Future Replacement			Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated C	cost	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts									
Service Equipment									
Fused Disc Sw	50%		2033		* *	3			
Fused Disc Sw	50%		2049		* *	3			
Transformers	~ 0					_	***		
Dry Type	50%	T. M. I.	2028	. 1 1000/	* *	3	\$100		
		Extent : Moderate, A	Area А <u></u> गुе	естеа : 100%					
	Location : Electri		90/2771						
D		e 225 Kva, 4160hv-4			.11.		\$100		
Dry Type	50%	T 16 1	2040		* *	3	\$100		
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Outside The Building Explanation : 1000 Kva, 4160hv-480/277lv								
	Explanation: 100	0 Kva, 4100hv-480/2	2//lv						
Feeders Cable	50%		2031		* *	1			
Cable	50%		2031		* *	1 1			
	30%		2043			1			
Raceway Conduit	50%		2033		* *	1			
Conduit	50%		2033		* *	1			
Under 600 Volts	3070		2049			1			
Service Equipment									
Air Circuit Breaker	30%		2033		* *	5			
The chedit Breaker		Extent : Moderate, A		ected : 100%					
	Location : Electri		33						
	Explanation: On	e 400 Amps Main Di	sconnect	Switch					
Fused Disc Sw	35%	-	2033		* *	5			
		Extent : Moderate, A		ected : 100%					
	Location : Electri		33						
	Explanation : On	e 800 Amps Main Di	sconnect	Switch					
Fused Disc Sw	35%	-	2033		* *	5			
Tubed Bise S W		Extent : Moderate, A		ected : 100%					
	Location : Electri		33						
	Explanation: On	e 600 Amps Main Di	sconnect	Switch					
Transformers	*	•							
Dry Type	35%		2028		* *	5			
	Other Observation,	Extent: Moderate, A	Area Affe	ected : 100%					
	Location: Electri	cal Room							
	Explanation: One	e 75 Kva, 480hv-208	/120lv						
Dry Type	35%		2028		* *	5			
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%					
	Location: Electri	cal Room							
	Explanation: One	e 30 Kva, 480hv-208,	/120lv						
Dry Type	30%		2028		* *	5			
		Extent : Moderate, A		ected : 100%					
	Location : Mecha	nical Room							
	Explanation: One	e 30 Kva, 480hv-208	/120lv						
Switchgear / Switchboard									
Molded Case Bkrs	100%		2033		* *	5	\$700		

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

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

Asset #: 2348

Electrical	Current I	Repair	Futur	e Replacement	М	aintenance			
System	% of Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority		
Component	Total (Years)		FY		(Yrs)				
Туре									
Inder 600 Volts									
Raceway	o =				_				
Conduit	95%		2033	* *	1				
Conduit	5%		2043	* *	1				
Panelboards									
Fused Disc Sw	10%		2031	* *	5	\$100			
Molded Case Bkrs	85%		2031	* *	5	\$600			
Molded Case Bkrs	5%		2045	* *	5				
Wiring									
Thermoplastic	93%		2033	* *	1				
Thermoplastic	5%		2043	* *	1				
Thermoplastic	2%		2049	* *	1				
Motor Controllers									
Locally Mounted	50%		2028	* *	5	\$100			
Motor Control Center	50%		2028	* *	5	\$400			
round									
Grounding Devices									
Generic	100%		LIFE	* *	5	\$400			
tand-by Power									
Transfer Switches									
Automatic	50%		2040	* *	1	\$4,000			
Automatic	50%		2028	* *	1	\$4,000			
Generators									
Diesel	50%		2026	\$35,700	1	\$5,000			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Outside	The Building							
	Explanation: One:	53.6 Kw							
Diesel	50%		2036	* *	1	\$5,000			
	Other Observation, E	Extent : Moderate, A	Area Affe	cted : 100%					
	Location: Outside								
	Explanation: One	510 Kw							
Batteries									
Lead/Acid	50%		2018	\$700	5	\$500			
Lead/Acid	50%		2017	\$700	5	\$500			
Fuel Storage									
Day Tank	50%		2031	* *	5	\$2,500			
•	Other Observation, E	Extent : Moderate, A	Area Affe	cted : 100%					
	Location : Generate	or Room							
	Explanation: One:	55 Gals							
Main Tank	50%		2058	* *	5	\$400			
Traum Lulin	Other Observation, E	Extent : Moderate A		cted : 100%	3	Ψ100			
	Location : Outside								
	Explanation: One	1086 Gals							
iohtino	Explanation . One .	coo Guis							

Lighting

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

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

Asset #: 2348

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	20%	2031	* *	10	\$4,900	
Fluorescent	75%	2023	\$249,300	10	\$18,500	
	Other Observation, Extent : Modera	te, Area Affe	cted : 100%			
	Location: Throughout The Buildin	ıg				
	Explanation: T-12 Lamps					
Fluorescent	2%	2031	* *	10	\$500	
	Other Observation, Extent : Modera	te, Area Affe	cted : 100%			
	Location : Morgue Room					
	Explanation: T-5 Lamps					
Under Construction	3%					
Egress Lighting						
Emergency, Service	20%	2031	* *	1		
Emergency, Battery	30%	2023	\$10,600	10	\$1,900	
Exit, Service	50%	2023	\$4,400	1		
Exterior Lighting						
HID	70%	2023	\$67,000	10	\$100	
Incandescent	30%	2023	\$24,400	2		
Alarm						
Fire/Smoke Detection						
Generic	100%	2028	* *	1-3	\$16,000	

Mechanical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2033	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2028	* *	1	\$13,300	
	$Other\ Observation,\ Extent: Light,$	Area Affected : 10	00%			
	Location: 2nd Floor M E R					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$1,300	
Terminal Devices						
Air Handler	85%	2023	\$120,500	1	\$14,200	
Convector/Radiator	15%	2028	* *	1	\$1,300	
Air Conditioning						
Energy Source						
Electricity	25%	2031	* *	1		
Natural Gas	75%	2049	* *	1		

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

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

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Absorption Chiller/Direct Fire	75%			2028	* *	1	\$21,800	
Reciprocating Compr/Chiller	15%			2028	* *	1	\$1,900	
•		gerant, Ext : Rear Yar	tent : Light, Area A d	ffected :	15%			
Ext Pkg Unit - Cooling	10%			2023	\$2,300	2	\$200	
	-	gerant, Ext : On The R	tent : Light, Area A Roof	ffected :	20%			
Distribution								
Chilled Wtr Pipe/Pump	90%			2043	* *	4	\$1,200	
No Component	10%							
Terminal Devices								
Direct Expansion	15%			2023	\$1,600	1		
Air Handler/Cool/Ht	75%			2023	\$83,700	1	\$12,500	
No Component	10%							
Heat Rejection								
Air Condenser Unit	15%		* = 0.0	2028	**	2	\$2,800	
Water Cool Tower	75%	Now	\$5,700	2021	\$56,600	2	\$16,300	
		Extent : Se : Rear Yar	evere, Area Affected d	d : 20%				
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,000	
Exhaust Fans								
Interior	20%			2023	\$6,900	2	\$200	
Roof	80%			2028	* *	2	\$700	
Plumbing								
H/C Water Piping	4.000/			20.42	de de			
Brass/Copper	100%			2043	* *	1		
Water Heater	1005			2022	4.6 0	_	* 400	
Gas Fired	100%			2022	\$6,100	2	\$400	
Sanitary Piping	1.0004			TIPP	de de	1		
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	100%			2031	* *	4	\$1,600	
Fixtures Generic	100%							

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO AQUATIC BIRD HOUSE-#7
Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 20,110 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116672

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$419,900	\$275,900
Electrical	\$422,300	\$421,600
Mechanical		\$74,600
Total	\$842,200	\$772,100
Importance Code A	\$419,900	\$275,900
Importance Code B	\$422,300	\$496,100
Total	\$842,200	\$772,100

Total	\$60,100	\$105,200	\$5,800	\$4,500
Importance Code C				
Importance Code B	\$2,900	\$92,700	\$4,600	\$3,300
Importance Code A	\$57,200	\$12,500	\$1,100	\$1,100
Total	\$60,100	\$105,200	\$5,800	\$4,500
Mechanical	\$2,300	\$44,100	\$4,600	\$3,000
Electrical	\$1,700	\$30,400	\$1,100	\$1,500
Interior Architecture		\$19,400		
Exterior Architecture	\$56,100	\$11,300		
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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

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

Asset #: 2324

Architecture	Current Repair		Future Replacement		Ma		
System Component Type	% of Fail Date I Total (Years)		ear i FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	0.50/	Ŧ	TEE	* *	_	¢40,000	
Masonry: Brick	85% Efflorescence, Extent:		IFE : 10%		5	\$49,000	
	Location: Throughou		. 10/0				
Masonry: Brick	10% Now	· · · · · · · · · · · · · · · · · · ·	IFE	* *	5	\$5,800	
	Diagonal Cracks, Exter		ected :	5%			
	Location: Southwest		A CC	. 1 50/			
	Horizontal Cracks, Ext		ı Affeci	ed : 5%			
XX / 1 XX 11	Location : Bulkheads		022	* *		Ф10,000	
Window Wall	5%		.033	* *	5	\$10,800	
Windows Aluminum	90%	2	031	* *	5	\$2,600	
Metal Louvers	10%		026	\$8,500	10	\$1,800	
Parapets	10/0		J_J	Ψ0,500	10	Ψ1,000	
Masonry: Brick	90% Now	\$312,500 L	IFE	* *	5	\$18,500	
Ž	Cracking/Crumbling, E		Affecte	ed : 15%			
	Location: Southwest	Corner, Throughout					
	Misaligned/Bulging, Ex	ctent : Severe, Area A	Affecte	d:5%			
	Location: Southwest	Corner, Throughout					
	Vegetation Growth, Ex		a Affec	ted : 15%			
	Location : Throughou						
Masonry: Limestone	10% Now	. ,	IFE	* *	5	\$2,600	1
	Jnt Mortar Miss/Erod,		a Affec	ted : 25%			
	Location: Southwest						
	Loose Units, Extent : So		: 5%				
	Location: Southwest		A CC	. 1 150/			
	Misaligned/Bulging, Ex			cted : 15%			
	Location : Southwest Water Penetration, Ext	_		100/			
	Location : Coping	ет . Еври, Агеа Ајјо	естеа .	10%			
Roof	Zoeumen i copung						
Metal Panel	5%	2	028	* *	10	\$5,900	
Modified Bitumen	60% 0-2		023	\$221,200		, ,	
	Ponding, Extent: Mode						
	Location: Throughou	ıt					
	Worn/Eroded, Extent:	Moderate, Area Affe	ected :	100%			
	Location: Throughou	ıt					
Skylight, Metal/Glass	35% 0-2	· · · · · · · · · · · · · · · · · · ·	033	* *			
	Glazing Broken/Cracke Location: Southwest		e, Area	Affected: 5%			
terior							
Floors	700/	2	020		_	¢12.100	
Asphalt Poured	70%		028	* *	5	\$12,100 \$15,100	
Cast in Place Concrete Panel/Paver: Cer/Brk	20% 5%		.IFE :031	* *	5 5	\$15,100 \$3,900	
Quarry Tile	5%		.028	* *	<i>5</i>	\$2,600	
Quarry Tile	J 7/0		028		J	\$2,000	

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

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

Asset #: 2324

Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
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	35%			LIFE	* *	5	\$1,200	
Glass: Special Gauge	10%			LIFE	* *	1		
Plaster	10%			LIFE	* *	5	\$300	
SGFT/Glazed Masonry	45%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	70%			2028	* *	5	\$24,200	
Exposed Concrete	20%			LIFE	* *	5	\$1,100	
Gypsum Board	10%			LIFE	* *	5	\$4,300	

Electrical	С	urrent Repair	Futur	e Replacement	M		
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2023	\$8,100	5	\$100	
		vation, Extent : Moderate, A	Area Affe	ected : 100%			
		Outside The Building		G : 1			
Conital and / Conital Land	Explanation	: One 400 Amps Main Dis	sconnect	Switch			
Switchgear / Switchboard Fused Disc Sw	100%		2023	\$119,300	5	\$100	
Raceway	100%		2023	\$119,500		\$100	
Conduit	90%		2023	\$52,100	1		
Conduit	10%		2033	**	1		
Panelboards	1070		2000				
Fused Disc Sw	10%		2022	\$5,800	5		
Molded Case Bkrs	10%		2031	* *	5	\$100	
Molded Case Bkrs	80%		2022	\$46,700	5	\$400	
Wiring							
Braided Cloth		2-4 \$71,400	2048	* *	1		
	_	ed, Extent : Severe, Area A	ffected :	100%			
	Location : T	Throughout					
Thermoplastic	10%		2033	* *	1		
Motor Controllers							
Locally Mounted	100%		2021	\$28,800	5	\$100	
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting	070/		2019	¢27.6.700	10	\$20,500	
Fluorescent		97% 2018 \$276,700 10 \$20 Other Observation, Extent: Moderate, Area Affected: 100%					
	Location : T		неи Ајје	ски. 100/0			
		ı : T-12 Lamps					
Incandescent	<u> </u>		2018	\$8,600	2		
meanuescent	3 70		2010	φο,000			

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

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

Asset #: 2324

Electrical		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting									
Egress Lighting									
Emergency, Battery	50%			2023	\$15,200	10	\$2,800		
Exit, Service	50%			2023	\$3,800	1			
Exterior Lighting									
HID	100%			2018	\$74,200	10	\$100		
Alarm									
Fire/Smoke Detection									
Generic	100%			2023	\$203,400	1-3	\$12,800		

Mechanical	Current Repai	r Futur	e Replacement	M				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
HTHW/HW	50%	2033	* *	1				
	Other Observation, Extent	-	: 50%					
	Location : From Cogene							
	Explanation : Back-up A	<u> </u>						
Interruptible Gas/Dual	50%	2033	* *	1				
Fuel								
Conversion Equipment								
Heat Exchanger	50%	2026	\$2,400	1	\$5,700			
Hot Water Boiler	50%	2040	* *	1	\$5,700			
	Other Observation, Extent	: Light, Area Affected	: 50%					
	Location: 2nd Floor Boi	ler Room						
	Explanation: 1 Unit							
Distribution								
Hot Wtr Piping/Pump	100%	2031	* *	4	\$1,100			
Terminal Devices								
Air Handler	50%	2028	* *	1	\$7,100			
Convector/Radiator	35%	2021	\$74,600	1	\$2,600			
Unit Heater-Stm/HW	15%	2018	\$21,900	4	\$500			
Air Conditioning								
Energy Source								
Electricity	100%	2031	* *	1				
Conversion Equipment								
Ext Pkg Unit - Cooling	20%	2023	\$20,800	2	\$300			
	R-22 Refrigerant, Extent:	Light, Area Affected :	30%					
	Location: Roof							
Ext Pkg Unit -	30%	2028	* *	2	\$400			
Heating/Cooling					,			
<i>3 6</i>	R-22 Refrigerant, Extent : Light, Area Affected : 30%							
	Location : Roof	••						
No Component	50%							
	2070							

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

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

Mechanical	Current l	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
air Conditioning							
Heat Rejection							
Air Condenser Unit	20%		2028	* *	2	\$3,200	
No Component	80%						
rentilation entile							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$12,900	
Exhaust Fans							
Interior	30%		2018	\$7,500	2	\$200	
Roof	70%		2023	\$12,600	2	\$500	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		
Water Heater							
Gas Fired	100%		2022	\$5,200	2	\$300	
	Other Observation, E	Extent : Light, Area A	Affected	: 100%			
	Location: 2nd Floo	or Boiler Room					
	Explanation: 2 Un	its					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Electric	100%		2018	\$10,800	4	\$2,500	
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Generic	100%						

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO BRONX ZOO STORE & FIRST AID STA.

Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 11,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 05-Apr-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$3,200		\$9,700	
Interior Architecture	\$700	\$800	\$128,200	
Electrical	\$600	\$11,200	\$1,000	\$600
Mechanical	\$1,000	\$900	\$1,800	\$900
Total	\$5,500	\$12,900	\$140,600	\$1,600
Importance Code A	\$3,700	\$500	\$10,200	\$500
Importance Code B	\$1,700	\$12,400	\$130,400	\$1,100
Importance Code C	\$100			
Total	\$5,500	\$12,900	\$140,600	\$1,600



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

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

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

Asset #: 2800

Architecture		Current I	Repair	Future Replacement		Maintenance		
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	\$3,000	
Masonry: Fieldstone	10%			LIFE	* *	5	\$1,000	
Metal Sect. OHD	10%			2036	* *	5	\$4,000	
Wood	75%			2036	* *	5	\$48,600	
Windows								
Wood	100%			2039	* *	5	\$19,400	
Roof								
Asphalt Shingle	75%	0-2	\$3,200	2032	* *			
			xtent : Moderate, A		cted : 10%			
	Location	: Where T	he Roof Slopes Mee	et				
Single Ply Membrane	25%			2023	\$20,700	10	\$6,300	
terior								
Floors								
Carpet	65%			2019	\$123,000	3	\$14,800	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,700	
Ceramic Tile	5%			2032	* *	5	\$800	
Slate	10%			LIFE	* *	5	\$1,600	
Vinyl Tile	15%			2028	* *	3	\$900	
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$300	
Concrete Masonry Unit	5%			LIFE	* *	5	\$100	
Gypsum Board	85%			LIFE	* *	5	\$2,700	
Wood	5%			LIFE	* *	5	\$1,100	
Ceilings								
AcousTileSusp.Lay-In	10%			2028	* *	5	\$1,500	
	_	Discoloring, n : Store Ar	, Extent : Moderate ea	, Area Ą	ffected : 10%			
Exposed Struc: Wood	85%			LIFE	* *			
Plaster	5%	2-4	\$200	LIFE	* *	5	\$500	
		netration, E 1 : At Beam	xtent : Light, Area s In Store	Affected	: 5%			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2043 **	5	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location: Electrical Room			
	Explanation : One 400 Amps Main Di	sconnect Switch		

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

Electrical	Current Repair	Future Rep	lacement	М					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Transformers									
Dry Type	100%	2036	* *	5					
	Other Observation, Extent: Mode	erate, Area Affected :	100%						
	Location: Electrical Room								
	Explanation: One75 Kva 480hv	2-208/120lv & One 45	Kva 480hv-	-208/120	lv				
Switchgear / Switchboard Fused Disc Sw	100%	2043	* *	5					
Raceway									
Conduit	100%	2043	* *	1					
Panelboards									
Fused Disc Sw	5%	2039	* *	5					
Molded Case Bkrs	95%	2039	* *	5	\$300				
Wiring									
Thermoplastic	100%	2043	* *	1					
Motor Controllers									
Locally Mounted	100%	2036	* *	5	\$100				
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$200				
Lighting									
Interior Lighting									
Fluorescent	20%	2028	* *	10	\$1,900				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout The Build	Location: Throughout The Building							
	Explanation: T-8 Lamps								
Fluorescent	50%	2028	* *	10	\$4,700				
	Other Observation, Extent: Mode	erate, Area Affected :	100%		. ,				
	Location: Throughout The Build	ding							
	Explanation : Compact Floures								
Fluorescent	30%	2028	* *	10	\$2,800				
Tuorescent	Other Observation, Extent : Mode		100%	10	Ψ2,000				
	Location: Throughout The Build		100,0						
	Explanation: T-12 Lamps	6							
Egress Lighting	Experience 1 12 Lumps								
Emergency, Battery	50%	2028	* *	10	\$1,200				
Exit, LED	50%	2051	* *	1	Ψ1,200				
Exterior Lighting	5070	2031		1					
HID	100%	2028	* *	10					
Alarm	10070	2020		10					
Fire/Smoke Detection									
Generic	100%	2028	* *	1-3	\$6,800				
Generic	100/0	2020		1.5	Ψ0,000				

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

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.

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

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

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

Mechanical	Current Re	pair Fu	ture Repla	ement	Maintenance			
System Component Type	% of Fail Date F Total (Years)	Sstimated Cost Year	ar Estima Y	ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%	204	-	* *	1			
	Other Observation, Ext Location : External U		ted : 100%					
	Explanation : Combin							
Conversion Equipment	Explanation . Combin	anon A C Ana Furnac	:e					
Conversion Equipment Furnace	100%	202	10	* *	1	\$5,000		
rumace	Other Observation, Ext				1	\$3,000		
	Location : (1) On The							
	Explanation: 2 Extern		ooj					
Air Conditioning	Explanation . 2 Exten	im Omis						
Energy Source								
Electricity	100%	203	39	* *	1			
Conversion Equipment	100/0							
Ext Pkg Unit -	100%	202	28	* *	2	\$600		
Heating/Cooling	10070				_	Ψ000		
many cooming	Other Observation, Ext	ent : Light, Area Affec	ted : 100%					
	Location: (1) On The	0 00						
	Explanation: 2 Units							
Ventilation	<u> </u>							
Distribution								
Ductwork/Diffusers	100%	LIF	Έ	* *	2-5	\$5,700		
Exhaust Fans								
Roof	100%	202	28	* *	2	\$300		
Plumbing								
H/C Water Piping								
Brass/Copper	100%	204	13	* *	1			
Water Heater								
Gas Fired	100%	202	21	\$2,300	2	\$100		
Sanitary Piping								
Cast Iron	100%	LIF	E	* *	1			
Backflow Preventer								
Generic	100%	202	28	* *	1	\$700		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%	204	13	* *	1-2	\$2,800		

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO BUG CAROUSEL

Address : BRONX RIVER PKWY & 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 : 17-Apr-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$18,000	\$1,700	\$9,900
Interior Architecture				
Electrical		\$900		
Mechanical		\$300		\$300
Total		\$19,200	\$1,700	\$10,200
Importance Code A		\$18,300	\$1,700	\$10,200
Importance Code B		\$900		
Total		\$19,200	\$1,700	\$10,200



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO BUG CAROUSEL

Asset #: 14214

Architecture	Current Repa	air Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Cast in Place Concrete	10%	LIFE	* *	5	\$4,000	
Metal Panel	5%	2043	* *	5-10	\$2,700	
Metal Sect. OHD	80%	2040	* *	5	\$19,800	
Wood	5%	2028	* *	5	\$2,000	
Windows						
Aluminum	100%	2039	* *	5	\$3,400	
Roof						
Metal Panel	100%	2028	* *	10	\$16,200	
	Water Penetration, Exten Location: Along The Ed		cted : 10%			
Interior						
Floors						
Cast in Place Concrete	90%	LIFE	* *	5	\$9,300	
Wood	10%	2051	* *	5	\$900	
Ceilings						
Exposed Struc: Steel	10%	LIFE	* *			
No Component	90%					

lectrical	Current Repair	Future R	eplacement	M		
stem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2033	* *	5	\$100	
	Other Observation, Extent: Mod	lerate, Area Affected	d : 100%			
	Location: Electrical Room					
	Explanation: One 300 Amps M	Iain Disconnect Swi	itch			
Transformers						
Dry Type	100%	2028	* *	5		
	Other Observation, Extent : Mod	lerate, Area Affected	d: 100%			
	Location : Electrical Room					
	Explanation : One 75 Kva 480	hv-208/120lv				
Raceway						
Conduit	100%	2033	* *	1		
Panelboards						
Fused Disc Sw	10%	2031	* *	5		
Molded Case Bkrs	90%	2031	* *	5	\$100	
Wiring						
Thermoplastic	100%	2033	* *	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 BRONX ZOO BUG CAROUSEL

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	50%	2023	\$8,000	10	\$1,400	
	Other Observation, Extent : Modera	te, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Fluorescent	30%	2028	* *	10	\$900	
	Other Observation, Extent : Modera	te, Area Affe	cted : 100%			
	Location: Thrloughout					
	Explanation: T-8 Lamps					
Incandescent	20%	2023	\$3,200	2		
Exterior Lighting			•		•	
HID	100%	2023	\$12,900	10		

Mechanical	(Current Repair Future Replacement		Maintenance				
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Radiant Heater	100%			2028	* *	2	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Heat Pump	5%			2024		2		
No Component	95%							

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO CENTRE FOR GLOBAL CONSERVATION

Address : BRONX RIVER PKWY & 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 : 11-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3120 Lot : 20 BIN : 2830645

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$37,500
Total		\$37,500
Importance Code B		\$37,500
Total		\$37,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$31,800	\$1,400	
Interior Architecture	\$900		\$4,800	
Electrical	\$5,400	\$8,300	\$6,800	\$6,200
Mechanical	\$26,100	\$13,400	\$32,400	\$13,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$36,300	\$57,400	\$49,300	\$23,600
Importance Code A	\$2,100	\$33,900	\$4,000	\$2,100
Importance Code B	\$34,200	\$23,600	\$45,300	\$21,400
Importance Code C				
Total	\$36,300	\$57,400	\$49,300	\$23,600



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

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

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

Asset #: 14215

rchitecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Pre-Cast Concrete	15%			LIFE	* *	5	\$5,400	
Window Wall	80%			2043	* *	5	\$33,200	
Wood	5%			2036	* *	5	\$2,800	
Windows								
Aluminum	100%			2039	* *	5	\$2,800	
Parapets								
Pre-Cast Concrete	95%			LIFE	* *	5	\$7,400	
No Component	5%							
Roof								
Plaza Roof: Stone Panels	5%			2043	* *			
Single Ply Membrane	95%			2028	* *	10	\$15,200	
	Water Pe	netration, E	xtent : Light, Area	Affected	: 2%			
	Location	n : Southeas	st Corner Over 2nd	Floor C	onference Room			
erior								
Floors								
Carpet	40%			2022	\$119,400	3	\$14,400	
Cast in Place Concrete	50%			LIFE	* *	5	\$26,200	
Panel/Paver: Concrete	5%			2043	* *			
			d, Extent : Severe, A		cted : 2%			
	Location	n : 2nd Floo	or Conference Room	n				
Raised Access Floor	2%			2032	* *	5	\$1,800	
Wood	3%			2051	* *	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%			2036	* *	5	\$3,000	
Exposed Concrete	40%			LIFE	* *	5	\$1,500	
Gypsum Board	30%			LIFE	* *	5	\$9,000	
			Extent : Moderate, A	Area Affe	cted : 100%			
	Location	n : Through	out Offices					
	Explana	tion : Spra	y On Popcorn Finis	h				
Gypsum Board	20%			LIFE	* *	5	\$6,000	

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

Under 600 Volts

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

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

Asset #: 14215

Electrical	Current Repair	Future Replacement Maintenance		laintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	20%	2049 **	5			
	Other Observation, Extent : Moderate,	Area Affected : 100%				
	Location: Outside The Building					
	Explanation: One 1000 Amps Main					
Molded Case Bkrs	80%	2049 **	5	\$900		
	Other Observation, Extent : Moderate,					
	Location : Electrical Room Basemen.					
	Explanation: Five 1000 Amps Main	Disconnect Switch				
Transformers						
Dry Type	100%	2040 **	5	\$200		
	Other Observation, Extent : Moderate,	Area Affected : 100%				
	Location: Electrical Room					
	Explanation: One 225 Kva 480hv-20	08/120lv & One 45 Kva 480l	ıv-208/12	20lv		
Switchgear / Switchboard	1000/	2040	~	Φ200		
Air Circuit Breaker	100%	2049 **	5	\$200		
Raceway	1000	2040 **				
Conduit	100%	2049 **	1			
Panelboards	100/	2045 **	-	#100		
Fused Disc Sw	10%	2043	5	\$100		
Molded Case Bkrs	90%	2045 **	5	\$1,000		
Wiring	1000/	2049 **				
Thermoplastic	100%	2049 **	1			
Motor Controllers	1000/	2040 **	_	¢200		
Locally Mounted	100% Other Observation, Extent: Moderate,	2040	5	\$300		
	Location : Mechanical Room	Area Ajjeciea . 100%				
	Explanation : All Controllers With V	fd And Hookup To Rms				
Ground	Explanation : All Controllers with v	ја Ана Поокир 10 Втѕ				
Grounding Devices						
Generic Generic	100%	LIFE **	5	\$600		
Stand-by Power	100/0	LII L		ψ000		
Transfer Switches						
Automatic	100%	2040 **	1	\$13,200		
Generators	100/0	2010	-	Ψ13,200		
Diesel	100%	2036 **	1	\$16,700		
Dieser	Other Observation, Extent : Moderate,			Ψ10,700		
	Location : Outside	3J				
	Explanation: One 250 Kw					
Batteries						
Lead/Acid	100%	2018 \$1,500	5	\$1,600		
Fuel Storage				+-,-30		
Main Tank	100%	2058 **	5	\$1,300		
	Other Observation, Extent : Moderate,		-	+ - ,- 30		
	Location : Outside					
	Explanation: One 500 Gals					

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.

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

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

Asset #: 14215

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	75%	2031	* *	10	\$29,600	
	Other Observation, Extent : I	Moderate, Area Affect	ed : 100%			
	Location : Throughout The	Building				
	Explanation: T-8 Lamps					
Fluorescent	20%	2031	* *	10	\$7,900	
	Other Observation, Extent : I	Moderate, Area Affect	ed : 100%			
	Location: Throughout The	Building				
	Explanation: T-5 Lamps					
Incandescent	5%	2031	* *	2	\$100	
Egress Lighting						
Emergency, Service	50%	2031	* *	1		
Exit, LED	35%	2058	* *	1		
Exit, Service	15%	2031	* *	1		
Exterior Lighting						
HID	100%	2031	* *	10	\$100	
Alarm						
Fire/Smoke Detection						
Generic	100%	2031	* *	1-3	\$26,500	

Mechanical	Current Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2040	* *	1	\$21,300	
	Other Observation, Extend	t : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: 2 Natural	Gas Fueled Sectional I	Hot Water Boilers			
Distribution						
Hot Wtr Piping/Pump	100%	2045	* *	4	\$3,200	
Terminal Devices						
Air Handler	100%	2031	* *	1	\$26,600	
Air Conditioning						
Energy Source						
Electricity	50%	2045	* *	1		
Natural Gas	50%	2049	* *	1		

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

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

Asset #: 14215

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Absorption Chiller/Steam/HW	50%	2036	**	1	\$23,300	
	Other Observation, Extent : Light, A Location : Adjacent To Building Explanation : Refrigerant Lithium		100%			
Reciprocating Compr/Chiller	50%	2031	* *	1	\$10,000	
	Other Observation, Extent : Light, A Location : Adjacent To Building Explanation : Refrigerant 134a, Po					
Distribution Chilled Wtr Pipe/Pump	100%	2049	* *	4	\$3,200	
Terminal Devices Air Handler/Cool/Ht	100%	2031	* *	1	\$26,600	
Heat Rejection Air Condenser Unit	50% Other Observation, Extent : Light, A	2031	**	2	\$15,000	
	Location: Adjacent To Building Explanation: Packaged Air Coole		10070			
Water Cool Tower	50%	2027	* *	2	\$21,600	
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$24,000	
Exhaust Fans						
Interior	90%	2031	* *	2	\$1,200	
Roof	10%	2031	* *	2	\$100	
Plumbing H/C Water Piping						
Brass/Copper	100%	2049	* *	1		
HW Heat Exchanger						
Low Temp	100%	2049	* *	4	\$6,400	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%	2031	* *	4	\$1,600	
Backflow Preventer Generic	100%	2031	* *	1	\$2,600	
Fixtures Generic	100%					

Vertical Transport

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

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

Asset #: 14215

Mechanical	Current Repai	r Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Throughout					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2049	* *	1-5	\$21,700	
Sprinkler						
Generic	100%	2049	* *	1-2	\$12,000	
Fire Pump						
Generic	100%	2036	* *	1	\$8,000	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO CONGENERATION PLANT
Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 5,547 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Apr-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116674

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$254,000
Electrical		\$75,600
Mechanical		\$114,600
Total		\$444,200
Importance Code A		\$254,000
Importance Code B		\$190,200
Total		\$444,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$25,800	\$9,400	\$2,800	
Interior Architecture		\$400		
Electrical	\$400	\$32,500	\$300	\$400
Mechanical	\$7,000	\$2,300	\$1,000	\$300
Total	\$33,200	\$44,600	\$4,000	\$700
Importance Code A	\$25,800	\$9,400	\$2,800	
Importance Code B	\$7,400	\$35,200	\$1,300	\$700
Importance Code C				
Total	\$33,200	\$44,600	\$4,000	\$700



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO CONGENERATION PLANT

Asset #: 2654

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	\$10,100	
Metal Panel	30%			2033	* *	5-10	\$34,600	
Metal Sect. OHD	10%		\$2,600	2036	* *	5	\$2,600	
			Extent : Moderate, A	Area Affe	ected : 10%			
	Location	n : Through	out					
	Explana	tion : Door	s Do Not Stay Ope	n				
Windows								
Metal Louvers	100%			2026	\$209,100	10	\$44,900	
Roof								
Metal Panel	93%	Now	\$23,200	2036	* *			
			iss, Extent : Moder	ate, Area	ı Affected : 25%			
		n : Through						
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	n : Through	out					
Roll Roofing	5%			2019	\$2,300	5	\$900	
Skylight, Plastic	2%			2028	* *	1		
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	\$24,400	
Quarry Tile	5%			2028	* *	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	

lectrical	Current Repair	Future Replacen	nent	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2033	* *	3		
	Other Observation, Extent : Mode	rate, Area Affected : 100%	6			
	Location : Outside - Congenerat	ion Plant				
	Explanation : Eight 600 Amps M	ain Disconnect For Subst	ations l	n Differe	ent Locations	
Transformers						
Dry Type	100%	2028	* *	3		
	Other Observation, Extent : Mode	rate, Area Affected : 100%	ó			
	Location : Outside Next To Driv	eway				
	Explanation : Eight 1000 Kva, 4	160hv-480/277lv				
Feeders						
Cable	100%	2031	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO CONGENERATION PLANT

Asset #: 2654

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts		•				
Raceway						
Conduit	100%	2033	* *	1		
Jnder 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2033	* *	5		
	Other Observation, Extent : Moderate,		cted : 100%			
	Location : Electrical & Mechanical R					
	Explanation: One 2000 Amps Main I	Disconnec	t Switch			
Fused Disc Sw	50%	2033	* *	5		
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Electrical & Generator Ro	om				
	Explanation: One 800 Amps Main Di	sconnect	Switch			
Transformers						
Dry Type	100%	2028	* *	5		
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: One 30 Kva, 480hv-208	8/120lv				
Switchgear / Switchboard						
Fused Disc Sw	100%	2033	* *	5		
Raceway						
Conduit	100%	2033	* *	1		
Panelboards						
Molded Case Bkrs	100%	2031	* *	5	\$100	
Wiring						
Thermoplastic	100%	2033	* *	1		
Motor Controllers						
Motor Control Center	50%	2021	\$19,500	5	\$100	
Motor Control Center	50%	2028	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
ighting						
Interior Lighting						
Fluorescent	30%	2018	\$29,500	10	\$2,200	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
HID	70%	2023		10	\$200	
Egress Lighting					Ψ230	
Emergency, Service	50%	2023	\$3,700	1		
Exit, Service	50%	2018	\$400	1		
Exterior Lighting	5070	2010	Ψ-00			
HID	100%	2023	\$20,500	10		
Alarm	100/0	2023	Ψ20,300	10		
Fire/Smoke Detection						
Generic	100%	2023	\$56,100	1-3	\$3,500	
GCIICIIC	100/0	2023	φ50,100	1-2	\$5,500	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO CONGENERATION PLANT

Asset #: 2654

Mechanical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Fan Coil Unit/Heat	100%	2023		1	\$2,500	
	Other Observation, Exte		d : 100%			
	Location: Cogen Plan					
		Plant Unit Heaters Are A		Building	g's Relies On	
Air Conditioning	Residual Heat From P	ower Generating Equip	ment.			
Air Conditioning						
Energy Source Electricity	100%	2039	* *	1		
Conversion Equipment	10070	2039		1		
Window/Wall Unit	5%	2018	\$800	1		
No Component	95%	2010	φουσ	1		
Ventilation	9370					
Distribution						
Ductwork/Diffusers	100% 0-2	\$6,600 LIFE	* *	2-5	\$4,400	
2 40000 0114 2111445015	Damaged, Extent : Seve			- 0	Ψ.,	
		t Main Floor, Defective		ampers 1	And Damper	
	Motors	. ,		•	•	
Exhaust Fans						
Roof	50%	2023	\$3,000	2	\$100	
Wall Unit	50%	2023	\$5,800	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2043	* *	1		
Water Heater						
Electric	100%	2018	\$1,200	4	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2031	* *	1	\$500	
Fixtures						
Generic	100%					

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO CONGO GORILLA FOREST BUILDING

Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 40,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 04-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN : 2116675

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$67,500
Interior Architecture		\$2,995,500
Electrical		\$184,300
Mechanical		\$180,500
Total		\$3,427,800
Importance Code A		\$137,000
Importance Code B		\$507,100
Importance Code C		\$2,783,700
Total		\$3,427,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,900	\$4,200		
Interior Architecture	\$17,200	\$13,300		\$12,200
Electrical	\$7,300	\$30,200	\$8,200	\$5,000
Mechanical	\$24,000	\$30,200	\$14,400	\$18,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$71,300	\$81,900	\$26,500	\$39,800
Importance Code A	\$20,500	\$6,300	\$1,600	\$2,100
Importance Code B	\$50,800	\$70,800	\$24,900	\$37,700
Importance Code C		\$4,800		
Total	\$71,300	\$81,900	\$26,500	\$39,800



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

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

Asset #: 13396

Architecture	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls								
Concrete Masonry Unit	70%		LIFE	* *	5	\$18,800		
Glazed Ceramic Panel	10%		LIFE	* *	5	\$20,100		
Metal, Corrugated	5%		2033	* *	1			
Window Wall	15% 0-2	. ,	2043	* *	5	\$12,100		
		Extent : Moderate, Are	a Affected	d : 5%				
		rwell To Classrooms						
		on, Extent : Moderate, 1	Area Affe	cted : 5%				
	Location : Stai	rwell To Classrooms						
Windows								
Aluminum	95%		2031	* *	5	\$3,800		
Metal Louvers	5%		2026	\$5,800	10	\$1,200		
Parapets								
Cast in Place Concrete	15%		LIFE	* *	5	\$3,700		
Metal Rail	10%		2028	* *	5-10	\$4,300		
No Component	75%							
Roof								
Cast in Place Concrete	5%		LIFE	* *				
Metal Panel	5%		2028	* *	10	\$1,600		
Modified Bitumen	70%		2023	\$67,500	10	\$11,900		
	Patching Eviden Location: Thr	t, Extent : Moderate, A oughout	rea Affec	ted : 10%				
Skylight, Plastic	5% No	w \$3,800	2036	* *	1			
. , ,		on, Extent : Moderate, 1		cted : 10%				
Sloped Glazing	15%		LIFE	* *	5	\$33,900		
nterior						•		
Floors								
Carpet	40% 0-2	2 \$5,900	2022	\$295,600	3	\$35,600		
	Water Penetration : Man	on, Extent : Moderate, A in Public Entry	Area Affe	cted : 5%				
Cast in Place Concrete	40%		LIFE	* *	5	\$51,900		
Ceramic Tile	5%		2026	\$56,100	5	\$3,000		
Vinyl Tile	5%		2023	\$24,600	3	\$1,500		
Wood	10%		2038	* *	5	\$11,100		
Interior Walls								
Ceramic Tile	2%		2026	\$49,400	5	\$1,800		
Concrete Masonry Unit	40%		LIFE	* *	5	\$14,700		
Fabric on Framing	30%		2021	\$2,734,300	5	\$13,700		
Glass: Special Gauge	10%		LIFE	* *	1			
Gypsum Board	15%		LIFE	* *	5	\$8,200		
Operable Wall	3%		2033	* *	5	\$9,600		

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

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

Asset #: 13396

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2028	* *	5	\$5,900	
Exposed Concrete	40%			LIFE	* *	5	\$3,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	\$18,500	
Wood	20%	0-2	\$10,900	LIFE	* *	5	\$103,700	
	-	•	nt : Moderate, Area l To Classrooms	Affected	d : 3%			

Electrical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$200	
	Other Observation, Extent : Me	oderate, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : One 1200 Amp	s & Two 600 Amps Main I	Disconnec	t Switch		
Transformers						
Dry Type	100%	2036	* *	5	\$100	
	Other Observation, Extent: Me	oderate, Area Affected : 10	00%			
	Location : Electrical Room &	k Mechanical Room				
	Explanation : Four 45 Kva, 4	!80hv-208/120lv				
Switchgear / Switchboard						
Fused Disc Sw	100%	2043	* *	5	\$200	
Raceway						
Conduit	100%	2043	* *	1		
Panelboards						
Fused Disc Sw	5%	2039	* *	5		
Molded Case Bkrs	95%	2039	* *	5	\$1,000	
Wiring						
Thermoplastic	100%	2043	* *	1		
Motor Controllers						
Locally Mounted	10%	2036	* *	5		
Motor Control Center	90%	2036	* *	5	\$1,000	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	
Stand-by Power						
Transfer Switches						
Automatic	100%	2036	* *	1	\$12,300	
Generators	100-1		_		.	
Diesel	100%	2032	* *	1	\$15,500	
	Other Observation, Extent: Me	-	10%			
	Location: Outside The Build	ing				
	Explanation: One 300 Kw					

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

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

Asset #: 13396

Electrical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power									
Batteries									
Lead/Acid	100%	2017	\$1,500	5	\$1,500				
Fuel Storage									
Day Tank	50%	2039	**	5	\$3,700				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Generator Room								
	Explanation: One 30 Gals								
Main Tank	50%	2051	* *	5	\$600				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Outside								
	Explanation: One 200 Gals								
Lighting									
Interior Lighting									
Fluorescent	55%	2028	* *	10	\$20,000				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Build	ing							
	Explanation: T-8 Lamps								
HID	15%	2028	* *	10	\$200				
Incandescent	30%	2023	\$146,800	2	\$300				
Egress Lighting									
Emergency, Battery	50%	2028	* *	10	\$4,800				
Exit, Service	50%	2028	* *	1					
Exterior Lighting									
HID	70%	2028	* *	10	\$100				
Incandescent	30%	2023	\$37,600	2					
Alarm			•						
Fire/Smoke Detection									
Generic	100%	2028	* *	1-3	\$24,700				

Mechanical		Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2043	* *	1		
HTHW/HW	40%			2033	* *	1		
Interruptible Gas/Dual	40%			2043	* *	1		
Fuel								

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

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

Asset #: 13396

Mechanical		Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment				.	_		.		
Heat Exchanger	40%			2032	* *	1	\$7,800		
Heat Pump	20%			2024	\$69,500	2	\$2,500		
			nt : Light, Area	Affected	: 20%				
	Location		I/CD 1 I	7					
		tion : 2 Elec. F.	I / C Package U				A= 000		
Hot Water Boiler	40%			2036	* *	1	\$7,800		
			nt : Light, Area	Affected	: 40%				
		: Boiler Roon	ı						
Distribution	Expiana	tion: 2 Units							
Hot Wtr Piping/Pump	80%	Now	\$3,100	2039	* *	4	\$1,600		
Hot wit Fiping/Fump			\$5,100 ent : Moderate,			4	\$1,000		
		erioraiing, Exi e: 1st Fl. A / C		, Агей Ајј	eciea . 570				
No Common on the		. 131 1 1.717 C	Room						
No Component	20%								
Terminal Devices Air Handler	70%			2028	* *	1	\$17,200		
Convector/Radiator	10%			2028	* *	1 1	\$17,200		
No Component	20%			2028		1	\$1,300		
Air Conditioning	20%								
Energy Source									
Electricity	20%			2039	* *	1			
Steam/HW System	80%			2043	* *	1			
Conversion Equipment	0070			20.0					
Absorption	80%			2032	* *	1	\$34,300		
Chiller/Steam/HW						_	70.700		
Ext Pkg Unit -	20%			2028	* *	2	\$500		
Heating/Cooling									
c c	R-22 Refrigerant, Extent : Light, Area Affected : 20%								
	Location	: Roof							
Distribution									
Chilled Wtr Pipe/Pump	80%			2043	* *	4	\$1,600		
No Component	20%								
Terminal Devices									
Air Handler/Cool/Ht	80%			2028	* *	1	\$19,600		
No Component	20%								
Heat Rejection									
Water Cool Tower	100%			2024	\$111,000	2	\$39,900		
Ventilation									
Distribution	400								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,100		
Exhaust Fans	1.000:			2020	ale al-	2	4.3 00		
Roof	100%			2028	* *	2	\$1,200		
Plumbing									
H/C Water Piping	1000/			2042	* *	1			
Brass/Copper	100%			2043	-1- sh	1			

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

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

Asset #: 13396

Mechanical	Current Repai	r Fu	ture Replacement	IV	Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Yea	r Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
HW Heat Exchanger						
Low Temp	100%	203	3 *:	* 4	\$5,900	
Sanitary Piping						
Cast Iron	100% Now	\$8,400 LIF	E *:	* 1		
	Blockage /Clogged, Extent	: Severe, Area Affe	cted : 5%			
	Location : Water Backs U	Up At Gallery, 1st F	loor			
	Other Observation, Extent	: Severe, Area Affe	cted : 5%			
	Location : Main Entranc	e, 1st Floor				
	Explanation : Sewage Lin When It Rains	ne Is Undersized At	Main Entrance, Co	using Wa	ter Flooding	
Sump Pump(s)						
Rigid Piping	100%	201	8 \$10,800) 4	\$2,500	
Backflow Preventer						
Generic	100%	202	8 *:	* 1	\$2,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIF	E * :	k		
-	Other Observation, Extent	: Light, Area Affect	ed : 100%			
	Location: 1-2					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	204	.3 * *	^k 1-2	\$11,100	

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO CURATORIAL HOUSE
Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 16,750 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN : 2116676

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$87,800	
Electrical	\$154,900	\$95,500
Mechanical		\$48,400
Total	\$242,700	\$143,800
Importance Code A	\$87,800	
Importance Code B	\$154,900	\$143,800
Total	\$242,700	\$143,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$26,400	\$2,000		
Interior Architecture	\$7,600	\$3,500	\$64,400	\$600
Electrical	\$32,300	\$15,300		
Mechanical	\$9,500	\$21,300	\$4,300	\$1,400
Total	\$75,900	\$42,200	\$68,700	\$2,000
Importance Code A	\$27,200	\$2,900	\$800	\$800
Importance Code B	\$45,700	\$39,300	\$67,900	\$1,200
Importance Code C	\$3,000			
Total	\$75,900	\$42,200	\$68,700	\$2,000



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO CURATORIAL HOUSE

Asset #: 2363

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls							4000	
Copper/Terne	2%		фо д 000	2043	* *	10	\$800	
Masonry: Brick	83%	Now	\$87,800	LIFE	**	5	\$14,900	
			d, Extent : Moderat	e, Area A	Affected: 25%			
		: North Fo		A A CC	1 - 500/			
		: Growth, I : North Fo	Extent : Moderate, 1	Area Affe	ectea : 50%			
				man Affa	otod . 100/			
		etration, E : North F	Extent : Moderate, A	rea Ajje	ciea : 10%			
Maral Daniel		. 110111111	icuie	2022	* *	<i>5</i> 10	¢c 200	
Metal Panel	5%			2033	* *	5-10	\$6,200	
Metal Sect. OHD Slate Panels	5% 5%	Now	\$2.200	2036 LIFE	* *	5 5	\$2,800 \$700	
State Paneis			\$2,300 nents, Extent : Mod			3	\$700	
		ssing Eien : Upper F		eraie, Ar	ей Ајјесіей . 10%			
Windows	Locuiton	. Сррег Г	1001					
Aluminum	75%			2031	* *	5	\$1,200	
Steel	25%	0-2	\$1,100	2031	* *	5	\$2,600	
Sicci			Extent : Moderate,		fected · 10%	3	\$2,000	
			out West Facade	11.00.1199	. 10,0			
Roof								
Copper/Terne	2%			2038	* *	10	\$400	
Slate	98%	Now	\$23,000	LIFE	* *		7	
State			nents, Extent : Mod		ea Affected : 15%			
		: Through						
	Water Pen	etration, E	Extent : Moderate, A	rea Affe	cted : 5%			
	Location	: North F	acade					
nterior								
Floors								
Carpet	20%			2019	\$61,900	3	\$7,400	
Carpet	5%	Now	\$4,600	2022	\$15,500	3	\$1,900	
	-		nt, Extent : Severe,		ected : 10%			
			Loft On The Second					
			Extent : Severe, Area		d: 10%			
		: Willow I	Loft On The Second					
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
Ceramic Tile	5%			2026	\$23,500	5	\$1,200	
Wood	15%			2038	* *	5	\$7,000	
Not Accessible	50%							
Interior Walls	1.50/			TIPP	* *	F	\$2.500	
Gypsum Board	15%	Ma	\$2,000	LIFE	* *	5	\$3,500	
Plaster	5%	Now	\$3,000	LIFE		5	\$600	
	_	_	, Extent : Severe, A		neu : 10%			
	Location : Willow Loft On The Second Floor Water Penetration, Extent : Severe, Area Affected : 10%							
			xieni . Severe, Ared Loft On The Second		u . 10/0			
Dlocter		. 11 1110W I	soji On The second		* *		ф2 <u>г</u> 00	
Plaster	30%			LIFE	* *	5	\$3,500	
Not Accessible Note: All component repairs \$ estingular.	50%							

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

Asset #: 2363

Architecture	Curren	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Gypsum Board	30%		LIFE	* *	5	\$9,300	
Plaster	70%		LIFE	* *	5	\$10,900	

Electrical	Curre	nt Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment					_		
Fused Disc Sw	100%		2023	\$4,700	5	\$100	
	Location : 1st Fl	n, Extent : Moderate, A	Area Affe	ectea : 100%			
		.001 ne 400 Amps Main Di.	sconnact	Switch			
Switchgear / Switchboard	Ехриниион . О	te 400 Amps Main Di	sconneci	Swiich			
Fused Disc Sw	100%		2023	\$95,500	5	\$100	
Raceway				4,2,000		+	
Conduit	100%		2023	\$27,100	1		
Panelboards							
Fused Disc Sw	5%		2022	\$1,500	5		
Molded Case Bkrs	95%		2022	\$27,700	5	\$400	
Wiring							
Braided Cloth	50% 2-4	\$22,800	2048	* *	1		
	- C	ed, Extent : Moderate	, Area Aj	fected : 100%			
		ighout The Building					
Thermoplastic	30%		2023	\$13,700 * *	1		
Thermoplastic	20%		2033	* *	1		
Motor Controllers Locally Mounted	100%		2021	\$28,800	5	\$100	
Ground	100%		2021	\$20,000		\$100	
Grounding Devices							
Generic General Genera	100% 2-4	\$9,300	LIFE	* *	5	\$200	
		ı, Extent : Moderate, 1		ected : 100%		,	
	Location: Water	r Main					
	Explanation : Co	orroded					
Lighting							
Interior Lighting							
Fluorescent	50%	T 16.1	2018	\$102,400	10	\$7,600	
		n, Extent : Moderate, A	Area Affe	ected : 100%			
		ighout The Building					
	Explanation : T-	12 Lamps		di di	- 10	*= .00	
Fluorescent	50%	. Extent . Madanat	2028	* *	10	\$7,600	
		ı, Extent : Moderate, 1 ıghout The Building	11еи AJJ6	кией . 100%			
		ignoui The Builaing 5 & Compact Fluores	cent Lan	ns			
Exterior Lighting	вършишон . 1-	5 & Compact 1 tuores	сен шин	iha			
Incandescent	100%		2018	\$52,400	2		
	/ -			¥2 2 ,.00			

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

Asset #: 2363

Electrical	Current Re	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection Arresters/Cabling Generic	100%	2026	\$5,300	5	\$100	

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	400		• • • • •		_	** 400	
Fuel Oil No 2	100%		2049	* *	5	\$5,100	
	Other Observation, E		Affected	: 100%			
	Location : Basemen		1.011		D.		
	Explanation: (2) 25	00 Gallon Oil Tank	s, I Oil I	Tank Abandoned Ir	ı Place		
Conversion Equipment	1000/		2026	* *	1	Φ0.200	
Hot Water Boiler	100%	T. I. A	2036		1	\$8,200	
	Other Observation, E Location : Ground	_					
				ement			
Distribution	Explanation: (2) #2	2 Oil Burning Boile	rs				
Distribution	100%		2039	* *	4	\$800	
Hot Wtr Piping/Pump Terminal Devices	100%		2039		4	\$600	
Convector/Radiator	100%		2028	* *	1	\$5,400	
	100%		2028		1	\$3,400	
Air Conditioning Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment	10070		2039		1		
Window/Wall Unit	60%		2018	\$20,000	1		
No Component	40%		2016	\$20,000	1		
Ventilation	4070						
Exhaust Fans							
Not Accessible	100%						
Plumbing	10070						
H/C Water Piping							
Brass/Copper	100%		2023	\$48,400	1		
HW Heat Exchanger	10070			4.0,.00			
Low Temp	100%		2049	* *	4	\$2,500	
	Recent Replace Evide	ent, Extent : Light, I		ected : 100%	•	, —, - · · ·	
	Location : Ground	_					
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location : Ground	_					
	Explanation : Dome						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2017	\$6,500	4	\$2,500	
Fixtures						· · ·	
Not Accessible	100%						

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO DANCING CRANE CAFE

Address : BRONX RIVER PKWY & 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 : 05-Apr-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$36,700	
Interior Architecture		\$58,000
Total	\$36,700	\$58,000
Importance Code A	\$36,700	
Importance Code C		\$58,000
Total	\$36,700	\$58,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$1,800	\$14,100	
Interior Architecture		\$2,800	\$600	
Electrical	\$3,800	\$15,700	\$2,500	\$2,000
Mechanical	\$1,400	\$1,400	\$2,600	\$1,400
Total	\$5,200	\$21,500	\$19,800	\$3,400
Importance Code A	\$700	\$2,500	\$14,800	\$700
Importance Code B	\$4,500	\$19,000	\$4,900	\$2,700
Importance Code C			\$100	
Total	\$5,200	\$21,500	\$19,800	\$3,400



Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%			2036	* *	5	\$2,900	
Window Wall	5%			2043	* *	5	\$3,500	
Wood	40%			2036	* *	5	\$37,700	
Windows								
Wood	100%			2039	* *	5	\$28,200	
Roof								
Single Ply Membrane	100%			2028	* *	10	\$36,700	
Interior								
Floors								
Carpet	5%			2022	\$13,800	3	\$1,700	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,400	
Quarry Tile	70%			2036	* *	5	\$23,200	
Traffic Topping	20%			2028	* *	5	\$5,500	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$200	
Fabric on Framing	5%			2024	\$58,000	5	\$200	
Fiberglass Panel	30%			LIFE	* *			
Gypsum Board	55%			LIFE	* *	5	\$2,600	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	35%			2036	* *	5	\$7,700	
		netration, E.	xtent : Light, Area		: 5%	-	, . ,	
			In Front Of Refrige					
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	60%			LIFE	* *	5	\$16,600	

lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Not Accessible	100%							
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							

Under 600 Volts

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO DANCING CRANE CAFE

Asset #: 2364

Electrical	Current Rep	air Fu	ture Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Ye	ar Estimated Cost Y	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	204		5	\$100	
	Other Observation, Exter		Affected : 100%			
	Location: Electrical Re		g			
	Explanation: One 1600) Amps Main Discon	nect Switch			
Transformers	1000/	20%	36 **		¢100	
Dry Type	100%	203	50	5	\$100	
	Other Observation, Exter Location : Electrical Re		Ajjeciea : 100%			
	Explanation: One 45 K		& Two 15 Kva 180k	n 208/120) <i>I</i> .,	
Switchgear / Switchboard	Елрининоп . One 43 K	.vu 4 0011v-200/1201v	& 1 WO 13 KVU 400K	v-200/120	nv .	
Fused Disc Sw	100%	204	13 **	5	\$100	
Raceway	10070	20	13		Ψ100	
Conduit	100%	204	13 **	1		
Panelboards	100/0					
Fused Disc Sw	5%	203	39 **	5		
Molded Case Bkrs	95%	203	39 **	5	\$400	
Wiring						
Thermoplastic	100%	204	¥*	1		
Motor Controllers						
Locally Mounted	100%	203	36 **	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LII	Æ **	5	\$200	
Stand-by Power						
Transfer Switches	1000/	20	1		* 4 000	
Automatic	100%	203	36 **	1	\$4,900	
Generators	1000/	20/	32 **	. 4	\$6.000	
Diesel	100%	203		1	\$6,200	
	Other Observation, Exter Location : Outside	it : Moaerate, Area I	Ајјества : 100%			
		V				
Danada	Explanation : One 53.6	N W				
Batteries Lead/Acid	100%	20	17 \$1,500) 5	\$600	
Fuel Storage	100/0	20.	17 \$1,500	, 3	Φ 000	
Main Tank	100%	20:	51 **	5	\$400	
mani Lank	Other Observation, Exter			3	ψ + 00	
	Location : Outside		1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	Explanation : One 250	Gals				
Lighting	Expression: One 250					

Lighting

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO DANCING CRANE CAFE

Asset #: 2364

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	70%	2028	* *	10	\$9,500				
	Other Observation, Extent: Modera Location: Throughout The Buildin Explanation: T-12 Lamps	==	100%						
Fluorescent	30%	2028	* *	10	\$4,100				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout The Building								
	Explanation : Compact Flourescent Lamps								
Egress Lighting	Explanation . Compact I tourescen	ні Батрз							
Emergency, Service	50%	2028	* *	1					
Exit, Service	50%	2028	* *	1					
Exterior Lighting									
HID	100%	2028	* *	10					
Alarm									
Fire/Smoke Detection									
Generic	100%	2028	* *	1-3	\$9,900				

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2043	* *	1		
Conversion Equipment						
Furnace	100%	2028	* *	1	\$7,300	
	Other Observation, Extent :	Light, Area Affected	: 100%			
	Location : Roof					
	Explanation: 10 Roof Top	Package Units				
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2028	* *	2	\$900	
Heating/Cooling						
	Other Observation, Extent :	Light, Area Affected	: 100%			
	Location: Roof					
	Explanation : 10 Roof Top	Package Units				
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$8,200	
Exhaust Fans						
Roof	100%	2028	* *	2	\$500	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2043	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO DANCING CRANE CAFE

Asset #: 2364

Mechanical	Current Rep	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Ed Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2021	\$3,400	2	\$200	
	Other Observation, Exte	nt : Light, Area Affectea	l : 100%			
	Location : 1st Floor Ed	quipment Room				
	Explanation: 1 Hot W	ater Boiler, 1 Hot Water	· Heater			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2028	* *	1	\$1,000	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2043	* *	1-2	\$4,100	

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO EAST ADMINISTRATION BUILDING

Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 16,176 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Apr-2012 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN : 2116677

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$191,600
Total		\$191,600
Importance Code B		\$191,600
Total		\$191,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$8,800	\$10,600		
Interior Architecture	\$500	\$1,400	\$55,300	\$100
Electrical		\$300		
Mechanical	\$400	\$500	\$1,600	\$500
Total	\$9,700	\$12,800	\$56,900	\$600
Importance Code A	\$9,000	\$10,800	\$200	\$200
Importance Code B	\$700	\$1,900	\$56,700	\$400
Importance Code C				
Total	\$9,700	\$12,800	\$56,900	\$600



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO EAST ADMINISTRATION BUILDING

Asset #: 2350

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	* *	5	\$2,200		
Cast Stone/Terra Cotta	5%	Now	\$3,800	LIFE	**	5	\$3,400		
	_	_	Extent : Moderate ndow At South Fac	-	ffected : 5%				
Masonry: Brick	80%			LIFE	* *	5	\$6,900		
Masonry: Limestone	10%	Now	\$5,100	LIFE	* *	5	\$700		
	_	_	Extent : Moderate acade Over Window	-	ffected : 5%				
Windows									
Aluminum	100%			2031	* *	5	\$800		
Parapets Cast Stone/Terra Cotta	100%			LIFE	* *	5	\$12,400		
Roof							. ,		
Copper/Terne	95%			2038	* *	10	\$10,600		
Sloped Glazing	5%			LIFE	* *	5	\$3,000		
Interior Floors									
Carpet	70%			2019	\$53,400	3	\$5,900		
Cast in Place Concrete	10%			LIFE	* *	5	\$1,200		
Ceramic Tile	5%			2026	\$5,800	5	\$300		
Marble Panels	5%			LIFE	* *	5	\$200		
Vinyl Tile	10%	Now	\$500	2023	\$5,100	3	\$200		
	Broken/Mi	issing Elen	nents, Extent : Seve	re, Area	Affected : 20%				
	Location	Location : Archive Room In Basement							
			Extent : Moderate, A	Area Affe	ected : 5%				
	Location	: Base Of	Stair In Basement						
	Explana	tion : 9x9 T	<i>îles</i>						
Interior Walls						_			
Concrete Masonry Unit				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	= 0			2025		_	** 00 -		
AcousTileSusp.Lay-In	50%			2028	* *	5	\$2,800		
Exposed Concrete	10%			LIFE	* *	5	\$100		
Gypsum Board	25%			LIFE	* *	5	\$1,700		
Plaster	15%			LIFE	* *	5	\$500		

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

Under 600 Volts

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO EAST ADMINISTRATION BUILDING

Asset #: 2350

Electrical	Cu	Current Repair		re Replacement	М	Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2023	\$5,200	5	\$100	
		tion, Extent : Moderate,	Area Affe	ected : 100%			
		ectrical Room					
	Explanation .	: One 400 Amps Main D	isconnect	Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2023	\$104,500	5	\$400	
Raceway							
Conduit	70%		2023	\$20,800	1		
Conduit	20%		2033	* *	1		
Conduit	10%		2049	* *	1		
Panelboards							
Fused Disc Sw	10%		2022	\$3,200	5		
Molded Case Bkrs	70%		2031	* *	5	\$300	
Molded Case Bkrs	20%		2045	* *	5	\$100	
Wiring							
Thermoplastic	20%		2049	* *	1		
Thermoplastic	80%		2033	* *	1		
Motor Controllers							
Locally Mounted	100%		2028	* *	5	\$100	
round							
Grounding Devices							
Not Accessible	100%						
ighting							
Interior Lighting							
Fluorescent	95%		2023	\$47,900	10	\$3,300	
		tion, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Th	roughout The Building					
	Explanation .	: T-12 Lamps					
Incandescent	5%		2023	\$2,500	2		
Egress Lighting							
Emergency, Battery	50%		2023	\$2,700	10	\$500	
Exit, Service	50%		2023	\$700	1		
Exterior Lighting							
HID	60%		2023	\$39,200	10		
Incandescent	40%		2023	\$22,200	2		

Mechanical	Currer	t Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
HTHW/HW	50%		2033	* *	1		
		servation, Extent : Light, Ar		: 100%			
		a : From Cogeneration Plan	t				
	Explana	tion : Back-up					
Natural Gas	50%		2043	* *	1		
Conversion Equipment							
Heat Exchanger	50%		2032	* *	1	\$900	
Hot Water Boiler	50%		2028	* *	1	\$900	
Distribution							
Hot Wtr Piping/Pump	100%		2039	* *	4	\$200	
Terminal Devices							
Convector/Radiator	90%		2028	* *	1	\$1,100	
Fan Coil Unit/Heat	10%		2023	\$6,000	1	\$100	
Air Conditioning							
Energy Source							
Electricity	100%		2031	* *	1		
Conversion Equipment							
Int Pkg Unit - Cooling	50%		2021	\$25,700	2	\$100	
Reciprocating	20%		2028	* *	1	\$400	
Compr/Chiller							
Window/Wall Unit	15%		2021	\$1,200	1		
No Component	15%						
Distribution							
Chilled Wtr Pipe/Pump	20%		2043	* *	4		
No Component	80%						
Terminal Devices							
Direct Expansion	20%		2028	* *	1		
No Component	80%						
Heat Rejection							
Air Condenser Unit	20%		2028	* *	2	\$500	
No Component	80%					42.55	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$2,100	
Exhaust Fans						. , -	
Interior	100%		2028	* *	2	\$100	
Plumbing						,	
H/C Water Piping							
Brass/Copper	100%		2043	* *	1		
Water Heater							
Gas Fired	100%		2021	\$900	2	\$100	
HW Heat Exchanger	-0070		2021	4,00		4100	
HTHW/HW	100%		2043	* *			
11111111		servation, Extent : Light, Ar		: 100%			
		a : Basement	JJ - 0.00	· · · · ·			
		tion : 1 Unit					
	ълрини	1 0,000					

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO EAST ADMINISTRATION BUILDING

Asset #: 2350

Mechanical	Current	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2023	\$11,800	4	\$1,600	
Fixtures			•				
Generic	100%						

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO EDUCATION BUILDING-#35
Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 11,840 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Apr-2012 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116678

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$47,800
Total		\$47,800
Importance Code B		\$47,800
Total		\$47,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$56,000	\$9,200		
Interior Architecture	\$100	\$1,700	\$43,400	\$100
Electrical	\$700	\$1,100	\$1,000	\$700
Mechanical	\$1,100	\$400	\$900	\$400
Total	\$57,900	\$12,300	\$45,300	\$1,100
Importance Code A	\$56,100	\$9,300	\$100	\$100
Importance Code B	\$1,700	\$3,000	\$45,100	\$1,000
Importance Code C	. ,	,	,	,
Total	\$57,900	\$12,300	\$45,300	\$1,100



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO EDUCATION BUILDING-#35

Asset #: 2655

Architecture	Cu	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type		Date Es	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	200/ 1		Φζ 100	LIDE	* *	~	ф1 000	
Masonry: Brick	20% N Cracking/Crun Location : Al Efflorescence, Location : TI Spalling, Exter Location : Bu Worn/Eroded, Location : Bu	pove Vents Extent: La proughout at: Modera uilding Bas Extent: M	Throughout ight, Area Affec ate, Area Affec se loderate, Area	cted : 5% ted : 10%	eted : 15%	5	\$1,000	
Masonry: Brick	65%			LIFE	* *	5	\$3,100	
Masonry: Limestone		ow	\$8,300	LIFE	* *	5	\$200	
,	Cracking/Crun Location : Al	_	tent : Severe, A	rea Affec	eted : 20%		·	
Masonry: Limestone	10%			LIFE	* *	5	\$400	
Windows								
Metal Clad	50% N Corrosion/Rus Location: Bo Thermally Ineg Location: Bo	isement ficient, Ex				5	\$700	
	Unit Inoperable Location : Bo		Moderate, Are	ea Affecte	ed : 50%			
Wood	50%			2031	* *	5	\$2,200	
Parapets							•	
Masonry: Limestone	100% N Jnt Mortar Mi Location : Co		\$29,500 xtent : Modera	LIFE te, Area A	* * Affected : 50%	5	\$2,200	
Roof								
Built-Up (BUR)	25%			2023	\$6,000	10	\$1,200	
Copper/Terne	75%			2038	* *	10	\$9,200	
Interior								
Floors	7.50/			2010	Φ.4.1. OOO	2	# 4.600	
Carpet	75%			2019	\$41,900 * *	3	\$4,600	
Cast in Place Concrete	5%			LIFE		5	\$400	
Vinyl Tile	20%			2023	\$7,400	3	\$400	
Interior Walls	1.00/			LIDE	* *	=	¢100	
Concrete Masonry Unit				LIFE	**	5	\$100 \$600	
Gypsum Board	60%			LIFE	* *	5	\$600	
Masonry: Brick	5%			LIFE	**	=	¢100	
Plaster	25%			LIFE	~ *	5	\$100	
Ceilings	0.50/			2020	* *	=	¢2 500	
AcousTileSusp.Lay-In	85% 15%			2028	* *	5 5	\$3,500	
Plaster	15%			LIFE		<u> </u>	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Rep	air Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment	400	-0.40		_		
Fused Disc Sw	100%	2043	**	3		
	Other Observation, Exte Location : Electrical R	nt : Moderate, Area Affe	cted : 100%			
			Switch			
Transformers	Explanation: One 600	Amps Main Disconnect	Switch			
Dry Type	100%	2036	* *	3	\$100	
Dry Type		nt : Moderate, Area Affe	rted · 100%	3	Ψ100	
	Location : Electrical R		леи : 100/0			
		Kva, 4160hv-208/120lv				
Feeders	Explanation . One 225	Nva, 4100nv-200/120tv				
Cable	100%	2039	* *	1		
Raceway	100/0	2037		-		
Conduit	100%	2043	* *	1		
Under 600 Volts	100/0	2013		-		
Transformers						
Dry Type	100%	2036	* *	5		
J J1		nt : Moderate, Area Affe	cted : 100%			
	Location : Electrical R					
	Explanation: One 30 I	Kva 208v Primary - 480/2	277v Secondary			
Switchgear / Switchboard			·			
Fused Disc Sw	100%	2043	* *	5	\$100	
Raceway						
Conduit	50%	2033	* *	1		
Conduit	50%	2043	* *	1		
Panelboards						
Fused Disc Sw	10%	2031	* *	5		
Molded Case Bkrs	50%	2039	* *	5	\$200	
Molded Case Bkrs	40%	2031	* *	5	\$100	
Wiring						
Thermoplastic	50%	2043	* *	1		
Thermoplastic	50%	2033	* *	1		
Motor Controllers						
Locally Mounted	70%	2036	* *	5	\$100	
Locally Mounted	30%	2028	* *	5		
Ground						
Grounding Devices	400			_		
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting	100/	• 0		4.0	.	
Fluorescent	48%	2023	\$15,600	10	\$1,200	
		nt : Moderate, Area Affe	cted: 100%			
	Location : Basement &					
	Explanation: T-12 Lan					
Fluorescent	50%	2031	* *	10	\$1,300	
Incandescent	2%	2023	\$600	2		

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	50%		2028	* *	10	\$300	
Exit, Service	50%		2028	* *	1		
Exterior Lighting							
HID	100%		2023	\$47,800	10		
Alarm							
Fire/Smoke Detection							
Generic	100%		2028	* *	1-3	\$7,300	

Mechanical	Current Repair	Futur	Future Replacement		aintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
HTHW/HW	50%	2033	* *	1				
	Other Observation, Extent : I		: 100%					
	Location : From Cogeneral	tion Plant						
	Explanation: Back-up							
Natural Gas	50%	2043	* *	1				
Conversion Equipment								
Heat Exchanger	50%	2032	* *	1	\$700			
	Other Observation, Extent:	Light, Area Affected	: 50%					
	Location: Basement							
	Explanation: 1 Unit							
Hot Water Boiler	50%	2036	* *	1	\$700			
	Other Observation, Extent: Light, Area Affected: 50%							
	Location: Basement							
	Explanation: 1 Unit							
Distribution								
Hot Wtr Piping/Pump	100%	2039	* *	4	\$100			
Terminal Devices								
Air Handler	50%	2023	\$7,900	1	\$900			
Convector/Radiator	50%	2028	* *	1	\$400			
Air Conditioning								
Energy Source								
Electricity	100%	2031	* *	1				
Conversion Equipment								
Reciprocating	70%	2023	\$6,900	1	\$900			
Compr/Chiller								
	Other Observation, Extent: Light, Area Affected: 80%							
	Location: Rear Yard							
	Explanation: 4 Units							
No Component	30%							
Distribution								
Chilled Wtr Pipe/Pump	70%	2033	* *	4	\$100			
No Component	30%							

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO EDUCATION BUILDING-#35

Asset #: 2655

Mechanical		Current l	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Direct Expansion	70%		\$400	2023	\$4,400	1		
	Leak Evid	ent, Extent	: Moderate, Area A	Affected :	10%			
	Location	ı : The Drip	Pan, 1st Floor					
No Component	30%							
Heat Rejection								
Air Condenser Unit	70%			2023	\$2,900	2	\$1,300	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,500	
Exhaust Fans								
Interior	100%			2028	* *	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
Water Heater								
Gas Fired	100%			2021	\$700	2		
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemer	ıt					
	Explana	tion : 2 Un	its					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO EDUCATIONAL SERVICES-#11

Address : BRONX RIVER PKWY & 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 : 03-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116679

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$59,100	_
Electrical	\$182,200	
Total	\$241,200	
Importance Code A	\$59,100	
Importance Code B	\$182,200	
Total	\$241,200	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$19,200	\$1,100		
Interior Architecture	\$31,500	\$1,300		\$500
Electrical	\$19,400	\$35,200	\$400	\$400
Mechanical	\$11,100	\$28,500	\$900	\$400
Total	\$81,300	\$66,100	\$1,300	\$1,300
Importance Code A	\$19,400	\$1,300	\$200	\$200
Importance Code B	\$61,900	\$64,700	\$1,100	\$1,100
Importance Code C				
Total	\$81,300	\$66,100	\$1,300	\$1,300



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

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

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

Asset #: 2347

	Current Repair		Future Replacement		Maintenance			
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls						_		
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,300	
Masonry: Brick	85%	N	\$2,000	LIFE	* *	5	\$2,800	
Masonry: Limestone	5%	Now Crumbling	\$3,900 , Extent : Moderate	LIFE		5	\$100	
	_	: Through		с, лгеи лу	jecieu . 1070			
			, Extent : Moderat	e, Area A	ffected : 15%			
	_	: Through		, ,	V			
Wood	5%	Now	\$2,500	2028	* *	5	\$400	
	Split/Crac	ked, Exten	t : Moderate, Area	Affected	: 25%			
	Location	: Through	nout					
Windows								
Aluminum	90%			2031	* *	5	\$2,300	
Wood	10%	Now	\$6,900	2048	* *	5	\$1,300	
		ted Finish, i : Basemei	Extent : Severe, A	rea Affect	ed : 100%			
			nı t, Extent : Moderat	a Amaa A	ffootod , 500/			
		: Basemei		e, Area A	ijeciea . 50%			
			u t : Moderate, Area	Affected	. 50%			
	-	ı : Basemei		rijjecica	. 3070			
Roof								
Cement-Fiber Panel	95%	Now	\$5,900	2019	\$59,100	5	\$2,800	
	Cracking/	Crumbling	, Extent : Moderate	e, Area Aj	ffected : 25%			
	Location	: Through	nout					
			. 16 1 . 4					
			t : Moderate, Area	Affected .	: 25%			
		ded, Extent : Through		Affected .	: 25%			
Copper/Terne				Affected .	* 25%	10	\$1,100	
terior	Location					10	\$1,100	
terior Floors	Location 5%			2038	**			
iterior Floors Ceramic Tile	Location 5%			2038		5	\$300	
nterior Floors Ceramic Tile Quarry Tile	5% 5% 30%	: Through	aout	2038 2026 2028	* * \$5,400	5 5	\$300 \$2,600	
nterior Floors Ceramic Tile	Location 5% 5% 30% 65%	: Through		2038 2026 2028 2033	** \$5,400 ** **	5	\$300	
terior Floors Ceramic Tile Quarry Tile	Location 5% 5% 5% 30% 65% Worn/Eroc	: Through	\$30,800 t : Moderate, Area	2038 2026 2028 2033	** \$5,400 ** **	5 5	\$300 \$2,600	
aterior Floors Ceramic Tile Quarry Tile Vinyl Tile Interior Walls	5% 5% 30% 65% Worn/Eroc Location	: Through 0-2 ded, Exten	\$30,800 t : Moderate, Area	2038 2026 2028 2033 Affected	\$5,400 ** **	5 5	\$300 \$2,600 \$1,400	
Iterior Floors Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile	Location 5% 5% 30% 65% Worn/Eroc Location 5%	: Through 0-2 ded, Exten	\$30,800 t : Moderate, Area	2038 2026 2028 2033 Affected	** \$5,400 ** ** ** *7,200	5 5	\$300 \$2,600 \$1,400 \$300	
Iterior Floors Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Gypsum Board	Location	: Through 0-2 ded, Exten	\$30,800 t : Moderate, Area	2038 2026 2028 2033 Affected 2026 LIFE	\$5,400 ** ** ** \$7,200 **	5 5 3 5 5	\$300 \$2,600 \$1,400 \$300 \$600	
Iterior Floors Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Plaster	5% 5% 30% 65% Worn/Ero Location 5% 20% 35%	: Through 0-2 ded, Exten	\$30,800 t : Moderate, Area	2038 2026 2028 2033 Affected 2026 LIFE LIFE	\$5,400 ** ** \$7,200 ** **	5 5 3	\$300 \$2,600 \$1,400 \$300	
Iterior Floors Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Plaster Plywood/Hardboard	Location	: Through 0-2 ded, Exten	\$30,800 t : Moderate, Area	2038 2026 2028 2033 Affected 2026 LIFE	\$5,400 ** ** ** \$7,200 **	5 5 3 5 5	\$300 \$2,600 \$1,400 \$300 \$600	
Iterior Floors Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Plaster Plywood/Hardboard Ceilings	5% 5% 30% 65% Worn/Eroc Location 5% 20% 35% 40%	0-2 ded, Exten	\$30,800 t: Moderate, Area	2026 2028 2033 Affected 2026 LIFE LIFE LIFE	** \$5,400 ** ** ** \$7,200 ** ** **	5 5 3 5 5 5	\$300 \$2,600 \$1,400 \$300 \$600 \$600	
Iterior Floors Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Plaster Plywood/Hardboard	5% 5% 30% 65% Worn/Eroc Location 5% 20% 35% 40%	0-2 ded, Exten : Through	\$30,800 t: Moderate, Area nout \$700	2026 2028 2033 Affected . 2026 LIFE LIFE LIFE	** \$5,400 ** ** *45% \$7,200 ** ** **	5 5 3 5 5	\$300 \$2,600 \$1,400 \$300 \$600	
Iterior Floors Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Plaster Plywood/Hardboard Ceilings	5% 5% 30% 65% Worn/Eroc Location 5% 20% 35% 40% 10% Water Pen	0-2 ded, Extent : Through Now extration, E	\$30,800 t: Moderate, Area nout \$700 Extent: Moderate, 1	2026 2028 2033 Affected . 2026 LIFE LIFE LIFE	** \$5,400 ** ** *45% \$7,200 ** ** **	5 5 3 5 5 5	\$300 \$2,600 \$1,400 \$300 \$600 \$600	
Iterior Floors Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Plaster Plywood/Hardboard Ceilings	5% 5% 30% 65% Worn/Eroc Location 5% 20% 35% 40% 10% Water Pen	0-2 ded, Exten : Through	\$30,800 t: Moderate, Area nout \$700 Extent: Moderate, 1	2026 2028 2033 Affected . 2026 LIFE LIFE LIFE	** \$5,400 ** ** *45% \$7,200 ** ** **	5 5 3 5 5 5	\$300 \$2,600 \$1,400 \$300 \$600 \$600	

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

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

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

Asset #: 2347

Electrical	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of l Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	e Erra Milia	2023	\$1,400	5	\$200	
	Location	ervation, Extent : Moderate,	Area Affec	ctea : 100%			
		ion : One 125 Amps Main D	isconnect !	Switch			
Transformers	Expression	on . One 125 Imps main B	isconnect i	switch.			
Dry Type	100%		2021	\$15,400	5		
	Other Obse	ervation, Extent : Moderate,	Area Affe	cted : 100%			
		: Basement					
-	Explanati	ion : One 30 Kva, 480hv-208	3/120lv				
Raceway	1000/		2022	\$20,600	1		
Conduit Panelboards	100%		2023	\$30,600	1		
Fused Disc Sw	10%		2022	\$1,500	5		
Molded Case Bkrs	90%		2022	\$13,100	5	\$200	
Wiring			-	1 - 7		,	
Braided Cloth	70%	2-4 \$19,000	2048	* *	1		
		Aged, Extent : Moderate, Ar	ea Affected	d: 100%			
		: Throughout					
Thermoplastic	30%		2023	\$8,100	1		
Motor Controllers	1000/		2021	444000	_		
Locally Mounted	100%		2021	\$14,800	5		
Lighting Interior Lighting							
Fluorescent	95%		2018	\$117,200	10	\$3,300	
11001000011		ervation, Extent : Moderate,			10	φυ,υσσ	
	Location	: Throughout The Building					
	Explanati	ion: T-12 Lamps					
Incandescent	5%		2018	\$6,200	2		
Egress Lighting							
Emergency, Battery	50%		2018	\$2,500	10	\$500	
Exit, Service	50%		2018	\$300	1		
Exterior Lighting	E00/		2010	¢11 000	10		
HID Incandescent	50% 50%		2018 2018	\$11,800 \$10,100	10 2		
Alarm	30%		2018	\$10,100			
Fire/Smoke Detection							
Generic	100%		2018	\$65,000	1-3	\$4,000	
· · · · · · · · · · · · · · · · · · ·				, ,- 3		, ,	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source							
Natural Gas	100%		2033	* *	1		

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

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

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

Asset #: 2347

Mechanical	Cı	ırrent Repair	Future	Replacement	M	aintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Hot Water Boiler	100%		2028	* *	1	\$1,900	
		ution, Extent : Light, Area	Affected .	: 100%			
	Location : B						
Distribution	Explanation	: 2 Units					
Hot Wtr Piping/Pump	100%		2031	* *	4	\$200	
Terminal Devices	100%		2031		4	\$200	
Air Handler	100%		2018	\$20,100	1	\$2,400	
Air Conditioning	10070		2010	Ψ20,100	1	Ψ2,400	
Energy Source							
Electricity	100%		2031	* *	1		
Conversion Equipment	10070						
Int Pkg Unit -	20%		2021	\$14,900	2		
Heating/Cooling				4,			
Window/Wall Unit	50%		2018	\$3,800	1		
No Component	30%						
Heat Rejection							
Air Condenser Unit	20%		2023	\$1,000	2	\$500	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$2,100	
Exhaust Fans							
Interior	100%		2018	\$4,100	2	\$100	
Plumbing							
H/C Water Piping	1000/		2022	* *			
Brass/Copper	100%		2033	* *	1		
Water Heater	1000/		2021	ф000	2	¢100	
Gas Fired	100%		2021	\$900	2	\$100	
Sanitary Piping Cast Iron	100% N	Tow \$3,200	LIFE	* *	1		
Cast HOII		ent : Moderate, Area Affe			1		
	Location : T		си . 50/	·			
Sump Pump(s)	Location . Th						
Sump Fump(s) Submersible	100%		2017	\$6,500	4	\$2,500	
Fixtures	100/0		2017	Ψ0,500	⊣r	Ψ2,500	
Generic	100%						
	100/0						

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO ELEPHANT HOUSE-#37
Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 14,320 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Apr-2012 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116680

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$210,700	\$61,500
Electrical		\$495,400
Mechanical	\$85,600	\$47,400
Total	\$296,300	\$604,300
Importance Code A	\$210,700	\$61,500
Importance Code B	\$85,600	\$542,800
Total	\$296,300	\$604,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,600	\$3,100		
Interior Architecture	\$100	\$6,500	\$125,800	\$100
Electrical	\$5,300	\$2,300	\$1,800	\$2,100
Mechanical	\$14,900	\$35,300	\$2,800	\$1,700
Total	\$21,900	\$47,300	\$130,400	\$3,900
Importance Code A	\$2,400	\$3,900	\$700	\$700
Importance Code B	\$19,600	\$43,400	\$129,700	\$3,200
Importance Code C				
Total	\$21,900	\$47,300	\$130,400	\$3,900



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

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

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

Asset #: 2352

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$5,200	
Masonry: Brick	3%		\$1,600	LIFE	* *	5	\$1,000	
			l, Extent : Moderat ıl Room Entrance	e, Area A	Affected : 15%			
Masonry: Granite	5%			LIFE	* *	5	\$1,300	
Masonry: Limestone	85%	Now	\$73,700	LIFE	* *	5	\$21,300	
Wasomy. Emicstone			Extent : Moderate		ffected · 5%	3	Ψ21,300	
		ı : North Fa		, 11.00.11	y colour 270			
Window Wall	5%			2033	* *	5	\$6,300	
Windows								
Wood	100%			2031	* *	5	\$5,200	
Parapets								
Masonry: Limestone	100%		\$39,900	LIFE	* *	5	\$6,000	
			l, Extent : Moderat	e, Area A	Affected : 10%			
	Location	ı : Cornice						
Roof								
Copper/Terne	80%			2051	* *	10	\$61,500	
Skylight, Metal/Glass	20%		\$97,100	2033	* *			
		issing Elem 1 : Through	ents, Extent : Mod out	erate, Ar	ea Affected : 5%			
terior								
Floors								
Carpet	40%			2019	\$121,300	3	\$13,300	
Cast in Place Concrete	20%			LIFE	* *	5	\$9,700	
Quarry Tile	35%			2028	* *	5	\$11,700	
Vinyl Tile	5%			2023	\$10,100	3	\$600	
Interior Walls								
Cast Stone/Terra Cotta	35%			LIFE	* *			
Masonry: Brick	45%			LIFE	* *			
		nce, Extent 1 : Rhino Ex	: Moderate, Area A chibit	Affected	: 10%			
Masonry: Limestone	10%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$6,100	
Ceilings							. ,	
AcousTileConcealSpLn	5%			2028	* *	5	\$1,400	
Masonry: Infill Arch	95%			LIFE	* *		. ,	

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

Over 600 Volts

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

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

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

Asset #: 2352

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment	1000/	2022	* *	2		
Fused Disc Sw	100%	2033		3		
	Other Observation, Extent : Modera Location : Electrical Room	не, Агеа Ајјестес	l: 100%			
		. Diagona of Cui	4 a la			
Tuesesfamme	Explanation: One 600 Amps Main	i Disconneci Swi	icn			
Transformers Dry Type	100%	2028	* *	3	\$100	
Dry Type	Other Observation, Extent : Modera			3	\$100	
	Location : Electrical Room	ие, Агеи Ајјестес	i. 10070			
	Explanation: One 300 Kva, 4160	Hv. 480/277 Lv				
Feeders	Explanation: One 300 Kva, 4100	HV - 400/2// LV				
Cable	100%	2031	* *	1		
	10070	2031		1		
Raceway Conduit	100%	2033	* *	1		
Inder 600 Volts	10070	2033		1		
Service Equipment						
Fused Disc Sw	100%	2033	* *	5	\$100	
rused Disc Sw	Other Observation, Extent : Modera			3	\$100	
	Location : Electrical Room	ие, Агеи Ајјесиес	1.100/0			
	Explanation: One 200 Amps Main	Disconnact Swi	tch			
Transformers	Explanation . One 200 Amps Main	i Disconneci Swi	icn			
Dry Type	100%	2028	* *	5	\$100	
Dry Type	Other Observation, Extent : Modera		1 · 100%	3	\$100	
	Location : Electrical Room	ne, mea mjeciei	1. 100/0			
	Explanation: One 112 Kva, 480 H	Iv - 208/120 I v	And One 15 K	a 480 H	v - 2081120 I v	
Switchgear / Switchboard	Explanation . One 112 Kva, 400 II	IV - 200/120 EV, 1	ina One 13 Kv	u +00 11	V - 2001120 EV	
Molded Case Bkrs	100%	2033	* *	5	\$400	
Raceway	10070	2033			Ψ+00	
Conduit	100%	2033	* *	1		
Panelboards	100/0	2033		1		
Fused Disc Sw	5%	2031	* *	5		
Molded Case Bkrs	95%	2031	* *	5	\$400	
Wiring	7370	2031			Ψ+00	
Thermoplastic	100%	2033	* *	1		
Motor Controllers	10070	2033		1		
Locally Mounted	100%	2028	* *	5	\$100	
Stand-by Power	100/0	2020			\$100	
Transfer Switches						
Automatic	100%	2028	* *	1	\$4,400	
Generators	100/0	2020		1	ψ+,+00	
Diesel	100%	2026	\$78,200	1	\$5,600	
Diesei	Other Observation, Extent : Modera			1	φ <i>5</i> ,000	
	Location : Electrical Room	, 111 cu 11jjeciel	. 100/0			
	Explanation : One 125 Kw					
Batteries	Espiration : Otte 125 KW					
Nickel Cadmium	100%	2017	\$1,600	5	\$3,200	
Trickei Caulliulli	100/0	2017	φ1,000	J	\$5,200	

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

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

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

Asset #: 2352

Electrical	Current Repair	Future I	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Main Tank	100%	2038	* *	5	\$400	
	Other Observation, Extent: Modera	ate, Area Affecto	ed : 100%			
	Location: Generator Room					
	Explanation: One 280 Gals					
Lighting						
Interior Lighting						
Fluorescent	75%	2023	\$150,600	10	\$10,200	
	Other Observation, Extent: Modera	ate, Area Affecte	ed : 100%			
	Location: Throughout The Building	ng				
	Explanation: T-12 Lamps					
Incandescent	25%	2023	\$50,200	2	\$100	
Egress Lighting						
Exit, Service	100%	2023	\$5,300	1		
Exterior Lighting						
HID	100%	2023	\$57,800	10		
Alarm						
Fire/Smoke Detection						
Generic	100%	2023	\$158,500	1-3	\$9,100	

Mechanical		Current Re	pair	Futur	e Replacement	М	Maintenance	
System Component Type	% of 1 Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	50%			2033	* *	1		
	Other Obse	ervation, Exte	ent : Light, Area	Affected	: 50%			
	Location	: From Coge	neration Plant					
	Explanati	ion : Back-up)					
Natural Gas	50%			2033	* *	1		
Conversion Equipment								
Heat Exchanger	50%			2026	\$1,700	1	\$3,700	
Hot Water Boiler	50%			2028	* *	1	\$3,700	
	Other Obse	ervation, Exte	ent : Light, Area	Affected	: 50%			
	Location	: Basement						
	Explanati	ion: 2 Units						
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$8,000	2031	* *	4	\$700	
	Corroded, 1	Extent : Mod	erate, Area Affe	cted : 15	%			
	Location	: Basement						
Terminal Devices								
Air Handler	100%			2018	\$85,600	1	\$9,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,300	

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

lechanical	Current	Repair	Future	ture Replacement Maintenance		Maintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle Estimated Cost (Yrs)		Priority
entilation							
Exhaust Fans							
Interior	100%		2018	\$20,900	2	\$500	
umbing							
H/C Water Piping							
Galv Iron/Steel	100% 0-2	\$4,700	2021	\$47,400	1		
	Corroded, Extent : N	Aoderate, Area Affe	cted : 20%	%			
	Location: Basemer	nt					
HW Heat Exchanger							
Low Temp	100% 0-2	\$500	2023	\$4,900	4	\$1,500	
	Corroded, Extent: N	Aoderate, Area Affe	cted : 20%	%			
	Location: Basemer	nt					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2018	\$11,800	4	\$2,500	
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Generic	100%						

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO GIRAFFE BUILDING

Address : BRONX RIVER PKWY & 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 : 04-Apr-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116681

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$93,000
Interior Architecture		\$59,600
Electrical		\$171,700
Total		\$324,300
Importance Code A		\$93,000
Importance Code B		\$231,300
Total		\$324,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$26,500	\$2,000		
Interior Architecture	\$15,300			
Electrical	\$100	\$900		
Mechanical	\$900	\$1,200	\$1,700	\$800
Total	\$42,700	\$4,100	\$1,700	\$800
Importance Code A	\$26,900	\$2,400	\$400	\$400
Importance Code B	\$15,800	\$1,600	\$1,300	\$400
Importance Code C				
Total	\$42,700	\$4,100	\$1,700	\$800



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

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

Asset #: 2333

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls						_		
Concrete Masonry Unit Metal Panel	95% 5%			LIFE 2033	* *	5 5-10	\$11,100 \$6,400	
Windows						0 10	Ψ0,.00	
Aluminum	Location	louded, Ex n : Through	\$4,800 tent : Moderate, Ar out ent : Moderate, Are			5	\$100	
	Location	ı : Through	out					
Parapets								
Concrete Masonry Unit Metal Panel	95% 5%			LIFE 2033	* *	5 5	\$2,900 \$500	
Roof								
	Location Seams Op Location	ı : Through en/Split, Ex ı : Over Fir	tent : Moderate, Al est Floor	rea Affeo	ted : 10%			
Skylight, Metal/Glass	_		\$12,400 ked, Extent : Mode out	2043 rate, Are	* * ea Affected : 10%			
nterior								
Floors						_		
Cast in Place Concrete	35%	0.2	¢10.000	LIFE	* *	5	\$9,500	
Panel/Paver: Cer/Brk	_	_	\$10,000 Extent : Moderate out Public Space	2031 , <i>Area A</i> j		5	\$4,900	
Quarry Tile		Crumbling,	\$5,200 Extent : Moderate out Public Space	2028 , Area Aj	* * ffected : 10%	5	\$1,400	
Steel Grating	15%			2033	* *	1		
Interior Walls								
Concrete Masonry Unit	80%			LIFE	* *	5	\$5,500	
Plaster	20%			LIFE	* *	5	\$1,000	
Ceilings								
Fiber Board	75%			2023	\$59,600			
Plaster	20%			LIFE	* *	5	\$1,600	
1 luster								

Under 600 Volts

Type

System Component

Electrical

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

(Years)

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

Current Repair

Fail Date Estimated Cost

Future Replacement

Year Estimated Cost

FY

Maintenance

(Yrs)

Cycle Estimated Cost Priority

% of

Total

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

Asset #: 2333

Electrical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$2,500	5		
	Other Observation, Extent : Moderate	e, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation: One 100 Amps Main	Disconnect Sw	ritch			
Transformers	100-			_		
Dry Type	100%	2036	* *	5		
	Other Observation, Extent: Moderate	e, Area Affecte	ed : 100%			
	Location: Outside The Building					
	Explanation: One 45 Kva 480hv-20)8/120lv				
Switchgear / Switchboard	1000/	2022	Φ 7 0.200	~	\$200	
Molded Case Bkrs	100%	2023	\$79,200	5	\$200	
Raceway	100-		4.2.400			
Conduit	100%	2023	\$13,600	1		
Panelboards	7 0/	2022	45.0	_		
Fused Disc Sw	5%	2022	\$700	5	\$200	
Molded Case Bkrs	95%	2022	\$13,900	5	\$200	
Wiring	1000/	2022	φ1 π 000			
Thermoplastic	100%	2023	\$17,800	1		
Motor Controllers	1000/	2021	#20.000	_	4100	
Locally Mounted	100%	2021	\$28,800	5	\$100	
Ground						
Grounding Devices	1000/	LIEE	* *	_	¢100	
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting	000/	2022	¢02.500	10	¢c 000	
Fluorescent	90%	2023	\$92,500	10	\$6,900	
	Other Observation, Extent: Moderate Location: Throughout The Building		a. 100%			
		3				
	Explanation: T-12 Lamps				***	
Fluorescent	10%	2028	**	10	\$800	
	Other Observation, Extent: Moderate	e, Area Affecte	ed: 100%			
	Location : Wild Dog Exhibit					
	Explanation: T-5 Lamps					
Egress Lighting	-0					
Emergency, Battery	50%	2023	\$5,500	10	\$1,000	
Exit, Service	50%	2023	\$1,400	1		
Exterior Lighting						
HID	100%	2023	\$29,600	10		

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

Heating

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

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

Asset #: 2333

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Heating											
Energy Source											
Natural Gas	10%		2043	* *	1						
Interruptible Gas/Dual	90%		2043	* *	1						
Fuel											
Conversion Equipment	40		• • • •	de de		.					
Furnace	10%		2028	* *	1	\$400					
	Other Observation, Ex		Аဌјестеа	: 10%							
		Location: Wild Dog Area, 1st Floor									
	Explanation: 1 Unit		2021	Φ1 5 100		Φ2. ποο					
Hot Water Boiler	90%	stant Tialet Assau	2021	\$16,400	1	\$3,700					
	Other Observation, Ex Location : Boiler Ro	_	Ајјестеа	: 90%							
	Explanation: 1 Unit										
Distribution	Explanation . I Onli										
Hot Wtr Piping/Pump	90%		2031	* *	4	\$400					
No Component	10%		2031		7	Ψ+00					
Terminal Devices	1070										
Air Handler	60%		2023	\$26,300	1	\$3,100					
Convector/Radiator	10%		2028	**	1	\$300					
Fan Coil Unit/Heat	20%		2023	\$24,300	1	\$500					
No Component	10%			, ,		•					
Air Conditioning											
Energy Source											
Electricity	100%		2031	* *	1						
Conversion Equipment											
Window/Wall Unit	2%		2018	\$300	1						
No Component	98%										
Ventilation											
Distribution	1000/		TIPP	* *	2.5	Φ4.COΩ					
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,600					
Exhaust Fans	70%		2023	\$7,500	2	\$200					
Interior Roof	70% 30%		2023	\$1,900	2 2	\$200 \$100					
Plumbing	JU70		2023	\$1,500		\$100					
H/C Water Piping											
Brass/Copper	100%		2033	* *	1						
Water Heater											
Electric	100%		2022	\$1,300	4	\$100					
Sanitary Piping						·					
Cast Iron	100%		LIFE	* *	1						
Storm Drain Piping											
Cast Iron	100%		LIFE	* *	1						
Fixtures											
Generic	100%										

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO GRAPHICS BUILDING
Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 9,690 Project Type : CULTURAL AFFAIRS

Date of Survey : 05-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2

Block : 3120 Lot : 20 BIN : 2116682

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$65,000
Total		\$65,000
Importance Code B		\$65,000
Total		\$65,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$80,600	\$700		
Interior Architecture	\$11,400		\$17,400	
Electrical	\$39,800	\$300		
Mechanical	\$2,600	\$6,300	\$300	\$200
Total	\$134,300	\$7,200	\$17,700	\$200
Importance Code A	\$80,700	\$800	\$100	\$100
Importance Code B	\$53,600	\$6,400	\$17,600	\$100
Importance Code C				
Total	\$134,300	\$7,200	\$17,700	\$200



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

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

Asset #: 2331

Current Repair			Futur	e Replacement	M		
		stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
		,			5	\$2,600	1
	_			ted: 20%			
				Sected : 5%			
O	0 0.		111 eu 11jj	есней . 370			
		\$34,500	LIFE	* *	5	\$3,900	
			rea Affe	cted : 10%			
	U						
			a Affecte	ed : 25%			
			a Affecte	d : 10%			
Location : N	lear Basen	nent Entrance					
10%			2028	* *	5	\$1,300	
5% N	low	\$4,000	2036	* *	5	\$700	
	_		erate, Ar	ea Affected : 5%			
		0 .	a Affecte	d: 10%			
Location : A	t Main En	trance					
3504			2031	* *	5	\$200	
	Jow	\$8 400		* *	_		
		1 - 7		fected : 50%	3	Ψ1,500	
Location: Throughout							
Thermally Ine	fficient, E.	xtent : Moderate	, Area A	ffected : 100%			
	O						
-			Affected	: 100%			
Location : T	hroughou	<u> </u>					
7 0/			TIPP	ታ ታ	~	0.400	
	n 2	¢5 100					
		. ,			3	\$900	
			1.1990				
3%			2028	* *	1		
97%							
	10% N. Cracking/Cru. Location: W. Misaligned/Bu. Location: W. T5% N. Horizontal Cru. Location: E. Vertical Craci. Location: N. 10% 5% N. Broken/Missin Location: A. Deteriorated Location: A. Deteriorated Location: T. Thermally Ine. Location: T. Split/Cracked, Location: T. Split/Cracked, Location: T. 5% 95% 0. Water Penetro. Location: T. T. Thermally Ine. Location: T. 5% 95% 0. Water Penetro. Location: T. T. Thermally Ine. Location: T. T. Thermally Ine. Location: T. T. Split/Cracked, Location: T.	10% Now Cracking/Crumbling, Extending : West Entrain Misaligned/Bulging, Extending : West Entrain T5% Now Horizontal Cracks, Extent Location : Throughout Vegetation Growth, Extending : East Facad Vertical Cracks, Extent Location : Near Basen 10% 5% Now Broken/Missing Element Location : At Main Enteriorated Finish, Extending : At Main Enteriorated Finish, Extending : Throughout Thermally Inefficient, Extending : Throughout Split/Cracked, Extent : It Location : Throughout 5% 95% 0-2 Water Penetration, Extending : Throughout 3%	10% Now \$28,600 Cracking/Crumbling, Extent: Severe, A. Location: West Entrance And East Sta Misaligned/Bulging, Extent: Moderate, Location: West Entrance 75% Now \$34,500 Horizontal Cracks, Extent: Moderate, A. Location: Throughout Vegetation Growth, Extent: Severe, Are Location: East Facade Vertical Cracks, Extent: Moderate, Are. Location: Near Basement Entrance 10% 5% Now \$4,000 Broken/Missing Elements, Extent: Mode Location: At Main Entrance Deteriorated Finish, Extent: Light, Area Location: At Main Entrance 35% 65% Now \$8,400 Deteriorated Finish, Extent: Moderate, Location: Throughout Thermally Inefficient, Extent: Moderate Location: Throughout Split/Cracked, Extent: Moderate, Area Location: Throughout 5% 95% 0-2 \$5,100 Water Penetration, Extent: Moderate, Area Location: Throughout	Now \$28,600 LIFE Cracking/Crumbling, Extent : Severe, Area Affect Location : West Entrance And East Stairs Misaligned/Bulging, Extent : Moderate, Area Affect Location : West Entrance T5% Now \$34,500 LIFE Horizontal Cracks, Extent : Moderate, Area Affecte Location : Throughout Vegetation Growth, Extent : Severe, Area Affecte Location : Rear Basement Entrance Location : Near Basement Entrance Location : Near Basement Entrance 10% 2028 5% Now \$4,000 2036 Broken/Missing Elements, Extent : Moderate, Area Affecte Location : At Main Entrance Deteriorated Finish, Extent : Light, Area Affecte Location : At Main Entrance Location : At Main Entrance Throughout Thermally Inefficient, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout 5% LIFE 95% 0-2 \$5,100 LIFE Water Penetration, Extent : Moderate, Area Affected Location : Throughout Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split/Cracked, Extent : Moderate, Area Affected Location : Throughout Split	Now \$28,600 LIFE ** Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : West Entrance And East Stairs Misaligned/Bulging, Extent : Moderate, Area Affected : 5% Location : West Entrance T5% Now \$34,500 LIFE ** Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : Throughout Vegetation Growth, Extent : Severe, Area Affected : 25% Location : Near Basement Entrance 10% 2028 ** 5% Now \$4,000 2036 ** Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : At Main Entrance Deteriorated Finish, Extent : Light, Area Affected : 10% Location : At Main Entrance 35% 2031 ** 65% Now \$8,400 2048 ** Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Throughout Split/Cracked, Extent : Moderate, Area Affected : 100% Location : Throughout S% LIFE ** 95% 0-2 \$5,100 LIFE ** 95% 0-2 \$5,100 LIFE ** Water Penetration, Extent : Moderate, Area Affected : 25% Location : Throughout S% LIFE ** Water Penetration, Extent : Moderate, Area Affected : 25% Location : Throughout	Now \$28,600 LIFE ** 5	10% Now \$28,600 LIFE ** * 5 \$2,600

Interior

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

Asset #: 2331

Architecture	Current Repair Future Replacement Maintenance							
system Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	40%			2019	\$16,700	3	\$2,000	
Cast in Place Concrete	40%			LIFE	* *	5	\$2,900	
Ceramic Tile	10%	0-2	\$6,300	2038	* *	5	\$200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : First Floor							
	Deteriorated Finish, Extent : Severe, Area Affected : 25% Location : First Floor							
Vinyl Tile	10%	0-2	\$600	2028	* *	3	\$100	
•	Broken/Missa	ing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location:	Second F	loor					
	Loose/Delan	ı Surface	, Extent : Moderat	e, Area A	ffected : 15%			
	Location:	Second F	loor					
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		Now	\$2,100	LIFE	* *	5		
	Cracking/Cra	umbling,	Extent: Moderate					
	Location :	Beam Ov	er Second Floor E	xit				
	Exposed Rein Location :	-	nt, Extent : Moder oom	ate, Area	ı Affected : 10%			
			xtent : Moderate, A Cloor Offices	Area Affe	cted : 10%			
Gypsum Board	15%			LIFE	* *	5	\$600	
Gypsum Board		Now	\$700	LIFE	* *	5	\$400	
Cypsum Bourd	Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: 2002 Addition							
	Water Penetr		xtent : Moderate, A lition	Area Affe	cted : 10%			
Plaster	40%	0-2	\$1,700	LIFE	* *	5	\$800	
1 145101			xtent : Severe, Ared		d : 25%	3	ΨΟΟΟ	
			rimeter Of Second					

Electrical	Current Re	Futur	e Replacement	Ma			
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 2331

Electrical	Current Repair	Maintenance							
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	35%	2023 \$500	5						
	Other Observation, Extent: Moderate, 1	Area Affected : 100%							
	Location: Electrical Room								
	Explanation : One 400 Amps Main Di								
Fused Disc Sw	35%	2023 \$500	5						
	Other Observation, Extent : Moderate, 1	Area Affected : 100%							
	Location : Electrical Room								
	Explanation : One 200 Amps Main Di								
Fused Disc Sw	30%	2043 **	5						
	Other Observation, Extent: Moderate, 1	Area Affected : 100%							
	Location : Electrical Room								
	Explanation : One 200 Amps Main Di	sconnect Switch							
Switchgear / Switchboard									
Fused Knife Sw	100% 2-4 \$31,600	2053 **	5						
	Obsolete Equipment, Extent : Moderate	, Area Affected : 100%							
	Location : Electrical Room On Extended Life, Extent : Moderate, Area Affected : 100%								
	· ·	rea Affected : 100%							
=	Location : Electrical Room								
Raceway	0004	2022 A24 F00							
Conduit	80%	2023 \$24,500	1						
Conduit	20%	2033 **	1						
Panelboards	100/	2031 **	_						
Fused Disc Sw	10%	2031	5	¢100					
Molded Case Bkrs	50% 40%	2022 \$7,300 2031 **	5 5	\$100 \$100					
Molded Case Bkrs	40%	2031	3	\$100					
Wiring Braided Cloth	30% 2-4 \$8,100	2048 **	1						
Braided Cloth	Insulation Aged, Extent: Moderate, Are		1						
	Location: Throughout The Building	a Affectea . 100%							
mi i i		2022 412.200							
Thermoplastic	45%	2023 \$12,200	1						
Thermoplastic	20%	2033 **	1						
Thermoplastic	5%	2043 **	1						
Motor Controllers	1000/	2021	_	¢100					
Locally Mounted	100%	2021 \$14,800	5	\$100					
Fround Grounding Devices									
Generic Generic	100%	LIFE **	5	\$100					
	10070	LITE	3	\$100					
ighting Interior Lighting									
Fluorescent	90%	2023 \$65,000	10	\$1,800					
1 Iuorescent	Other Observation, Extent : Moderate, A		10	ψ1,600					
	Location: Throughout The Building	11 ca 11 j ce ica . 100 / 0							
	Explanation: T-12 Lamps								
Incandescent	10%	2023 \$7,200	2						
Incanuescent	1070	2023 \$1,200							

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

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

Asset #: 2331

Electrical	Curi	rent Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	50%		2028	* *	10	\$300	
Exit, Service	50%		2028	* *	1		
Exterior Lighting							
HID	50%		2023	\$17,900	10		
Incandescent	50%		2023	\$15,200	2		

Mechanical		Current l	Repair	Futur	e 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%			2033	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2021	\$4,900	1	\$1,100	
			Extent : Light, Area	Affected	: 100%			
		: Basemen						
	Explana	tion : 1 Un	it					
Distribution	400				ate ate			
Hot Wtr Piping/Pump	100%			2031	* *	4	\$100	
Terminal Devices	1000/			2020	ate ate		Φ=00	
Convector/Radiator	100%			2028	* *	1	\$700	
Air Conditioning								
Energy Source	1.000/			2021	* *			
Electricity	100%			2031	* *	1		
Conversion Equipment	40%			2018	¢4.000	2	\$100	
Ext Pkg Unit - Cooling		aanant Ev	tent : Light, Area A		\$4,000	2	\$100	
	Location	-	iem . Ligni, Area A	јјестеа .	40/0			
Window/Wall Unit	30%			2018	\$1,300	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$500	
No Component	60%							
Exhaust Fans								
Roof	40%			2018	\$700	2		
Wall Unit	20%			2023	\$700	2		
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
Water Heater								
Gas Fired	100%			2021	\$500	2		
·		<u> </u>						

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GRAPHICS BUILDING

Asset #: 2331

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%	0-2	\$2,400	LIFE	* *	1		
	Corroded,	Extent : M	oderate, Area Affe	cted : 159	%			
	Location	ı : Basemen	nt					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	* *	1-2		

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO JUNGLE WORLD

Address : BRONX RIVER PKWY & 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 : 12-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3120 Lot : 20 BIN : 2116683

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$53,200	\$121,800
Interior Architecture		\$83,300
Electrical		\$596,200
Mechanical		\$131,300
Total	\$53,200	\$932,600
Importance Code A	\$53,200	\$168,500
Importance Code B		\$764,100
Total	\$53,200	\$932,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$29,800	\$8,000		
Interior Architecture	\$200	\$3,900	\$123,400	\$200
Electrical	\$6,100	\$2,500	\$2,700	\$2,300
Mechanical	\$14,800	\$4,100	\$8,700	\$4,100
Total	\$50,900	\$18,400	\$134,800	\$6,600
Importance Code A	\$30,700	\$8,900	\$900	\$900
Importance Code B	\$20,200	\$9,500	\$133,900	\$5,700
Importance Code C				
Total	\$50,900	\$18,400	\$134,800	\$6,600



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

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

Asset #: 2361

Architecture	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (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	80% 2-4	\$53,200	LIFE	**	5	\$18,000	
	Horizontal Cracks, I Location : East Fa		Affectea	: 15%			
	Misaligned/Bulging,		a Affacta	1 · 50%			
	Location: East Fa		и Ајјесте	1. 570			
	Vegetation Growth,		Area Affe	ected : 30%			
	Location : East Fa		. 1. 00. 1 199 0				
Metal Panel	10%		2033	* *	5-10	\$15,500	
Window Wall	5%		2033	* *	5	\$4,200	
Windows	370		2000			ψ1,200	
Metal Louvers	100%		2026	\$59,500	10	\$12,800	
Parapets				· · · · · · · · · · · · · · · · · · ·		. ,	
Masonry: Brick	10% Now	\$1,400	LIFE	* *	5	\$100	
-	Expansion Int Failu	re, Extent : Modera	te, Area A	Affected : 10%			
	Location: Through						
	Rusting Masonry Su		rea Affec	ted : 5%			
	Location: Through	hout					
Metal Panel	2%		2033	* *	5	\$100	
No Component	88%						
Roof							
Metal Panel	15%	**	2028	* *	10	\$1,600	
Sloped Glazing	80% Now	\$26,700	LIFE	**	5	\$62,300	
	Glazing Broken/Cra Location: Through		erate, Are	a Affectea : 10%			
	Water Penetration, I		Area Affe	cted : 10%			
	Location : Over Ex		пец Аује	cieu . 1070			
Troffic Tonning	5% Now		2033	* *			
Traffic Topping	7% NOW Ponding, Extent: M	\$1,700					
	Location : Over K		iea . 1076	,			
	Worn/Eroded, Exten		Affected	25%			
	Location : Over K		. 19900000	20,0			
nterior							
Floors							
Carpet	35%		2019	\$118,700	3	\$14,300	
Cast in Place Concrete	45%		LIFE	* *	5	\$26,800	
Ceramic Tile	5%		2026	\$25,700	5	\$1,400	
Vinyl Tile	5%		2023	\$11,300	3	\$700	
Wood	10%		2038	* *	5	\$5,100	
Interior Walls	2004						
Cast in Place Concrete	30%		LIFE	* *	-	φ < = 0.0	
Concrete Masonry Unit			LIFE	* *	5	\$6,700	
Glass: Special Gauge	10%		LIFE	* *	1	\$2.500	
Plaster	20%		LIFE	* *	5	\$2,500	

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

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

Asset #: 2361

Architecture	C	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	10%		2028	* *	5	\$2,700	
Exposed Concrete	20%		LIFE	* *	5	\$900	
Exposed Struc: Wood	35%		LIFE	* *			
Wood	35%		LIFE	* *	5	\$83,300	

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent: Moderate Location: Outside Explanation: Ratings Not Available		\$46,700 : 100%	3	\$100	
Transformers						
Liquid Filled	100% Other Observation, Extent : Moderate Location : Outside	2021 , Area Affected	\$134,200 : 100%	3	\$200	
	Explanation: One 4160hv-480/277l	v, Kva Rating N	ot Available			
Feeders Cable	100%	2022	\$15,100	1		
Raceway Conduit	100%	2023	\$40,000	1		
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100% Other Observation, Extent: Moderate Location: Electrical Room Explanation: One 800 Amps Main I			5	\$100	
Transformers	Explanation . One ood Hings Main E	or second cer swin				
Dry Type	100% Other Observation, Extent: Moderate Location: 1st & 2nd Floor Explanation: One 30 Kva, 480hv-20			5 0hv-208/1	\$100	
Switchgear / Switchboard						
Fused Disc Sw	100%	2033	* *	5	\$100	
Raceway Conduit Conduit	50% 50%	2023 2033	\$13,600 * *	1 1		
Panelboards	- 2.0					
Fused Disc Sw	5%	2031	* *	5		
Fused Disc Sw	10%	2022	\$2,900	5		
Molded Case Bkrs Molded Case Bkrs	55% 30%	2022 2031	\$16,100 * *	5 5	\$300 \$100	

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

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

Asset #: 2361

Electrical	Current Repair	Future Replacement	Maintenance		
System Component	% of Fail Date Estimated	d Cost Year Estimated Cost	Cycle	Estimated Cost	Priority
Туре	Total (Years)	FY	(Yrs)		
Inder 600 Volts	<u> </u>				
Wiring					
Thermoplastic	30%	2033 **	1		
Thermoplastic	70%	2023 \$32,000	1		
Motor Controllers		·			
Locally Mounted	30%	2028 **	5		
Motor Control Center	70%	2021 \$20,200	5	\$400	
Ground					
Grounding Devices					
Generic	100%	LIFE **	5	\$300	
Stand-by Power					
Transfer Switches					
Automatic	100%	2028 **	1	\$5,700	
Generators	100-1		_		
Diesel	100%	2026 \$71,500	1	\$7,100	
	Other Observation, Extent : Mod	derate, Area Affected : 100%			
	Location: Basement				
	Explanation: One 235 Kw				
Batteries	1000/	0017 01.500	~	¢4.100	
Nickel Cadmium	100%	2017 \$1,500	5	\$4,100	
Fuel Storage	500/	2031 **	_	¢1.700	
Day Tank	50% Other Observation, Extent : Mod	2031	5	\$1,700	
	Location: Generator Room	ieraie, Area Affectea : 100%			
	Explanation: One 25 Gals				
Main Taul	50%	2051 **		\$300	
Main Tank	Other Observation, Extent : Mod		5	\$300	
	Location : Outside	ieraie, Area Affectea : 100%			
	Explanation: One 5000 Gals				
Lighting	Explanation . One 3000 Gais				
Interior Lighting					
Fluorescent	30%	2023 \$67,300	10	\$5,000	
	Other Observation, Extent : Mod			72,000	
	Location: Throughout The Bui	==			
	Explanation : T-12 Lamps				
Incandescent	70%	2023 \$157,100	2	\$300	
Egress Lighting				4230	
Emergency, Service	40%	2023 \$3,500	1		
Emergency, Battery	10%	2023 \$2,400		\$400	
Exit, Service	50%	2023 \$3,000		,	
Exterior Lighting					
HID	70%	2023 \$47,400	10		
Incandescent	30%	2023 \$17,200			
Alarm					
Fire/Smoke Detection					
Generic	100%	2028 **	1-3	\$11,300	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO JUNGLE WORLD

Asset #: 2361

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2043	**	1		
Conversion Equipment Hot Water Boiler	100%		2028	* *	1	\$9,000	
Distribution Hot Wtr Piping/Pump	100%		2031	**	4	\$900	
Terminal Devices Air Handler	90% On Extended Life, E Location : Baseme	Extent : Moderate, Ar ent And Second Floo			1	\$10,100	
Fan Coil Unit/Heat	10% On Extended Life, E Location : Hallwa	Extent : Moderate, Ar	2023	\$26,600	1	\$600	
Air Conditioning Energy Source Steam/HW System	100%		2043	* *	1		
Conversion Equipment Absorption Chiller/Steam/HW	50%		2032	* *	1	\$9,800	
Ext Pkg Unit - Cooling No Component	10% 40%		2028	* *	2	\$100	
Distribution Chilled Wtr Pipe/Pump No Component	50% 50%		2033	* *	4	\$700	
Terminal Devices Air Handler/Cool/Ht	100%		2023	\$45,200	1	\$11,200	
Heat Rejection Water Cool Tower	50% Corroded, Extent : M Location : Modera	Moderate, Area Affec tte Deterioration Evi		\$15,300	2	\$9,100	
	On Extended Life, E Location : Adjacen		ea Affec	ted : 100%			
No Component	50%						
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,100	
Exhaust Fans Interior	90% On Extended Life, E		2023 ea Affec	\$21,100 ted: 100%	2	\$500	
Roof	Location : Baseme 10% On Extended Life, E Location : Kitchen	Extent : Moderate, Ar	2023 rea Affec	\$1,400 ted: 100%	2	\$100	
Plumbing							
H/C Water Piping	1000/		2022	an e			
Brass/Copper Note: All component repairs \$ estim	100%	, .	2033	**	1		

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

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

Asset #: 2361

echanical	Current Rep	air	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ımbing							
HW Heat Exchanger							
Low Temp	100%		2033	* *	4	\$2,700	
Sanitary Piping							
Cast Iron	100% Now	\$7,700	LIFE	* *	1		
	Corroded, Extent : Seven	e, Area Affectea	l: 20%				
	Location: Basement						
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2023	\$10,800	4	\$1,600	
0 1 0	Other Observation, Exte	nt : Light, Area	Affected	: 100%			
	Location : Cogen Plan	t					
	Explanation : Units In	Cogen Plant Sei	rve Jung	le World			
Fixtures							
Generic	100%						

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)

Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 40,268 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Apr-2012 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116684

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$222,900	\$152,300
Interior Architecture		\$259,800
Electrical		\$36,400
Total	\$222,900	\$448,500
Importance Code A	\$222,900	\$152,300
Importance Code B		\$296,200
Total	\$222,900	\$448,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$7,400	_
Interior Architecture	\$2,800	\$12,400	\$400	
Electrical	\$5,500	\$12,200	\$7,200	\$6,200
Mechanical	\$15,500	\$12,700	\$16,700	\$18,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$27,800	\$41,200	\$35,600	\$28,800
Importance Code A	\$1,000	\$1,300	\$8,800	\$1,300
Importance Code B	\$25,500	\$36,900	\$26,800	\$27,600
Importance Code C	\$1,300	\$3,000		
Total	\$27,800	\$41,200	\$35,600	\$28,800



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

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

Asset #: 1576

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$65,800	
Masonry: Granite	10%			LIFE	* *	5	\$7,100	
Masonry: Limestone	5%			LIFE	* *	5	\$3,500	
Masonry: Limestone	15%			LIFE	* *	5	\$10,600	
Windows								
Wood	100%			2039	* *	5	\$14,800	
Parapets							·	
Masonry: Limestone	100%			LIFE	* *	5	\$16,800	
Roof							· / /	
Copper/Terne	40%			2038	* *	10	\$86,400	
Copper/Terne	40%			2051	* *	10	\$86,400	
Skylight, Metal/Glass	20%	0-2	\$136,500	2043	* *	10	400,.00	
			Extent : Moderate, A		cted : 5%			
			emur Exhibit					
nterior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$68,400	
Ceramic Tile	5%			2032	* *	5	\$3,100	
Marble Panels	10%			LIFE	* *	5	\$4,700	
Quarry Tile	2%			2036	* *	5	\$1,900	
Sheet Vinyl/Rubber	20%			2028	* *	5	\$18,800	
Terrazzo	3%			LIFE	* *	5	\$1,500	
Vinyl Tile	5% 5%			2028	* *	3	\$1,200	
Wood	5% 5%			2028	* *	5	\$5,900	
Interior Walls	370			2031		3	\$3,900	
Cast in Place Concrete	10%			LIFE	* *			
					* *	5	¢2 600	
Ceramic Tile	3%			2032	* *	5	\$2,600	
Concrete Masonry Unit	50%			LIFE	**	5	\$17,100	
Glass: Special Gauge	8%			LIFE	* *	1		
Masonry: Brick	15%			LIFE	* *			
Masonry: Limestone	2%			LIFE		_	* - 00 -	
Operable Wall	2%			2043	* *	5	\$6,000	
Plaster	8%			LIFE	* *	5	\$2,100	
Wood	2%			LIFE	* *	5	\$6,800	
Ceilings								
Exposed Concrete	45%			LIFE	* *	5	\$4,400	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$5,900	
Wood	35%			LIFE	* *	5	\$191,500	

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

Over 600 Volts

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

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

Asset #: 1576

Electrical	Current Repair	Future Replace	ment	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts Service Equipment Air Circuit Breaker	100% Other Observation, Extent : Moderate Location : Electrical Room Explanation : One 600 Amps Main		**	3	\$100	
Transformers Dry Type	100% Other Observation, Extent : Moderate Location : Electrical Room Explanation : One 750 Kva 4160 H		**	3	\$200	
Feeders Cable	100%	2045	* *	1		
Raceway Conduit	100%	2049	* *	1		
Jnder 600 Volts Service Equipment Fused Disc Sw	50% Other Observation, Extent : Moderate Location : Electrical Room Explanation : One 1200 Amps & On			5 t Switch	\$100	
Molded Case Bkrs	50% Other Observation, Extent : Moderate Location : Electrical Room Explanation : Two 1000 Amps Mair	2049 e, Area Affected : 100	* *	5	\$500	
Transformers Dry Type	100% Other Observation, Extent: Moderate Location: Electrical Room Explanation: One 300 Kva & 112.5	2040 e, Area Affected : 100		5	\$100	
Switchgear / Switchboard Fused Disc Sw	10%	2049	* *	5		
Molded Case Bkrs Raceway	90%	2049	* *	5	\$1,000	
Conduit Panelboards	100%	2049	* *	1		
Fused Disc Sw Molded Case Bkrs	10% 90%	2045 2045	* *	5 5	\$100 \$1,000	
Wiring Thermoplastic	100%	2049	* *	1		
Motor Controllers Locally Mounted	100% Other Observation, Extent: Moderate Location: Mechanical Room Explanation: 80% Of Controllers V			5 ems	\$300	
Ground Province	- "	-	-			
Grounding Devices Generic	100%	LIFE	* *	5	\$600	

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

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

Asset #: 1576

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches						
Automatic	100%	2040	* *	1	\$12,400	
Generators						
Diesel	100%	2036	**	1	\$15,600	
	Other Observation, Extent : Modera	te, Area Affecte	d: 100%			
	Location: Generator Room					
D 1	Explanation : One 600 Kw					
Batteries	1000/	2010	¢1.600	~	Φ0.000	
Nickel Cadmium	100%	2018	\$1,600	5	\$9,000	
Fuel Storage	1000/	2050	* *	_	#1 200	
Main Tank	100% Other Observation, Extent: Modera Location: Generator Room Explanation: One 1500 Gals	2058 te, Area Affecte		5	\$1,200	
Lighting	Explanation . One 1300 Gais					
Lighting Interior Lighting						
Fluorescent	90%	2031	* *	10	\$34,500	
	Other Observation, Extent : Modera Location : Throughout The Buildin Explanation : T-8 Lamps		ed : 100%			
Fluorescent	5%	2031	* *	10	\$1,900	
	Other Observation, Extent : Modera Location : Lobby Hallway Explanation : T-5 Lamps	te, Area Affecte	ed : 100%			
Incandescent	5%	2031	* *	2		
Egress Lighting						
Emergency, Service	50%	2031	* *	1		
Exit, LED	20%	2058	* *	1		
Exit, Service	30%	2031	* *	1		
Exterior Lighting						
HID	100%	2031	* *	10	\$100	
Lightning Protection						
Arresters/Cabling						
Under Construction	100%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2031	* *	1	\$4,500	
Fire/Smoke Detection						
Generic	100%	2031	* *	1-3	\$24,800	

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

Heating

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

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

Asset #: 1576

Mechanical	Current Repair Future		ture Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source HTHW/HW	50%	2049	* *	1			
HIHW/HW	Other Observation, Extent : Light, Ar			1			
	Location: From Co - Generation P						
	Explanation : Pre Heated Water Fo	or Back Up					
Natural Gas	50%	2049	* *	1			
Conversion Equipment							
Hot Water Boiler	50%	2040	* *	1	\$10,300		
	Other Observation, Extent: Light, Ar	rea Affected : 50%	%				
	Location: Basement Mech Room						
	Explanation: 1 Unit						
HTHW/HW Exchanger	50%	2036	* *	2	\$1,300		
Distribution	1000		de de		4.00		
Hot Wtr Piping/Pump	100%	2045	* *	4	\$3,100		
Terminal Devices	000/	2021	* *	1	Ф 22 200		
Air Handler Fan Coil Unit/Heat	90% 10%	2031 2031	**	1 1	\$23,300		
Air Conditioning	10%	2031		1	\$1,400		
Energy Source							
District C.W.	100%	2049	* *	1			
	Other Observation, Extent : Light, Ar	rea Affected : 60%	%				
	Location: Basement Mech Room						
	Explanation : From Adjacent Build	ing					
Conversion Equipment							
Absorption	100%	2036	* *	1	\$45,200		
Chiller/Steam/HW							
Distribution	1000	20.40	ale ale		Φ2.100		
Chilled Wtr Pipe/Pump	100%	2049	* *	4	\$3,100		
Terminal Devices Air Handler/Cool/Ht	100%	2031	* *	1	\$25,800		
Heat Rejection	100%	2031		1	\$23,800		
Geothermal	100%	2058	* *	1			
Ventilation	100/0	2030					
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$23,300		
Exhaust Fans							
Interior	100%	2031	* *	2	\$1,300		
Plumbing							
H/C Water Piping	1000						
Brass/Copper	100%	2049	* *	1			
HW Heat Exchanger	1000/	2040	* *				
HTHW/HW	100%	2049	* *				
Sanitary Piping Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)	100%	LIFE		1			
Rigid Piping	100%	2028	* *	4	\$1,600		
	100/0	2020		•	Ψ1,000		

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

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

Asset #: 1576

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Pool Filter/Treatment						
Sand	100%	2036	* *	4	\$10,300	
Backflow Preventer						
Generic	100%	2028	* *	1	\$2,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 100%				
	Location: B, 1, Mezz					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2049	* *	1-2	\$11,700	
Fire Pump						
Generic	100%	2032	* *	1	\$7,800	

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO MAINTENANCE / PEST CONTROL

Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 12,600 Project Type : CULTURAL AFFAIRS

Date of Survey : 17-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN : 2116687

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$65,700	
Electrical		\$73,700
Total	\$65,700	\$73,700
Importance Code A	\$65,700	
Importance Code B		\$73,700
Total	\$65,700	\$73,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$31,200	\$400		
Interior Architecture		\$800	\$14,100	
Electrical	\$9,400	\$35,700		
Mechanical	\$400	\$2,100	\$500	\$400
Total	\$41,000	\$39,100	\$14,600	\$400
Importance Code A	\$31,500	\$900	\$300	\$300
Importance Code B	\$9,600	\$38,300	\$14,300	\$100
Importance Code C				
Total	\$41,000	\$39,100	\$14,600	\$400



Maintenance \$ are aggregated over a ten-year period. Site specific 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	Future Replacement		Maintenance	
ystem Component Type		Date Estimated Coears)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls	600/ N.	¢.c. 71	00 2040	* *			
Alum/Vinyl Siding	60% No	ow \$65,70 g Elements, Extent : N					
	Location: Th		иоиетине, Аге	a Affected . 2570			
		Extent : Moderate, A	rea Affected :	100%			
	Location : Th		rearijjeerea .	10070			
		tion, Extent : Modera	ate, Area Affed	cted : 100%			
	Location : Th		, 33				
	Explanation:	This Is Actually Con	nposition Sidi	ng			
Masonry: Granite	5%		LIFE	* *	5	\$300	
Stucco Cement	5%		2028	* *	5	\$800	
Wood	30% No	ow \$31,20	00 2028	* *	5	\$5,100	
	Broken/Missing	g Elements, Extent : A	Moderate, Are	ea Affected : 20%			
	Location: Th	roughout					
		inish, Extent : Moder	rate, Area Affe	ected : 30%			
	Location: The	-					
		tion, Extent : Modera	ate, Area Affeo	cted : 100%			
	Location: Th	-					
	Explanation :	This Component Is A	Actually Wood	d Shingles			
Windows Aluminum	100%		2031	* *	5	\$600	
Roof	10070		2031			φοσο	
Asphalt Shingle	95%		2032	* *	10	\$600	
r g		Evident, Extent : Lig		cted : 100%		,	
	Location: Th	roughout, 2010					
Skylight, Plastic	5%		2028	* *	1		
terior							
Floors							
Carpet	25%		2019	\$13,600	3	\$1,600	
Cast in Place Concrete	35%		LIFE	* *	5	\$3,300	
Sheet Vinyl/Rubber	5%		2023	\$6,300	5	\$300	
Vinyl Tile	5%		2023	\$1,800	3	\$100	
Wood	5%		2051	* *	5	\$400	
Not Accessible	25%		A CC . 1	00/			
	Uther Observat Location : 2nd	tion, Extent : Light, A	Area Affected	: 0%			
		a r 100r Veterinarian Private	a Dagidanaa				
Interior Walls	Елрининон.	verenminum 1 rivate	e Nesidence				
Concrete Masonry Unit	5%		LIFE	* *	5		
Gypsum Board	25%		LIFE	* *	5	\$300	
• •	20%		LIFE	* *	5	\$100	
Plaster			LIFE	* *	-	4100	
Plaster Plywood/Hardboard	25%						
Plaster Plywood/Hardboard Not Accessible	25% 25%		LITE				
Plywood/Hardboard	25%	tion, Extent : Light, A		: 0%			
Plywood/Hardboard	25%			: 0%			

Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2028	* *	5	\$1,400	
AcousTileSusp.Lay-In	10%			2036	* *	5	\$400	
Gypsum Board	25%			LIFE	* *	5	\$1,400	
Plaster	15%			LIFE	* *	5	\$400	
Not Accessible	25%							
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 0%			
	Location	: 2nd Floo	r					
	Explanat	ion : Veter	inarian Private Res	sidence				

Electrical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date Estim (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$4,700	5	\$300	
	Other Obse	rvation, Extent :	Moderate, A	Area Affe	ected : 100%			
	Location .	: Basement						
	Explanati	on : One 100 Am	ps Main Dis	sconnect	Switch			
Raceway								
Conduit	100%			2023	\$27,100	1		
Panelboards								
Fused Disc Sw	5%			2022	\$1,500	5		
Molded Case Bkrs	75%			2022	\$21,900	5	\$200	
Molded Case Bkrs	20%			2031	* *	5	\$100	
Wiring								
Thermoplastic	80%			2023	\$36,500	1		
Thermoplastic	20%			2033	* *	1		
Motor Controllers								
Locally Mounted	100%			2021	\$28,800	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	* *	5	\$200	
		rvation, Extent :	Moderate, A	Area Affe	ected : 100%			
	Location .	: Water Main						
T : 1	Explanati	on : Corroded						

Lighting

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

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

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

Asset #: 2353

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	65%	2018	\$23,300	10	\$1,700		
	Other Observation, Extent: Modera	ate, Area Affe	cted : 100%				
	Location: Throughout The Building	ng					
	Explanation: T-12 Lamps						
Fluorescent	30%	2028	* *	10	\$800		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout						
	Explanation: T-8 Lamps						
Incandescent	5%	2018	\$1,800	2			
Exterior Lighting							
HID	80%	2023	\$37,200	10			
Incandescent	20%	2018	\$7,900	2			

Mechanical	Current Repair		ure Replacement	М	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Yea	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Interruptible Gas/Dual	100%	203	3 **	1			
Fuel							
Conversion Equipment	1000/	202	4.2.000		ΦΦ 000		
Steam Boiler	100%	202	- +,	1	\$2,900		
	On Extended Life, Extent . Location : Basement	: Moderate, Area Aff	ected : 100%				
	Other Observation, Exten	t : Light, Area Affect	ed : 100%				
	Location: Basement						
	Explanation: 1 Dual Fu	iel Steam Boiler					
Distribution							
Steam Piping/Pump	100%	202	. ,	4	\$100		
	On Extended Life, Extent	: Moderate, Area Aff	ected : 100%				
	Location : Throughout						
Terminal Devices							
Convector/Radiator	100%	202	8 **	1	\$900		
Air Conditioning							
Energy Source							
Electricity	100%	203	9 **	1			
Conversion Equipment							
Window/Wall Unit	30%	201	8 \$1,800	1			
No Component	70%						
Plumbing							
H/C Water Piping	1000/						
Brass/Copper	100%	203	3 **	1			
Water Heater	400-4			_			
Gas Fired	100%	202	1 \$700	2			

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

Mechanical	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO MONORAIL MAINT. BLDG.
Address : BRONX RIVER PKWY & 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 : 16-Apr-2012 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 3120 Lot : 20 BIN : 2116685

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Mechanical		\$74,600
Total		\$74,600
Importance Code B		\$74,600
Total		\$74,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$17,500	\$1,300		
Interior Architecture	\$6,200			
Electrical	\$100	\$800		
Mechanical	\$200	\$2,000	\$200	\$200
Total	\$24,000	\$4,000	\$200	\$200
Importance Code A	\$17,500	\$1,300		
Importance Code B	\$6,500	\$2,700	\$200	\$200
Total	\$24,000	\$4,000	\$200	\$200



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MONORAIL MAINT. BLDG.

Asset #: 2326

Architecture		Current I	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,100	
Metal Panel	85%	0-2	\$2,500	2033	* *	5	\$13,200	
		/Rusting, E 1 : At Build	Extent : Moderate, A ing Base	Area Affe	cted : 10%			
Metal Coiling Doors	10%			2028	* *	5	\$2,600	
Roof								
Metal Panel	100%	Now	\$15,000	2028	* *			
		/Rusting, E ı : Through	Extent : Moderate, A out	Area Affe	cted : 10%			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%							
	Location	: Along Po	erimeter					
	Water Per	etration, E	Extent : Moderate, A	rea Affe	cted : 10%			
	Location	: Along Pe	erimeter					
nterior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$16,700	
Interior Walls								
Metal Panel	100%			LIFE	* *			
Ceilings								
Metal Panel	100%	0-2	\$6,200	LIFE	* *	5	\$9,500	
			Extent : Moderate,	Area Afj	fected : 5%			
	Location	: Bathroo	m					
			Extent : Moderate, A	00	cted : 10%			
	Location	: Along P	erimeter, Above Ba	throom				

Electrical	С	urrent R	epair	Futur	e Replacement	М	aintenance	
System Component Type	7	il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Not Accessible	100%							
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$1,400	5		
	Other Observ	ation, E	xtent : Moderate, A	rea Affe	ected : 100%			
	Location : E	Electrica	l Room					
	Explanation	ı : One 4	00 Amps & Two 20	00 Amps	Main Disconnect	Switch		

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futur	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Transformers						
Dry Type	100%	2021	\$15,400	5		
	Other Observation, Extent: Modera	te, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: One 112.5 Kva, 480h	hv-208/120lv	,			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2023	\$23,900	5	\$100	
Raceway						
Conduit	100%	2023	\$3,700	1		
Panelboards						
Fused Disc Sw	10%	2022	\$700	5		
Molded Case Bkrs	90%	2022	\$6,600	5	\$100	
Wiring						
Thermoplastic	100%	2023	\$8,000	1		
Motor Controllers						
Locally Mounted	100%	2021	\$7,000	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	100%	2023	\$26,000	10	\$4,700	
	Other Observation, Extent: Modera	te, Area Affe	cted : 100%			
	Location : Throughout					
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Service	30%	2023	\$700	1		
Emergency, Battery	20%	2023	\$1,300	10	\$200	
Exit, Service	50%	2018	\$700	1		
Exterior Lighting						
HID	80%	2023	\$15,000	10		
Incandescent	20%	2023	\$3,200	2		

Mechanical	Current Repair	Futu	re Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2043	* *	1		
Terminal Devices						
Fan Coil Unit/Heat	100%	2023	\$74,600	1	\$1,700	
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location : Throughout					
	Explanation: Electric Unit Heaters					

Air Conditioning

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

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment							
Window/Wall Unit	10%		2018	\$1,000	1		
No Component	90%						
Ventilation							
Exhaust Fans							
Wall Unit	100%		2023	\$7,500	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2043	* *	1		
Water Heater							
Electric	100%		2018	\$800	4		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Not Accessible	100%						
Fixtures				·			
Generic	100%						

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO MONORAIL SHELTER
Address : BRONX RIVER PKWY & 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 : 16-Apr-2012 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 3120 Lot : 20 BIN : 2116686

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture	\$40,900	
Electrical	\$45,400	
Total	\$86,300	
Importance Code B	\$86,300	
Total	\$86,300	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture Electrical	\$1,700	\$10,500 \$100		
Total	\$1,700	\$10,600		
Importance Code A	\$1,700	\$10,500		
Importance Code B		\$100		
Total	\$1,700	\$10,600		



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MONORAIL SHELTER

Asset #: 2325

Architecture		Current F	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Wood	5%	0-2	\$1,700	2028	* *	5	\$900	
	Dry Rot/D	ecay, Exter	it : Moderate, Area	ı Affecte	d:5%			
	Location	: Through	out					
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Through	out					
	Explana Actual W		sed Structural Woo	d Colum	ns That Support Th	he Canop	y Roof - No	
No Component	95%							
Roof								
Metal Panel	100%			2028	* *	10	\$10,500	
Interior								
Ceilings								
Exposed Struc: Wood	100%	0-2	\$40,900	LIFE	* *			
•	Dry Rot/D	ecay, Exter	it : Moderate, Area	ı Affected	d : 40%			
	Location	: Through	out					

Electrical		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%			2033	* *	1		
Panelboards								
Fused Disc Sw	100%			2031	* *	5	\$200	
Wiring								
Thermoplastic	100%			2033	* *	1		
Motor Controllers								
Locally Mounted	100%			2028	* *	5	\$100	
Lighting								
Interior Lighting								
Incandescent	100%			2018	\$45,400	2	\$200	
Exterior Lighting								
HID	100%			2023	\$33,200	10		

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO OPERATIONS

Address : BRONX RIVER PKWY & 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 : 17-Apr-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 3120 Lot : 20 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,700	\$900		
Interior Architecture	\$1,700		\$5,600	\$100
Electrical		\$800		
Mechanical	\$100	\$100	\$100	\$100
Total	\$3,600	\$1,700	\$5,600	\$100
Importance Code A	\$1,800	\$900		
Importance Code B	\$1,800	\$800	\$5,600	\$100
Importance Code C				
Total	\$3,600	\$1,700	\$5,600	\$100



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

rchitecture		Current l	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior	•				•			•
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$800	
Masonry: Brick	55%			LIFE	* *	5	\$900	
Masonry: Brick	15%			LIFE	* *	5	\$300	
Wood Overhead Doors	20%			2028	* *	5	\$1,700	
Windows								
Aluminum	98%	2-4	\$1,200	2039	* *	5	\$100	
			ct, Extent : Modera	te, Area	Affected : 15%			
	Location	ı : Through	out					
Steel	2%			2031	* *	5		
Parapets								
Glazed Ceramic Panel	10%			2033	* *	5-10	\$300	
Masonry: Brick	40%			LIFE	* *	5	\$100	
No Component	50%							
Roof								
Metal, Corrugated	50%			2028	* *	1		
Roll Roofing	50%	0-2	\$500	2022	\$1,700	5	\$400	
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Above 21	nd Floor Offices					
erior								
Floors								
Carpet	40%			2019	\$5,300	3	\$600	
Cast in Place Concrete	15%			LIFE	* *	5	\$400	
Ceramic Tile	5%			2026	\$1,000	5	\$100	
Vinyl Tile	40%			2023	\$3,600	3	\$200	
Interior Walls								
Ceramic Tile	5%			2026	\$600	5		
Concrete Masonry Unit	10%			LIFE	* *	5		
Gypsum Board	65%			LIFE	* *	5	\$200	
Metal Panel	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	100%		\$1,700	2036	* *	5	\$500	
			Extent : Moderate	, Area A	ffected : 15%			
		ı : 2nd Floo						
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : 2nd Floo	or Offices					

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Molded Case Bkrs	100%	2023 \$1,400	5 \$100	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location: Electrical Room			
	Explanation: One 200 Amps Main Di	sconnect Switch		

Maintenance \$ are aggregated over a ten-year period. Site specific 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	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	80%		2023	\$2,900	1		
Conduit	20%		2043	* *	1		
Panelboards							
Fused Disc Sw	10%		2022	\$700	5		
Molded Case Bkrs	20%		2039	* *	5		
Molded Case Bkrs	70%		2022	\$5,100	5	\$100	
Wiring							
Thermoplastic	20%		2043	* *	1		
Thermoplastic	80%		2023	\$6,400	1		
Motor Controllers							
Locally Mounted	100%		2021	\$7,000	5		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	94%		2028	* *	10	\$600	
	Other Observ	ation, Extent : Moderate, A	rea Affe	cted : 100%			
	Location : T	Throughout The Building					
	Explanation	ı : T-8 Lamps					
HID	3%		2031	* *	10		
Incandescent	3%		2018	\$100	2		
Exterior Lighting				· · · · · · · · · · · · · · · · · · ·			
HID	100%		2028	* *	10		

echanical	Current Repair	Future	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2033	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2021	\$1,600	1	\$400	
	On Extended Life, Extent: Light	t, Area Affected :	100%			
	Location: Adjoining Garage					
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4		
Terminal Devices						
Convector/Radiator	90%	2028	* *	1	\$200	
Unit Heater-Stm/HW	10%	2023	\$500	4		
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location: Adjoining Garage					
	Explanation : Serves Garage S	Space				

Air Conditioning

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

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2031	* *	1		
Conversion Equipment							
Window/Wall Unit	75%		2021	\$1,100	1		
No Component	25%						
Ventilation							
Exhaust Fans							
Wall Unit	30%		2023	\$300	2		
No Component	70%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		
Water Heater							
Gas Fired	100%		2021	\$200	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO PHEASANT AVIARY

Address : BRONX RIVER PKWY & FORDHAM RD EAST OF SOUTHERN BLVD.GATE

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 7,500 Project Type : CULTURAL AFFAIRS

Date of Survey : 04-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN : 2101156

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$87,200
Electrical	\$106,400	
Mechanical		\$63,000
Total	\$106,400	\$150,200
Importance Code A		\$87,200
Importance Code B	\$106,400	\$63,000
Total	\$106,400	\$150,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$8,300	\$3,600	\$500	
Interior Architecture		\$600		
Electrical	\$9,400	\$31,500		
Mechanical	\$2,000	\$9,200	\$900	\$700
Total	\$19,800	\$44,800	\$1,500	\$700
Importance Code A	\$8,800	\$4,100	\$1,000	\$400
Importance Code B	\$11,000	\$40,800	\$500	\$300
Importance Code C				
Total	\$19,800	\$44.800	\$1,500	\$700



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO PHEASANT AVIARY

Asset #: 2192

Architecture		Current	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	* *	5	\$35,800	
Masonry: Brick	60%			LIFE	* *	5	\$17,200	
Stucco Cement	10%			2028	* *	5	\$7,200	
Wood	5%	Now	\$7,300	2028	* *	5	\$3,600	
			Extent : Moderate,		fected : 45%		1-9	
		ı : Eaves A		55				
	Split/Crac	ked, Exten	: Light, Area Affed	ted : 20	%			
	•	ı : At Eaves	0 00					
Windows								
Aluminum	75%			2039	* *	5	\$1,100	
Wood	25%	Now	\$1,000	2022	\$10,000	5	\$1,800	
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 5%			
	Location	ı: Through	out					
	Split/Crac	ked, Exten	: Moderate, Area	Affected	: 5%			
	Location	ı : Through	out					
	Unit Inop	erable, Exte	ent : Moderate, Are	a Affecte	ed : 10%			
	Location	ı : Through	out					
Roof								
Asphalt Shingle	95%			2026	\$51,400	10	\$2,600	
Skylight, Plastic	5%			2028	* *	1		
nterior								
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	\$26,800	
Wood	5%			2038	* *	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	

Electrical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	50%	2023	\$1,200	5					
	Other Observation, Extent : Moderate,	Area Affect	ted : 100%						
	Location: Outside								
	Explanation: One 100 Amps Main D	isconnect S	witch						
Molded Case Bkrs	50%	2023	\$1,200	5	\$100				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Electrical Room								
	Explanation: One 125 Amps Main D	isconnect S	witch						

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Current Repair		e Replacement	M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Transformers								
Dry Type	100%		2028	* *	5			
	Other Observation, I	Extent : Moderate, A	Area Affe	ected : 100%				
	Location : Outside							
	Explanation: One	75 Kva 480hv-208/	120lv					
Raceway								
Conduit	100%		2023	\$13,600	1			
Panelboards								
Fused Disc Sw	5%		2022	\$700	5			
Molded Case Bkrs	95%		2022	\$13,900	5	\$200		
Wiring								
Thermoplastic	100%		2023	\$17,800	1			
Ground								
Grounding Devices								
Generic	100% 0-2	\$9,300	LIFE	* *	5	\$100		
	Other Observation, I	Extent : Moderate, A	Area Affe	ected : 100%				
	Location : Water M							
	Explanation : Corr	oded						
Lighting								
Interior Lighting								
Fluorescent	100%		2018	\$106,400	10	\$7,900		
		Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Through	nout The Building						
	Explanation : T-12	Lamps						
Exterior Lighting								
Incandescent	100%		2018	\$23,500	2			

lechanical		Current Repair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Energy Source							
Fuel Oil No 2	100%		2033	* *	5	\$2,700	
Conversion Equipment							
Hot Water Boiler	100%		2028	* *	1	\$4,300	
	Other Obs	ervation, Extent : Light, Area	Affected	: 100%			
	Location	: 1st Floor Boiler Room					
	Explanat	ion : 1 Unit					
Distribution							
Hot Wtr Piping/Pump	100%		2031	* *	4	\$400	
Terminal Devices							
Convector/Radiator	50%		2036	* *	1	\$1,400	
Fan Coil Unit/Heat	50%		2023	\$63,000	1	\$1,400	
ir Conditioning							
Energy Source							
Electricity	100%		2031	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO PHEASANT AVIARY

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	30%			2018	\$5,200	1		
No Component	70%							
Ventilation								
Exhaust Fans								
Roof	10%			2018	\$700	2		
Wall Unit	10%			2018	\$1,300	2		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
Water Heater								
Electric	100%			2017	\$1,300	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO PRIMATES BUILDING-#36
Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 15,108 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Apr-2012 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116688

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$265,100	
Interior Architecture	\$1,104,000	\$699,000
Electrical	\$211,900	\$104,500
Mechanical		\$364,100
Total	\$1,580,900	\$1,167,500
Importance Code A	\$265,100	
Importance Code B	\$1,261,000	\$468,500
Importance Code C	\$54,800	\$699,000
Total	\$1,580,900	\$1,167,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$2,200	\$300	
Interior Architecture	\$25,900			
Electrical	\$30,300	\$61,000	\$100	\$100
Mechanical	\$8,500	\$1,900	\$2,800	\$1,500
Total	\$64,700	\$65,100	\$3,200	\$1,500
Importance Code A	\$800	\$3,000	\$1,100	\$800
Importance Code B	\$63,900	\$62,100	\$2,100	\$700
Importance Code C	,	,	,	
Total	\$64.700	\$65,100	\$3,200	\$1,500



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

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

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

Asset #: 2351

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Fiberglass Panel	10%			2026	\$27,600	5	\$13,200		
Masonry: Brick	65%	0-2	\$112,400	LIFE	* *	5	\$22,900		
			l, Extent : Moderai nd South Facade Bo		00	e			
Masonry: Granite	5%			LIFE	* *	5	\$1,300		
Masonry: Limestone	15%	Now	\$68,600	LIFE	* *	5	\$4,000		
	Jnt Mortar	Miss/Erod	d, Extent : Moderai	e, Area A	Affected : 25%				
	Location	: North Ar	nd South Facade B	etween B	rick And Limeston	e			
			Extent : Moderate, d East Facade	Area Aff	ected : 5%				
Stucco Cement	5%			2028	* *	5	\$4,400		
Windows									
Aluminum	100%			2039	* *	5	\$600		
Parapets									
Masonry: Limestone	100% Cracking/0	0-2 Crumbling,	\$42,100 Extent: Light, Are	LIFE ea Affecte	* * ed : 5%	5	\$6,300		
		: Through		55					
Roof									
Copper/Terne	90%	0-2	\$41,900	2038	* *				
11		etration, E : At Dome	xtent : Moderate, A	Area Affe	cted : 10%				
Fiberglass Panel	10%			2026	\$16,200	1			
nterior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$5,100		
Terrazzo	90%	Now	\$1,049,200	LIFE	* *	5	\$16,500		
	-		Extent : Severe, Are out Main Public Co		d : 15%				
			xtent : Severe, Arec out Animal Cages	a Affected	d : 20%				
		ervation, E : Through	Extent : Severe, Are out	a Affecte	d : 100%				
	Explanat	ion : Exhil	oit Is Closed To Pu	blic Due	To Failing Floor (Condition	ı		
Interior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$600		
Fabric on Framing	20%			2021	\$699,000	5	\$3,200		
Glass: Special Gauge	5%	Now	\$54,800	LIFE	* *	1			
			l, Extent : Moderai out Animal Exhibit		Affected : 10%				
M. Dil	5%			LIFE	* *				
Masonry: Brick									
Masonry: Brick Plaster	25%			LIFE	* *	5	\$2,400		

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

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

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

Asset #: 2351

Architecture		Current Repair		Futur	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	80%	0-2	\$16,200	2036	* *	5	\$11,700	
		ssing Elem : Exhibit	ents, Extent : Mod	lerate, Ar	ea Affected : 15%			
		etration, E. : Exhibit	xtent : Moderate, A	Area Affe	cted : 10%			
Exposed Concrete	10%	0-2	\$8,100	LIFE	* *	5	\$400	
1	Patching E	Evident, Ex	tent : Moderate, Ai	rea Affec	ted : 5%			
	Location	: North An	nd South End Of Bo	asement				
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location	: South An	nd North End Of Bo	asement				
Plaster	10%	0-2	\$1,600	LIFE	* *	5	\$1,500	
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	: Office						

ectrical	(Current Repair	Futur	re Replacement	M	aintenance	
stem Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2043	* *	5		
	Other Obser	vation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location:	Electrical Room					
	Explanatio	n : One 200 Amps Main Di	sconnect	Switch			
Fused Disc Sw	50%		2023	\$2,600	5		
	Other Obser	vation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location:	Electrical Room					
	Explanatio	n : One 100 Amps Main Di	sconnect	Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2023	\$104,500	5	\$400	
Raceway							
Conduit	100%		2023	\$29,700	1		
Panelboards							
Fused Disc Sw	5%		2022	\$1,600	5		
Molded Case Bkrs	45%		2022	\$14,400	5	\$200	
Molded Case Bkrs	50%		2039	* *	5	\$200	
Wiring							
Braided Cloth	40%	2-4 \$20,000	2048	* *	1		
	Insulation A	ged, Extent : Moderate, Are	a Affecte	ed : 100%			
	Location:	Throughout The Building					
Thermoplastic	40%		2023	\$20,000	1		
Thermoplastic	20%		2043	* *	1		
Motor Controllers							
Locally Mounted	90%		2028	* *	5	\$100	
Locally Mounted	10%		2021	\$3,200	5		

Ground

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

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

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

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

Asset #: 2351

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	* *	5	\$200	
	Other Obs	ervation, E	xtent : Moderate, 1	Area Affe	ected : 100%			
	Location	: Water M	ain					
	Explana	ion : Corre	oded					
Lighting								
Interior Lighting								
Fluorescent	30%			2018	\$63,600	10	\$4,300	
Incandescent	70%			2018	\$148,300	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2023	\$11,300	10	\$1,900	
Exit, Service	50%			2023	\$2,800	1		
Exterior Lighting								
HID	50%			2018	\$30,500	10		
Incandescent	50%			2018	\$25,900	2		

Mechanical	Current Rep	air F	uture	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
HTHW/HW	50%	20	033	* *	1		
	Other Observation, Exter	nt : Light, Area Affe	ected .	: 50%			
	Location: From Cogen	eration Plant					
	Explanation: Back-up						
Interruptible Gas/Dual	50%	20	033	* *	1		
Fuel							
Conversion Equipment							
Heat Exchanger	50%	20	026	\$1,800	1	\$3,900	
Hot Water Boiler	50%	20	021	\$18,800	1	\$3,900	
	Other Observation, Exter	nt : Light, Area Affe	ected .	: 50%			
	Location: Basement						
	Explanation: 1 Unit						
Distribution							
Hot Wtr Piping/Pump	100%	20	022	\$84,200	4	\$1,200	
Terminal Devices							
Air Handler	40%	20	023	\$36,100	1	\$3,900	
Convector/Radiator	30%	20	021	\$11,700	1	\$1,500	
Fan Coil Unit/Heat	30%	20	023	\$75,300	1	\$1,500	
Air Conditioning							
Energy Source							
Electricity	100%	20	031	* *	1		

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

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

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

Mechanical	Cı	ırrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		l Date Estimated Cos ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Int Pkg Unit - Heating/Cooling	40%		2021	\$133,500	2	\$400	
6	Other Observe	ution, Extent : Light, Ar	ea Affected	: 40%			
	Location: B	asement					
	Explanation	: 2 Units					
Window/Wall Unit	5%		2017	\$1,700	1		
No Component	55%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,700	
Exhaust Fans							
Not Accessible	100%						
		ation, Extent : Light, Ar	ea Affected	: 0%			
	Location:						
	Explanation	: Units Are Located In	The Attic W	hich Was Not Acc	essible		
Plumbing							
H/C Water Piping	700/		2022	¢25,000	1		
Brass/Copper	70%	n	2023	\$35,000	1		
Galv Iron/Steel		low \$1,500 ent : Severe, Area Affec		\$15,000	1		
	Location : B		nea : 50%				
Water Heater	Locuiton . Di	изетеш					
Electric	50%		2021	\$1,300	4	\$100	
Gas Fired	50%		2021	\$1,900	2	\$100 \$100	
HW Heat Exchanger	3070		2021	\$1,500		Ψ100	
HTHW/HW	100%		2033	* *			
Sanitary Piping							
Cast Iron)-2 \$3,600		* *	1		
		ent : Moderate, Area A	ffected : 305	%			
	Location : V	arious Areas					
Fixtures							
Generic	100%						

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO SHOPS BUILDING

Address : BRONX RIVER PKWY & 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 : 17-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$49,400	
Total	\$49,400	
Importance Code A	\$49,400	
Total	\$49,400	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$35,200	\$200		
Interior Architecture				
Electrical	\$9,400	\$32,900		
Mechanical	\$1,000	\$20,900	\$800	\$900
Total	\$45,500	\$54,000	\$800	\$900
Importance Code A	\$35,900	\$900	\$600	\$600
Importance Code B	\$9,700	\$53,100	\$200	\$200
Total	\$45,500	\$54,000	\$800	\$900



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO SHOPS BUILDING

Asset #: 2186

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$16,300	
Masonry: Brick	25%			LIFE	* *	5	\$5,400	
Windows Wood	Location Unit Inop	Decay, Exter n : Through erable, Exte	ent : Moderate, Are			5	\$5,500	
Parapets	Location	ı : Through	Ош					
Glazed Ceramic Panel Masonry: Brick No Component	5% 10% 85%			2033 LIFE	* *	5-10 5	\$2,100 \$400	
Roof								
Roll Roofing		0-2 netration, E n : Through	\$4,900 Extent : Moderate, A out	2019 rea Affe	\$49,400 cted : 15%	5	\$10,200	
terior								
Floors Cast in Place Concrete		netration, E 1 : Basemen	Extent : Light, Area	LIFE Affected	**	5	\$21,400	
Interior Walls								
Masonry: Brick	100%			LIFE	* *			
Ceilings Exposed Concrete	100%			LIFE	* *	5	\$1,500	
lectrical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts	•							
Service Equipment Fused Disc Sw	Location	ı : Electrica	Extent : Moderate, A ul Room 200 Amps Main Dis			5		
Raceway	Lipiana		-00 Impo main Dis	Connect	~			
Conduit Conduit	90% 10%			2023 2043	\$3,300	1 1		

2022

2022

2039

2023

2043

5

5

5

1

1

\$100

\$700

\$4,400

\$5,600

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.

10%

60%

30%

70%

30%

Panelboards

Wiring

Fused Disc Sw

Thermoplastic

Thermoplastic

Molded Case Bkrs

Molded Case Bkrs

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO SHOPS BUILDING

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2021	\$7,000	5		
Ground						
Grounding Devices						
Generic	100% 2-4 \$9,3	300 LIFE	* *	5	\$100	
	Other Observation, Extent : Sever	e, Area Affecte	d : 100%			
	Location : Water Main					
	Explanation : Corroded					
Lighting						
Interior Lighting						
Fluorescent	70%	2023	\$23,400	10	\$4,200	
	Other Observation, Extent : Mode	rate, Area Affe	cted : 100%			
	Location: 1st & 2nd Floor					
	Explanation: T-12 Lamps					
Fluorescent	30%	2018	\$10,000	10	\$1,800	
	Other Observation, Extent: Mode	rate, Area Affe	cted : 100%			
	Location : Basement					
	Explanation: T-12 Lamps					
Exterior Lighting						
HID	100%	2018	\$21,000	10		

echanical	Current Repair	Future Repla	cement	M	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating						
Energy Source						
Natural Gas	100%	2033	* *	1		
Conversion Equipment						
Steam Boiler	100%	2028	* *	1	\$6,500	
	On Extended Life, Extent: Mode	rate, Area Affected : 10	0%			
	Location: Basement					
	Other Observation, Extent : Ligh	t, Area Affected : 100%	;			
	Location: Basement					
	Explanation: 1 Gas Fired Stead	m Boiler				
Distribution						
Steam Piping/Pump	100%	2033	* *	4	\$500	
1 0 1	On Extended Life, Extent: Model	rate, Area Affected : 10	0%			
	Location: Throughout					
	Other Observation, Extent : Ligh	t, Area Affected : 100%				
	Location: Throughout					
	Explanation: Gravity Return C	Condensate System				

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

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Terminal Devices						
Convector/Radiator	75%	2028	* *	1	\$1,600	
	On Extended Life, Extent : Mode Location : Throughout	rate, Area Affec	ted : 100%			
Unit Heater-Stm/HW	25%	2018	\$10,300	4	\$200	
	Other Observation, Extent: Mod	lerate, Area Affe	cted : 100%			
	Location: Carpenter Shop					
	Explanation: Approaching En	d Of Useful Life				
Ventilation Pentilation						
Exhaust Fans						
Wall Unit	100%	2018	\$9,700	2	\$200	
	Other Observation, Extent : Mod	lerate, Area Affe	cted : 100%			
	Location: Carpenter Shop					
	Explanation: Approaching En	d Of Useful Life				
lumbing						
H/C Water Piping	1000/	2022	* *	1		
Brass/Copper	100%	2033	4. 4.	1		
Water Heater	1000/	2022	¢1 5 00	2	¢100	
Gas Fired	100%	2022	\$1,500	2	\$100	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Cast IIoli	On Extended Life, Extent : Mode			1		
	Location: Throughout	тине, Агей Аујес	iea . 10070			
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent: Mode	rate, Area Affec	ted : 100%			
<u> </u>	Location: Throughout					
Fixtures						
Generic	100%					

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO SMALL MAMMALS BLDG./MOUSE HOUSE

Address : BRONX RIVER PKWY & 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 : 05-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116689

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$75,200
Interior Architecture		\$980,600
Electrical	\$162,600	\$41,100
Total	\$162,600	\$1,096,900
Importance Code A		\$75,200
Importance Code B	\$162,600	\$41,100
Importance Code C		\$980,600
Total	\$162,600	\$1,096,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$25,300	\$3,400		
Interior Architecture	\$21,100		\$70,100	
Electrical	\$100	\$100	\$100	
Mechanical	\$38,600	\$23,800	\$1,000	\$1,100
Total	\$85,000	\$27,300	\$71,200	\$1,100
Importance Code A	\$25,900	\$4,000	\$600	\$600
Importance Code B	\$59,100	\$23,300	\$70,600	\$500
Importance Code C				
Total	\$85,000	\$27.300	\$71,200	\$1,100



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

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•			•				•
Exterior Walls								
Masonry: Brick	55%			LIFE	* *	5	\$14,900	
Masonry: Granite	5%			LIFE	* *	5	\$1,000	
Masonry: Limestone	5%			LIFE	* *	5	\$1,000	
Stucco Cement	30%	0-2	\$11,500	2028	* *	5	\$10,200	
	_	Crumbling, : South Fa	Extent : Light, Ard acade	ea Affecto	ed : 10%			
Wood	5%			2028	* *	5	\$6,800	
Windows								
Wood	Location	: Through				5	\$2,100	
	-	Inefficient, : Through	, Extent : Moderate out	e, Area A	ffected : 50%			
	-	ked, Extent : Through	: Moderate, Area out	Affected	: 50%			
Roof								
Asphalt Shingle	90%			2026	\$75,200	10	\$3,700	
Metal, Corrugated			\$2,100 oderate, Area Affec rridor To Outdoor		* *	1		
			xtent : Moderate, A rridor To Outdoor		cted : 5%			
terior								
Floors								
Carpet	30%			2019	\$67,400	3	\$8,100	
Cast in Place Concrete	50%			LIFE	* *	5	\$19,700	
Panel/Paver: Cer/Brk	10%	2.4	Φ4.100	2031	* *	5	\$4,100	
Terrazzo	10%	2-4	\$4,100	LIFE	**	5	\$1,400	
	Location	_	Extent : Light, Are	еа Ађесњ	ea : 5%			
Interior Walls	= a:			2025	#22.2 00	-	4.30 0	
Ceramic Tile	5%			2026	\$33,200	5	\$1,200	
Fabric on Framing	40%			2021	\$980,600 * *	5	\$4,900	
Plaster		Crumbling, : Kitchen	Extent : Light, Are	LIFE ea Affecte		5	\$3,300	
	Paint Peel		: Light, Area Affec	cted : 5%	ś			
Plywood/Hardboard	10%			LIFE	* *			

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

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

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

Asset #: 2359

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Exposed Concrete	10% Now	\$17,000	LIFE	* *	5	\$300	
_	Cracking/Crumbling, E	Extent : Severe, A	rea Affec	ted : 50%			
	Location : Throughou	ıt Basement					
	Exposed Reinforcement	t, Extent : Severe	Area At	fected : 35%			
	Location : Throughou	ıt Basement		,			
Exposed Struc: Wood	5%		LIFE	* *			
Plaster	50%		LIFE	* *	5	\$5,600	
	Paint Peeling, Extent:	Light, Area Affec	ted: 109	%		. ,	
	Location : Kitchen						
Wood	5%		LIFE	* *	5	\$7,900	
No Component	30%						

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Jnder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$100	
	Other Observation, Extent : Modera	te, Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: One 100 Amps Main	Disconnect	Switch			
Raceway						
Conduit	90%	2023	\$24,400	1		
Conduit	10%	2043	* *	1		
Panelboards						
Fused Disc Sw	20%	2022	\$5,800	5	\$100	
Molded Case Bkrs	50%	2039	* *	5	\$200	
Molded Case Bkrs	30%	2022	\$8,800	5	\$100	
Wiring						
Thermoplastic	90%	2023	\$41,100	1		
Thermoplastic	10%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2021	\$28,800	5	\$100	
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	15%	2023	\$22,300	10	\$1,700	
	Other Observation, Extent : Modera	te, Area Affe	cted : 100%			
	Location: Basement					
	Explanation: T-12 Lamps					
Incandescent	85%	2018	\$126,300	2	\$200	
Exterior Lighting			***************************************		·	
Incandescent	100%	2018	\$36,300	2		

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

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

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

Asset #: 2359

Mechanical	Current Re	epair	Futur	e Replacement	M		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2033	* *	1		
Conversion Equipment	400-4			de de			
Hot Water Boiler	100%		2036	**	1	\$6,000	
	Other Observation, Ex Location : Basement	· ·	Affectea	: 100%			
	Explanation: 1 Work		a Obsala	to Unit Domainino	L. Daila	n Doom	
Distribution	Explanation: 1 Work	ang Unii Ana On	e Obsolei	e Unii Kemaining	ти воше	r Koom	
Hot Wtr Piping/Pump	100% Now	\$17,700	2031	* *	4	\$600	
Hot wil Fiping/Fump	Corroded, Extent : Sev				4	\$000	
	Location : Various L		u . 0070				
	Insul. Deteriorating, E		Area Aff	ected: 40%			
	Location : Boiler Ro		11,0001199				
Terminal Devices							
Convector/Radiator	100%		2021	\$27,300	1	\$3,900	
Air Conditioning				,		1 - 7 - 3 -	
Energy Source							
Electricity	100%		2031	* *	1		
Conversion Equipment							
Window/Wall Unit	30%		2018	\$7,200	1		
	Other Observation, Ex	_	Affected	: 30%			
	Location: 1st Floor						
	Explanation: 2 Units	3					
No Component	70%						
Ventilation							
Exhaust Fans	400-1		• • • •	*** ** * * * * * * * 	_	***	
Interior	100%		2018	\$15,500	2	\$400	
Plumbing							
H/C Water Piping	100% Now	\$10,500	2033	* *	1		
Brass/Copper	Corroded, Extent : Mo				1		
	Location: Throughout		ciea . 50,	<i>,</i> 0			
Water Heater	Location . Throughou						
Gas Fired	100%		2021	\$2,700	2	\$200	
Sanitary Piping	200,0			Ψ2,700		Ψ230	
Cast Iron	100% Now	\$7,700	LIFE	* *	1		
-	Corroded, Extent : Sev						
	Location: Basement						
Storm Drain Piping							
Cast Iron	100% Now	\$1,600	LIFE	* *	1		
	Cracked, Extent : Mod	erate, Area Affect	ted : 10%	ó			
	Location: Basement						
Fixtures							
Generic	100%						

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO STORAGE SHED/TRUCK GARAGE

Address : BRONX RIVER PKWY & 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 : 17-Apr-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$35,300
Total		\$35,300
Importance Code B		\$35,300
Total		\$35,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture Interior Architecture Electrical	\$6,300	\$5,100		
Total	\$6,300	\$5,200		
Importance Code A	\$6,300	\$5,100		
Importance Code B				
Importance Code C				
Total	\$6,300	\$5,200		



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

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

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

Asset #: 2187

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$1,100	
Masonry: Brick	10%			LIFE	* *	5	\$700	
Metal Sect. OHD	25%			2028	* *	5	\$5,400	
Wood	5%	0-2	\$1,800	2028	* *	5	\$900	
		Decay, Exte n : Through	nt : Moderate, Ared out	ı Affected	d : 10%			
Wood Overhead Doors	30%	0-2	\$3,200	2028	* *	5	\$5,200	
	Dry Rot/L	Decay, Exte	nt : Moderate, Ared	Affected	d: 10%			
	Location	n : Through	out Storage Area					
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Storage	Area					
	Explana	tion : These	e Are Actually Larg	e Sliding	g Doors			
No Component	5%							
Windows								
Wood	5%	Now	\$700	2048	* *	5	\$100	
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 25%			
		n : Through						
	_	Proken/Crac n : Through	ked, Extent : Mode out	rate, Are	ea Affected : 25%			
No Component	95%							
Parapets								
Masonry: Brick	10%			LIFE	* *	5	\$100	
Metal Panel	5%			2033	* *	5	\$300	
No Component	85%							
Roof								
Single Ply Membrane	35%			2028	* *	10	\$2,300	
Single Ply Membrane	65%		\$700	2023	\$14,000			
			Extent : Moderate, A	rea Affe	cted : 5%			
	Location	n : Over Sto	orage Area					
Interior								
Interior Walls								
Wood	10%			LIFE	* *	5	\$1,900	
			Extent : Light, Area	Affected	: 100%			
		n : In Storaz						
			porary Partitions					
No Component	90%							
Ceilings								
Exposed Struc: Wood	100%			LIFE	* *			

Electrical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2033	* *	1		

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

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

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

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2031	* *	5	\$300	
Wiring								
Thermoplastic	100%			2033	* *	1		
Motor Controllers								
Locally Mounted	100%			2028	* *	5	\$100	
Lighting								
Interior Lighting								
HID	50%			2023	\$20,800	10	\$100	
Incandescent	50%			2023	\$13,600	2	\$100	
Exterior Lighting	•		_	•		•		
HID	100%			2023	\$35,300	10		

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO TERRACE CAFE

Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 2,700 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Apr-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Mechanical		\$48,400
Total		\$48,400
Importance Code B		\$48,400
Total		\$48,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture				
Electrical	\$200	\$2,600	\$200	\$200
Mechanical	\$200	\$200	\$400	\$200
Total	\$300	\$2,800	\$600	\$300
Importance Code A	\$100	\$200	\$100	\$100
Importance Code B	\$200	\$2,600	\$500	\$200
Importance Code C				
Total	\$300	\$2,800	\$600	\$300



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO TERRACE CAFE

Asset #: 2177

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Ceramic Tile	10%			2043	* *	10	\$300	
Metal Sect. OHD	40%			2036	* *	5	\$4,000	
Stucco Cement	50%			2036	* *	5	\$4,000	
Windows								
Metal Louvers	15%			2032	* *	10	\$400	
No Component	85%							
Roof								
Asphalt Shingle	100%			2032	* *	10	\$1,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$800	
Quarry Tile	90%			2036	* *	5	\$5,000	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$100	
Fiberglass Panel	50%			LIFE	* *			
Gypsum Board	40%			LIFE	* *	5	\$300	
Ceilings								
AcousTileSusp.Lay-In	75%			2036	* *	5	\$2,800	
Gypsum Board	25%			LIFE	* *	5	\$1,200	

Electrical	Current Re	pair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2043	* *	5	\$100	
	Other Observation, Exte	ent : Moderate, Area Affe	ected : 100%			
	Location : Electrical I	Room				
	Explanation : One 600	Amps Main Disconnect	Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2043	* *	5	\$100	
Raceway						
Conduit	100%	2043	* *	1		
Panelboards						
Fused Disc Sw	5%	2039	* *	5		
Molded Case Bkrs	95%	2039	* *	5	\$100	
Wiring						
Thermoplastic	100%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2036	* *	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5		
Lighting						

Lighting

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO TERRACE CAFE

Asset #: 2177

Electrical	Current Repair	Future	Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2028	* *	10	\$2,100	
	Other Observation, Extent: Modera	ite, Area Affec	ted : 100%			
	Location: Throughout The Buildin	ıg				
	Explanation: T-8 Lamps					
Incandescent	10%	2028	* *	2		
Egress Lighting						
Emergency, Battery	50%	2028	* *	10	\$300	
Exit, Service	50%	2028	* *	1		
Exterior Lighting						
HID	100%	2028	* *	10		
Alarm						
Fire/Smoke Detection						
Generic	100%	2028	* *	1-3	\$1,700	

Mechanical	Curre	Current Repair		e Replacement	M		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2043	* *	1		
Conversion Equipment							
Furnace	100%		2028	* *	1	\$1,200	
		n, Extent : Light, Area	Affected	: 100%			
	Location : Attic						
	Explanation : 5	Interior Package Unit	s - Comb	ination A C And F	urnace		
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment							
Int Pkg Unit -	100%		2024	\$48,400	2	\$200	
Heating/Cooling							
		n, Extent : Light, Area	Affected	: 100%			
	Location : Attic						
	Explanation: 5	Units					
Ventilation							
Distribution	1.000/		T TEE	ماد ماد	2.5	ф1 400	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$1,400	
Exhaust Fans	400				_	4400	
Roof	100%		2023	\$1,900	2	\$100	
Plumbing							
H/C Water Piping	1000/		20.42	ale ale	1		
Brass/Copper	100%		2043	* *	1		
Water Heater	1000/		2021	4.	•		
Gas Fired	100%		2021	\$600	2		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO TERRACE CAFE

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2023	\$300	1	\$200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2033	* *	1-2	\$100	

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO WEST ADMINISTRATION BUILDING

Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 27,720 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Apr-2012 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$444,300	\$264,700
Interior Architecture		\$157,700
Mechanical		\$371,600
Total	\$444,300	\$794,000
Importance Code A	\$444,300	\$264,700
Importance Code B		\$529,300
Total	\$444,300	\$794,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,000	\$59,600		
Interior Architecture	\$1,500	\$16,100	\$357,300	\$1,500
Electrical	\$3,500	\$7,000	\$4,400	\$3,500
Mechanical	\$22,200	\$9,700	\$25,700	\$9,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$49,200	\$96,300	\$391,300	\$18,600
Importance Code A	\$19,900	\$61,200	\$1,600	\$1,600
Importance Code B	\$29,300	\$35,100	\$389,700	\$17,000
Importance Code C				
Total	\$49,200	\$96,300	\$391,300	\$18,600



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

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

Asset #: 2349

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
kterior	•			•				
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$52,900	
Masonry: Limestone	15%	Now	\$205,900	LIFE	* *	5	\$11,900	
		Crumbling, 1 : West Fac	Extent : Moderate cade	, Area A	ffected : 15%			
Metal Panel	10%			2033	* *	5-10	\$72,800	
Stucco Cement	15%			2028	* *	5	\$39,700	
Window Wall	10%			2033	* *	5	\$39,700	
Windows								
Aluminum	75%	Now	\$18,000	2039	* *	5	\$2,000	
	Unit Inope	erable, Exte	ent : Moderate, Are	a Affecte	ed : 5%			
	Location	ı : West Sid	le 2nd Floor					
	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	ı : West Sid	le 2nd Floor					
Wood	25%			2031	* *	5	\$13,400	
Parapets								
Masonry: Limestone	100%			LIFE	* *	5	\$23,700	
Roof								
Copper/Terne	60%			2038	* *	10	\$89,300	
Paver: Asphalt	20%			2032	* *	10	\$17,900	
Sloped Glazing	20%	Now	\$149,100	LIFE	* *	5	\$158,800	
1 2	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 5%		. ,	
	Location	: Through	out East And West	Wings				
terior								
Floors								
Carpet	53%			2019	\$344,600	3	\$37,900	
Cast in Place Concrete	15%			LIFE	* *	5	\$15,600	
Ceramic Tile	5%			2026	\$49,400	5	\$2,400	
Granite Panels	2%			LIFE	* *	5	\$700	
Vinyl Tile	25%			2023	\$108,300	3	\$6,000	
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	* *	-	, -,0	
Wood	10%			LIFE	* *	5	\$4,700	
Ceilings	70						+ -,. 30	
AcousTileConcealSpLn	10%			2028	* *	5	\$6,000	
AcousTileSusp.Lay-In	55%			2028	* *	5	\$26,200	
Exposed Struc: Steel	20%			LIFE	* *	_	÷20,200	
Gypsum Board	10%			LIFE	* *	5	\$6,000	
Plaster	5%			LIFE	* *	5	\$1,500	

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

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

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

Asset #: 2349

Electrical	Current Repair	Future Rep	lacement	M				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2043	* *	5	\$100			
	Other Observation, Extent : Modera	ite, Area Affected :	100%					
	Location : Electrical Room		,					
TD 6	Explanation: Three 800 Amps Ma	un Disconnect Swit	<u>ch</u>					
Transformers	1000/	2026	* *	_	¢100			
Dry Type	100% Other Observation, Extent: Modera	2036		5	\$100			
	Location : Electrical & Boiler Roc		100%					
	Explanation: One 225 Kva 480hv		a 15 Kwa 181	0hv 208/	12010			
Switchgear / Switchboard	Explanation: One 223 Kva 400hV	-200/1201V Ana On	e 43 Kvu 40	JHV-200/	12011			
Fused Disc Sw	100%	2043	* *	5	\$100			
Raceway	10070	2043			Ψ100			
Conduit	100%	2043	* *	1				
Panelboards	10070	2013						
Fused Disc Sw	10%	2039	* *	5	\$100			
Molded Case Bkrs	90%	2039	* *	5	\$700			
Wiring								
Thermoplastic	100%	2043	* *	1				
Motor Controllers								
Locally Mounted	10%	2036	* *	5				
Motor Control Center	90%	2036	* *	5	\$700			
fround								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$400			
tand-by Power								
Transfer Switches	1000/	20.40	ale ale		ΦΩ 700			
Automatic	100%	2040	* *	1	\$8,500			
Generators	1000/	2026	* *	1	¢10.700			
Diesel	100% Other Observation Extent Medera	2036		1	\$10,700			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room							
	Explanation: One 125 Kw							
Batteries	Елрининон . Опе 123 Kw							
Lead/Acid	100%	2018	\$1,600	5	\$1,000			
Fuel Storage	100/0	2010	Ψ1,000		Ψ1,000			
Main Tank	100%	2058	* *	5	\$900			
	Other Observation, Extent : Modera		100%	2	Ψ230			
	Location : Generator Room	. 33						
	Explanation: One 335 Gals							

Lighting

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

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

Asset #: 2349

Electrical	Current Repair	Futur	e Replacement	M					
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	40%	2031	* *	10	\$11,700				
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%						
	Location: Throughout The	Building							
	Explanation: T-5 Lamps								
Fluorescent	60%	2031	* *	10	\$17,500				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout The	Building							
	Explanation: T-8 Lamps	Ü							
Egress Lighting									
Emergency, Service	40%	2031	* *	1					
Emergency, Battery	10%	2028	* *	10	\$800				
Exit, Service	50%	2028	* *	1					
Exterior Lighting									
HID	50%	2028	* *	10					
Incandescent	50%	2028	* *	2					
Alarm									
Fire/Smoke Detection									
Generic	100%	2028	* *	1-3	\$17,100				

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating									
Energy Source									
HTHW/HW	50%			2033	* *	1			
Interruptible Gas/Dual Fuel	50%			2043	* *	1			
Conversion Equipment									
Heat Exchanger	50%	0-2	\$1,100	2026	\$3,600	1	\$7,100		
			oderate, Area Affe et Boiler Room	cted : 15	2%				
Hot Water Boiler	50%			2028	* *	1	\$7,900		
	Other Observation, Extent: Light, Area Affected: 50%								
			t Boiler Room						
	Explana	tion : 1 Un	its						
Distribution									
Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,600		
Terminal Devices									
Air Handler	50%			2023	\$91,800	1	\$9,800		
Convector/Radiator	50%			2036	* *	1	\$5,100		

Air Conditioning

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

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

Asset #: 2349

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		
Туре								
Air Conditioning								
Energy Source	5 0/			2020	* *			
Electricity	5%			2039	* *	1		
Steam/HW System	95%			2043		1		
			Extent : Light, Area	Ађестеа	: 100%			
			generation Plant					
Commiss Essissant	Ехріапа	tion : Hthw						
Conversion Equipment	0.50/			2032	* *	1	\$22,700	
Absorption Chiller/Steam/HW	95%			2032		1	\$32,700	
Int Pkg Unit -	5%			2021	\$33,900	2	\$100	
Heating/Cooling	3%			2021	\$33,900	2	\$100	
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$1,600	
Terminal Devices	10070			2043	•		φ1,000	
Air Handler/Cool/Ht	100%			2023	\$144,600	1	\$19,700	
Heat Rejection	100%			2023	φ1 44 ,000	1	ψ12,700	
Water Cool Tower	100%	Now	\$9.800	2021	\$97,700	2	\$25,600	
water coor rower			: Moderate, Area A			2	Ψ23,000	
		: Seals Of		усски.	1370			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,800	
Exhaust Fans							+,	
Interior	100%			2023	\$37,600	2	\$1,000	
Plumbing							· /	
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater								
Electric	100%			2021	\$5,300	4	\$300	
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$4,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2028	* *	1	\$2,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
			Extent : Light, Area	Affected	! : 100%			
	Location							
	Explana	tion : 1 Uni	it					
Fire Suppression								
Standpipe	1005:			20.40	.a. •		* * * * * * * * * *	
Generic	100%			2049	* *	1-5	\$16,100	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO WEST ADMINISTRATION BUILDING

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Con Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler				
Generic	100%	2043 **	1-2 \$8,900	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO WORLD OF BIRDS

Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 29,110 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Apr-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,386,700	\$278,000
Interior Architecture		\$490,300
Electrical		\$929,500
Mechanical		\$368,600
Total	\$1,386,700	\$2,066,400
Importance Code A	\$1,386,700	\$324,700
Importance Code B		\$1,741,700
Total	\$1,386,700	\$2,066,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$30,000		
Interior Architecture		\$19,100	\$162,200	\$12,500
Electrical	\$4,400	\$14,500	\$2,000	\$2,100
Mechanical	\$14,200	\$40,600	\$14,000	\$16,000
Total	\$18,600	\$104,100	\$178,300	\$30,600
Importance Code A	\$1,700	\$31,700	\$1,700	\$1,700
Importance Code B	\$16,900	\$72,400	\$176,600	\$28,900
Importance Code C				
Total	\$18,600	\$104,100	\$178,300	\$30,600



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

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

Asset #: 2362

Architecture		Current Repair Future Replacement				М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%		\$894,500	LIFE	* *	5	\$69,500	
	_		Extent : Moderate, .	Area Affe	ected : 25%			
		ı : Through						
			xtent : Moderate, A	Area Affe	cted : 25%			
		ı : Through						
			xtent : Severe, Are	a Affecte	d : 50%			
		ı: Within V						
	Explana	tion : Suspe	ect Problem With M	1etal Ma	sonry Ties			
Windows	1.000/			2021	* *	_	¢5.600	
Aluminum	100%			2031	* *	5	\$5,600	
Parapets Conserts Massage Unit	000/	N	¢00,600	LIDD	* *	_	¢20,100	
Concrete Masonry Unit	90%		\$90,600 Extent : Moderate, 1	LIFE		5	\$20,100	
	_		xieni : Moderaie, . out, Inside Face	Area Ајје	eciea . 2576			
		_	oui, Inside Pace xtent : Moderate, A	lrog Affa	etad · 25%			
		ietration, E 1 : Through		теи Аује	ciea . 2570			
M (1D 1				20.12	* *		ф2 000	
Metal Panel	5%			2043	* *	5	\$3,800	
Metal Rail	5%			2028	* *	5-10	\$17,900	
Roof Metal Panel	15%			2028	* *	10	\$17,200	
Sloped Glazing	25%		\$178,800	LIFE	* *	5	\$208,500	
Stoped Grazing			ked, Extent : Mode			3	\$200,300	
	_	ı : Over Ex		741E, 717	a njjecica . 570			
			nons xtent : Moderate, A	Area Affe	cted : 15%			
		ı : Over Exi		116411976	сиса . 1570			
Traffic Topping	60%		\$222,800	2033	* *			
Traine Topping			Extent : Severe, A					
	_	crumoung, 1 : Through		геи Ајјес	iea . 2570			
			oui xtent : Moderate, A	Aroa Affa	cted : 10%			
		ı : Over Ex		116411996	ciea . 1070			
			: Moderate, Area	Affected	. 25%			
		aea, Exteni 1 : Through		престеи	. 2370			
nterior	Locunor	Imougn						
Floors								
Carpet	25%			2019	\$156,000	3	\$18,800	
Cast in Place Concrete	10%			LIFE	**	5	\$10,900	
Ceramic Tile	5%			2026	\$47,400	5	\$2,500	
Quarry Tile	5%			2028	**	5	\$3,800	
Traffic Topping	55%			2023	\$333,400	5	\$34,400	
Interior Walls	/ -						,- , , , ,	
Concrete Masonry Unit	50%			LIFE	* *	5	\$2,500	
•	20%			LIFE	* *	1	. ,	
Glass: Special Gauge	2070							

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

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

Asset #: 2362

Architecture	Current Repair	Future Repl	acement	Ma			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior							
Ceilings							
AcousTileSusp.Lay-In	50%	2040	* *	5	\$25,000		
- ,	Recent Installation, Extent: Li, Location: Throughout Exhib	5 . 50	ó				
Exposed Concrete	25%	LIFE	* *	5	\$2,000		
•	Water Penetration, Extent: Moderate, Area Affected: 5%						
	Location: Second Floor Exhi	ibit					
Wood	25%	LIFE	* *	5	\$109,500		

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment	1000/	2022	¢46.700	2	\$100	
Fused Disc Sw	100%	2023	\$46,700	3	\$100	
	Other Observation, Extent : Modera Location : Outside	не, Агеа Ајјес	iea : 100%			
	Explanation: One 600 Amps Mair	n Disconnact S	witch			
Transformers	Explanation . One 600 Amps Main	i Disconnect 5	wiich			
Dry Type	100%	2021	\$134,200	3	\$200	
Bly Type	Other Observation, Extent : Modera			3	Ψ200	
	Location: Outside The Building	33				
	Explanation : One 500 Kva, 4160	hv-480/277lv				
Feeders	•					
Cable	100%	2022	\$15,100	1		
Raceway						
Conduit	100%	2023	\$40,000	1		
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$8,100	5	\$100	
	Other Observation, Extent : Modera	ite, Area Affec	ted : 100%			
	Location: Electrical Room	· D:	G : 1			
Caritale and / Caritale and	Explanation: One 1600 Amps Ma	in Disconnect	Switch			
Switchgear / Switchboard Fused Disc Sw	100%	2023	\$119,300	5	\$100	
Raceway	10070	2023	\$119,500		\$100	
Conduit	100%	2023	\$57,900	1		
Panelboards	10070	2023	ψ37,700			
Fused Disc Sw	10%	2022	\$5,800	5	\$100	
Molded Case Bkrs	90%	2022	\$52,600	5	\$700	
Wiring			, - 30		7.20	
Thermoplastic	100%	2023	\$79,300	1		
Motor Controllers			· · · · · · · · · · · · · · · · · · ·			
Locally Mounted	20%	2021	\$5,800	5		
Motor Control Center	80%	2021	\$44,300	5	\$600	
Ground						

Ground

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

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

Asset #: 2362

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Stand-by Power						
Transfer Switches						
Automatic	100%	2036	* *	1	\$9,000	
Generators						
Diesel	100%	2032	* *	1	\$11,300	
	Other Observation, Extent: Modera	te, Area Affe	cted : 100%			
	Location: Outside The Building					
	Explanation: One 88 Kw					
Batteries				_		
Lead/Acid	100%	2017	\$1,500	5	\$1,100	
Fuel Storage				_		
Main Tank	100% Other Observation, Extent: Modera Location: Outside Explanation: One 175 Gals	2051 ate, Area Affeo	* * cted : 100%	5	\$1,000	
Lighting	Explanation . One 173 Gais					
Interior Lighting						
Fluorescent	40%	2028	* *	10	\$12,300	
radieseen	Other Observation, Extent : Modera Location : Offices Explanation : T-12 Lamps		cted : 100%	10	Ψ12,300	
Fluorescent	60%	2023	\$247,800	10	\$18,400	
	Other Observation, Extent: Modera Location: Throughout The Buildin	ig			. ,	
E I 'slat's	Explanation : Compact Flourescer	и Lamps				
Egress Lighting	50%	2022	¢0 000	1		
Emergency, Service	50% 50%	2023 2023	\$8,000	1		
Exit, Service	50%	2023	\$5,400	1		
Exterior Lighting HID	100%	2023	\$107,400	10	\$100	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating						
Energy Source						
HTHW/HW	50%	2033	* *	1		
Natural Gas	50%	2043	* *	1		
Conversion Equipment						
Heat Exchanger	50%	2032	* *	1	\$8,300	
Hot Water Boiler	50%	2036	* *	1	\$8,300	
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location : First Floor Med	chanical Room				
	Explanation : Absorbers B	oilers Supplement Hot	Water Loop			

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

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

Asset #: 2362

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution					_		
Hot Wtr Piping/Pump	100%		2039	* *	4	\$1,600	
Terminal Devices	0.007		2022	Φ1.40.000		Φ1 < 7 00	
Air Handler	80% On Extended Life, Ex	rtant Liaht Araa At	2023	\$140,900	1	\$16,500	
	-	oor Fan Room And R		100%			
C		oor Fan Koom Ana K		* *		Ф2 200	
Convector/Radiator	20%		2028	~ ~	1	\$2,200	
Air Conditioning Energy Source							
Natural Gas	100%		2043	* *	1		
Conversion Equipment	10070		2043		1		
Absorption	100%		2028	* *	1	\$36,200	
Chiller/Direct Fire	100/0		2020		1	Ψ30,200	
Distribution							
Chilled Wtr Pipe/Pump	100%		2043	* *	4	\$1,600	
Terminal Devices						+-,0	
Air Handler/Cool/Ht	100%		2023	\$138,700	1	\$20,700	
	Corroded, Extent : M	Ioderate, Area Affect				, ,	
	Location: Roof, M	oderate Evidence Of	Corosi	on			
Heat Rejection							
Water Cool Tower	5% 0-2	\$4,700	2028	* *	2	\$1,300	
	Corroded, Extent : M			0%			
	Location : Modera	te Evidence Of Coro	sion				
Water Cool Tower	95%		2024	\$89,000	2	\$32,000	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2-5	\$18,600	
Exhaust Fans							
Interior	20%		2023	\$7,200	2	\$200	
Roof	80%		2018	\$20,800	2	\$800	
	On Extended Life, Ex	xtent : Moderate, Are	ea Affec	ted : 100%			
	Location : Roof						
Plumbing							
H/C Water Piping	1000/		20.42	* *	1		
Brass/Copper	100%		2043	* *	1		
Water Heater Electric	50 0/		2021	¢2.500	4	\$100	
Gas Fired	50% 50%		2021	\$2,500 \$3,800	4	\$100 \$200	
Sanitary Piping	JU70		2018	\$3,600	2	\$200	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		гил	<u> </u>	1		
Cast Iron	100%		LIFE	* *	1		
Cust IIVII					1		
	10070						
Backflow Preventer				* *	1	\$2,100	
	100%		2028	**	1	\$2,100	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO WORLD OF DARKNESS
Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 9,714 Project Type : CULTURAL AFFAIRS

Date of Survey : 04-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical	\$89,300	\$63,400
Total	\$89,300	\$63,400
Importance Code B	\$89,300	\$63,400
Total	\$89,300	\$63,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$14,400	\$12,900		
Interior Architecture		\$300	\$11,200	
Electrical	\$20,600	\$20,000	\$1,000	\$700
Mechanical	\$8,000	\$41,900	\$2,100	\$800
Total	\$43,000	\$75,200	\$14,300	\$1,500
Importance Code A	\$14,700	\$13,200	\$900	\$300
Importance Code B	\$28,300	\$62,000	\$13,400	\$1,300
Importance Code C				
Total	\$43,000	\$75,200	\$14,300	\$1,500



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

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

Asset #: 2334

Architecture		Current l	Repair	Future Replacement		M	aintenance		
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	\$2,500		
Pre-Cast Concrete	90%		\$14,400	LIFE	* *	5	\$14,500		
		Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 20%				
			derate, Area Affect	ed : 15%	ó				
		ı : Through							
			xtent : Moderate, A	rea Affe	cted : 20%				
		ı : Through							
			Extent : Moderate, A	rea Affe	ected : 5%				
			le Of Panels						
	Explana	tion : Expo	sed Rebar						
Parapets									
Pre-Cast Concrete	100%			LIFE	* *	5	\$1,100		
Roof									
Single Ply Membrane	100%			2028	* *	10	\$12,900		
nterior									
Floors									
Carpet	10%			2019	\$10,800	3	\$1,300		
Cast in Place Concrete	85%			LIFE	* *	5	\$16,100		
Sheet Vinyl/Rubber	5%			2023	\$12,500	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%			2023	\$21,300				

Electrical	Current Repair	Future Repla	cement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Transformers						
Liquid Filled	100%	2028	* *	3	\$100	
_	Other Observation, Extent: Moderate	e, Area Affected : 10	00%			
	Location : Outside					
	Explanation: One 500 Kva, 4160hv	-208/120lv				
Feeders						
Cable	100%	2031	* *	1		
Raceway						
Conduit	100%	2033	* *	1		

Under 600 Volts

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

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

Asset #: 2334

Electrical		Current	Repair	Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2023	\$1,700	5		
		ervation, E : Electrica	Extent : Moderate, A al Room	Area Affe	ected : 100%			
	Explana	tion : Two	400 Amps Main Di	sconnect	Switch			
Fused Disc Sw	30%			2033	* *	5		
	Other Obs	ervation, E : Electrica	Extent : Moderate, A al Room		ected : 100%			
	Explana	tion : One	400 Amps Main Di	sconnect	Switch			
Switchgear / Switchboard								
Fused Disc Sw	20%			2023	\$15,800	5		
Molded Case Bkrs	80%			2023	\$63,400	5	\$200	
Raceway								
Conduit	50%			2033	* *	1		
Conduit	50%			2023	\$6,800	1		
Panelboards					, -,			
Fused Disc Sw	5%			2022	\$700	5		
Molded Case Bkrs	65%			2022	\$9,500	5	\$200	
Molded Case Bkrs	30%			2031	* *	5	\$100	
Wiring							+	
Braided Cloth	50%	2-4	\$8,900	2048	* *	1		
	Insulation	Aged, Exte	ent : Moderate, Are out The Building		ed : 100%			
Thermoplastic	20%			2033	* *	1		
Thermoplastic	30%			2023	\$5,400	1		
Motor Controllers	2070				Ψ2,.00			
Locally Mounted	100%			2021	\$28,800	5	\$100	
round	10070				Ψ20,000		Ψ100	
Grounding Devices								
Generic	100%	0-2	\$9,300	LIFE	* *	5	\$100	
			Extent : Moderate, A		ected : 100%		7-55	
		: 1st Floo		55				
			oded And Connecte	ed To Ma	in Water Pipe			
tand-by Power	T				·F ·			
Transfer Switches								
Automatic	100%			2036	* *	1	\$3,000	
Generators	/ •						1-7	
Diesel	100%			2032	* *	1	\$3,800	
		ervation, E	Extent : Moderate, A		ected : 100%	-	7-,0	
			The Building	55				
		tion : One						
Batteries	T							
Lead/Acid	100%				\$1,500		\$400	

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

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

Asset #: 2334

Electrical	Current Repair	Future R	Replacement	Ma					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power									
Fuel Storage									
Day Tank	50%	2039	* *	5	\$500				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Generator Room								
	Explanation: One 30 Gals								
Main Tank	50%	2038	* *	5	\$100				
Lighting									
Interior Lighting									
Fluorescent	25%	2018	\$17,800	10	\$1,300				
	Other Observation, Extent : Modera	te, Area Affecte	d: 100%						
	Location : Offices								
	Explanation: T-12 Lamps								
Incandescent	75%	2018	\$53,500	2	\$100				
Egress Lighting									
Emergency, Service	50%	2023	\$1,400	1					
Exit, Service	50%	2023	\$900	1					
Exterior Lighting									
HID	100%	2018	\$35,800	10					

Mechanical	С	urrent Repair		Futur	e Replacement	М		
System Component Type	7	nil Date Estima Years)	nted Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	50%			2033	* *	1		
Natural Gas	50%			2033	* *	1		
Conversion Equipment								
Heat Exchanger	50%			2019	\$600	1	\$1,400	
	Other Observ	vation, Extent : 1	ight, Area	Affected	: 50%			
	Location:	lst Floor Boiler	Room					
	Explanation	n: 1 Unit						
Hot Water Boiler	50%			2021	\$6,300	1	\$1,400	
	Other Observ	vation, Extent : 1	ight, Area	Affected			. ,	
	Location:	lst Floor Boiler	Room					
	Explanation	n : 1 Unit						
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$2,800	2031	* *	4	\$300	
1 0 1	Corroded, Ex	tent : Moderate,	Area Affec	ted: 209	%			
	Location:	lst Floor Boiler	Room					
Terminal Devices								
Air Handler	90%			2018	\$27,300	1	\$3,200	
Fan Coil Unit/Heat	10%			2018	\$8,400	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		

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

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

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	30%			2031	* *	1	\$800	
No Component	70%							
Distribution Chilled Wtr Pipe/Pump No Component	30% 70%			2043	* *	4	\$100	
Terminal Devices Air Handler/Cool/Ht No Component	30% 70%			2018	\$2,200	1	\$1,100	
Heat Rejection Air Condenser Unit No Component	30% 70%			2031	* *	2	\$1,200	
Ventilation								
Distribution Ductwork/Diffusers		4+ aning, Exte	\$2,400 ent : Moderate, Are out	LIFE a Affecte	* * d : 70%	2-5	\$3,200	
Exhaust Fans Interior	50%	<u> </u>		2018	\$3,100	2	\$100	
Not Accessible	50%			2016	\$3,100	2	\$100	
Plumbing H/C Water Piping Brass/Copper	100% Corroded.	2-4 Extent : M	\$1,700 Joderate, Area Affe	2033 cted : 2%	* *	1		
		: Water M						
Water Heater Gas Fired	100%			2022	\$1,300	2	\$100	
HW Heat Exchanger HTHW/HW	100%			2033	* *			
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic		Fixtures, Ex	ctent : Severe, Area out	Affected	! : 100%			

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO WORLD OF REPTILES
Address : BRONX RIVER PKWY & FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 11,405 Project Type : CULTURAL AFFAIRS

Date of Survey : 05-Apr-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,ATC

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture Electrical		\$81,600 \$233,800
Total		\$315,400
Importance Code A		\$81,600
Importance Code B		\$233,800
Total		\$315,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$40,800	\$9,200		
Interior Architecture	\$34,300	\$1,900	\$3,100	\$200
Electrical	\$2,600	\$900	\$900	\$800
Mechanical	\$1,900	\$3,600	\$3,600	\$1,300
Total	\$79,500	\$15,600	\$7,600	\$2,300
Importance Code A	\$41,400	\$9,800	\$600	\$600
Importance Code B	\$15,900	\$5,200	\$7,000	\$1,700
Importance Code C	\$22,300	\$600		
Total	\$79,500	\$15,600	\$7,600	\$2,300



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

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

Architecture	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$20,800	
Copper/Terne	5%			2043	* *	10	\$3,100	
Masonry: Brick	55%			LIFE	* *	5	\$14,700	
Masonry: Granite	10%			LIFE	* *	5	\$2,000	
Masonry: Limestone	5%	Now	\$14,200	LIFE	* *	5	\$1,000	
	_	_	Extent : Moderate At North Facade	, Area Aj	ffected : 15%			
Window Wall	5%			2033	* *	5	\$5,000	
Wood	10%			2028	* *	5	\$13,300	
Windows								
Aluminum	95%			2031	* *	5	\$400	
Metal Louvers	5%			2026	\$600	10	\$100	
Roof								
Copper/Terne	65%	Now	\$20,900	2038	* *			
	Miss/Dam Location	: Through	ings, Extent : Mod out Gutters					
Single Ply Membrane			\$200 Extent : Moderate, A uiler Offices	2023 Area Affe	\$4,000 cted : 10%			
Skylight, Plastic			\$5,500 Extent : Moderate, F ocker Room	2028 Area Affe	* * cted : 5%	1		
Sloped Glazing	25%			LIFE	* *	5	\$81,600	
nterior								
Floors								
Carpet	35%			2025	\$77,300	3	\$9,300	
			Extent : Light, Area out Public Space, 2		! : 100%			
Cast in Place Concrete	20%			LIFE	* *	5	\$7,700	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 10%			
	Location	: Basemer	nt					
	Explana	tion : Grou	nd Water					
Panel/Paver: Cer/Brk	25%			2031	* *	5	\$10,000	
Quarry Tile	10%			2028	* *	5	\$2,700	
Vinyl Tile	10%			2023	\$14,700	3	\$900	

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

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

Architecture		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,000	
Fabric on Framing	10%			2028	**	5	\$1,200	
	Recent Replace Evident, Extent: Light, Area Affected: 100%							
	Location	: Throughout	Public Space, 2	2012				
Gypsum Board	10%			LIFE	* *	5	\$1,500	
Gypsum Board	10%			LIFE	* *	5	\$1,500	
	•		Extent : Light,		ected : 100%			
	Location	: Throughout	Public Space, 2	2012				
Masonry: Brick	20%	0-2	\$18,500	LIFE	* *			
·	Spalling, E	xtent : Moderd	ate, Area Affect	ted : 15%	ó			
	Location	: First Floor l	North Corridor					
Plaster	40%	2-4	\$3,800	LIFE	* *	5	\$2,900	
		ng, Extent : M	oderate, Area		: 10%		, ,	
		-	North Corridor					
Ceilings								
AcousTileSusp.Lay-In	20%	0-2	\$2,800	2028	* *	5	\$1,800	
1 ,	Staining/Di	iscoloring, Ex	tent : Moderate	, Area A	ffected : 5%			
	Location	: Office Traile	ers					
	Water Pene	etration, Exten	t : Moderate, A	Area Affe	cted : 5%			
	Location	: Office Traile	ers					
Exposed Struc: Steel	25%			LIFE	* *			
Gypsum Board	25%	0-2	\$2,200	LIFE	* *	5	\$5,500	
Gypsum Bourd			t : Moderate, A		cted : 10%	J	ψ2,200	
		: Locker Room						
Plaster	30%	2-4	\$6,800	LIFE	* *	5	\$3,300	
1 laster			oderate, Area			5	φ5,500	
		ng, Extent . M : North Corrid		престей	. 10,0			
	Location	: North Corrid	ior					

Electrical	Current Repa	ir Futur	re Replacement	Mair	ntenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle F (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Not Accessible	100%					
Transformers						
Not Accessible	100%					
Feeders						
Not Accessible	100%					
Raceway						
Not Accessible	100%					
Under 600 Volts						

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

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

Asset #: 2335

Electrical	Current Repa	ir Futur	e Replacement	M				
System Component Type	% of Fail Date Esti	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts		•						
Service Equipment								
Air Circuit Breaker	100%	2043	* *	5	\$100			
	Other Observation, Extent	: Moderate, Area Affe	ected : 100%					
	Location : Outside	4 M ' D'	. G 1					
Switchgear / Switchboard	Explanation : One 1200	Amps Main Disconnec	rt Switch					
Air Circuit Breaker	100%	2043	* *	5	\$100			
Raceway	10070	2013			φίου			
Conduit	90%	2023	\$24,400	1				
Conduit	10%	2043	* *	1				
Panelboards								
Fused Disc Sw	10%	2022	\$2,900	5				
Molded Case Bkrs	50%	2022	\$14,600	5	\$200			
Molded Case Bkrs	40%	2039	* *	5	\$100			
Wiring								
Thermoplastic	100%	2023	\$45,600	1				
Motor Controllers	1000/	2021	Φ20,000	-	#100			
Locally Mounted	100%	2021	\$28,800	5	\$100			
Grounding Davises								
Grounding Devices Not Accessible	100%							
Stand-by Power	100/0							
Transfer Switches								
Automatic	100%	2036	* *	1	\$3,500			
Generators								
Diesel	100%	2032	* *	1	\$4,400			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside The E							
	Explanation: One 136 K	Zw						
Batteries	1000/	2017	Ф1 700	-	# 400			
Lead/Acid	100%	2017	\$1,500	5	\$400			
Fuel Storage Main Tank	100%	2051	* *	5	\$300			
Main Tank	Other Observation, Extent			3	\$300			
	Location : Outside The E		cieu . 100/0					
	Explanation : One 225 C							
Lighting	· T							
Interior Lighting								
Fluorescent	40%	2023	\$58,400	10	\$4,300			
	Other Observation, Extent		ected : 100%					
	Location : Throughout T							
	Explanation: T-12 Lamp							
Fluorescent	60%	2023	\$87,700	10	\$6,500			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout							
	Explanation: Compact I	Tourescent Lamps						

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

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

Asset #: 2335

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2023	\$2,800	1		
Exit, Service	50%			2023	\$1,900	1		
Exterior Lighting								
HID	100%			2023	\$42,100	10		

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source HTHW/HW	50% Other Observation, Extent : Light, Area	2033 Affected	* *	1		
	Location: From Cogeneration Plant					
	Explanation: Back-up					
Natural Gas	50%	2033	* *	1		
Conversion Equipment Heat Exchanger	50% Other Observation, Extent: Light, Area Location: Basement Boiler Room Explanation: 2 Units	2026 Affected	\$1,200	1	\$2,900	
Hot Water Boiler	50% Other Observation, Extent: Light, Area Location: Basement Boiler Room Explanation: 2 Units	2028 Affected	* *	1	\$2,900	
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$600	
Terminal Devices						
Air Handler	40%	2031	* *	1	\$2,900	
Convector/Radiator	60%	2028	* *	1	\$2,300	
Air Conditioning Energy Source Electricity	100%	2031	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	30%	2031	**	1	\$1,700	
Compression	Other Observation, Extent : Light, Area Location : Rear Yard Of The Building Explanation : 4 Units	Affected .	: 30%			
Window/Wall Unit	10%	2018	\$2,400	1		
No Component	60%					
Distribution Chilled Wtr Pipe/Pump No Component	30% 70%	2049	* *	4	\$300	

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

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

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices							
Direct Expansion	30%		2031	* *	1		
	Other Obser	rvation, Extent : Light, Ared	a Affected	: 30%			
	Location:	2nd Floor					
	Explanation	on : 4 Units					
No Component	70%						
Heat Rejection							
Air Condenser Unit	30%		2031	* *	2	\$2,500	
No Component	70%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,600	
Exhaust Fans							
Interior	80%		2023	\$12,200	2	\$300	
Wall Unit	20%		2023	\$3,500	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		
HW Heat Exchanger							
Low Temp	100%		2023	\$3,600	4	\$1,200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Generic	100%						

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS

Address : BRONX RIVER PKWY & FORDHAM RD DEVOE AVE. & 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 : 12-Apr-2012 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Interior Architecture				
Electrical	\$1,500			
Total	\$1,500			
Importance Code A				
Importance Code B	\$1,500			
Total	\$1,500			



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS

Asset #: 495

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Cast in Place Concrete	100%		LIFE	* *	5	\$500	

Electrical	Curre	nt Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts								
Service Equipment Not Accessible	100%							
Transformers Liquid Filled	100%		2028	**	3			
	Location: Outside		Area Affe	cted : 100%				
Feeders	Explanation : No	Rating Available						
Not Accessible	100%							
Raceway Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100% Other Observation	n, Extent : Moderate, A	2043 Area Affe	* * cted : 100%	5			
	Location : Outside		33					
	Explanation : Or	ne 100 Amps Main Di	sconnect	Switch				
Raceway								
Conduit	100%		2043	* *	1			
Panelboards Molded Case Bkrs	100%		2039	* *	5			
Wiring								
Thermoplastic	100%		2043	* *	1			
Ground								
Grounding Devices	100-				_			
Generic	100%		LIFE	* *	5			
Stand-by Power								
Transfer Switches Automatic	100%		2036	* *	1	\$100		
Generators	10070		2030		1	ψ100		
Diesel	100%		2032	* *	1	\$100		
2,000		, Extent : Moderate, A		cted : 100%	•	Ψ100		
	Location : Gener		55					
	Explanation : Or	1e 300 Kw						
Batteries								
Lead/Acid	100%		2017	\$1,500	5			

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

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power							
Fuel Storage							
Main Tank	100%		2051	* *	5		
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Genera	tor Room - Outside					
	Explanation: One	700 Gals					
Lighting							
Interior Lighting							
Incandescent	100%		2028	* *	2		
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Genera	tor Room					
	Explanation: Gen	erator Room Only					
Exterior Lighting							
HID	100%		2028	* *	10		

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO, SUBSTATION 13 CON ED & WCS COGENERATION

Address : BRONX RIVER PKWY & FORDHAM RD DEVOE AVE. & 180TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 150 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Apr-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$430,000
Total		\$430,000
Importance Code A		\$35,000
Importance Code B		\$395,000
Total		\$430,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$500			
Interior Architecture				
Electrical		\$1,900		
Total	\$500	\$1,900		
Importance Code A	\$500			
Importance Code B		\$1,900		
Total	\$500	\$1,900		



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION 13 CON ED & WCS COGENERATION

Asset #: 496

Architecture		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimat (Years)	ed Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	\$400	
Roof								
Metal Panel	100%	Now	\$500	2028	* *			
	Deformed/	Dented, Extent : Mo	derate, A	rea Affec	eted : 15%			
	Location	: Throughout						
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$500	

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Air Circuit Breaker	25%	2023	\$11,700	3		
	Other Observation, Extent : Moderate	, Area Affect	ed : 100%			
	Location: Outside					
	Explanation: One 1200 Amps Main				ion	
Fused Disc Sw	75%	2023	\$35,000	3		
	Other Observation, Extent : Moderate	, Area Affect	ed : 100%			
	Location: Outside	D:	a		DI A I	
	Explanation : Three 600 Amps Main Substations Transformers	Disconnect	Switch For Cong	eneratio	n Plant And	
Transformers	1000	2021	4.2.2. 7. 5.	-		
Liquid Filled	100%	2021	\$292,500	3		
	Other Observation, Extent: Moderate	, Area Affect	ed: 100%			
	Location: Substation C	400/0771				
Feeders	Explanation: One 250 Kva, 4160hv	-480/27/IV				
Cable	100%	2022	\$62,500	1		
Raceway	10070	2022	\$02,300	1		
Conduit	100%	2023	\$40,000	1		
Under 600 Volts	100/0	2023	Ψ+0,000			
Service Equipment						
Fused Disc Sw	100%	2033	* *	5		
	Other Observation, Extent : Moderate	, Area Affect	ted : 100%	-		
	Location : Outside					
	Explanation: One 60 Amps Main Di	sconnect Sw	itch			
Raceway						
Conduit	100%	2033	* *	1		
Wiring						
Thermoplastic	100%	2033	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5		

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

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

^{**} 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 & WCS COGENERATION

Electrical	Current Rep	oair F	uture Replacemen	t IV	laintenance	
System Component Type	% of Fail Date E Total (Years)		ear Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Incandescent	100%	20	018 \$1,9	00 2		
Exterior Lighting						
HID	100%	20)23 \$6	00 10		

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BRONX ZOO, SUBSTATION C CON ED VAULT

Address : BRONX RIVER PKWY & 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 : 12-Apr-2012 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$476,200
Total		\$476,200
Importance Code B		\$476,200
Total		\$476,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$8,500			
Interior Architecture	\$1,400			
Electrical		\$1,900		
Total	\$9,900	\$1,900		
Importance Code A	\$8,500			
Importance Code B	\$1,400	\$1,900		
Total	\$9,900	\$1,900		



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION C CON ED VAULT

Asset #: 497

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	50/	0.2	#100	LIDE	* *	~	Φ200	
Cast in Place Concrete		0-2 Crumbling a : Through	\$100 , Extent : Moderate out	LIFE , Area Aj		5	\$200	
Masonry: Brick	95%	Now	\$3,700	LIFE	* *	5	\$600	
·	Location Rusting M	: Through	ot, Extent : Modera					
Windows								
Metal Louvers	100%	0-2	\$4,200	2038	* *			
	Location Deteriora	: Through	Extent : Moderate,					
Roof								
Cast in Place Concrete	_	0-2 Crumbling 1 : Through	\$600 , Extent : Moderate out	LIFE , Area A	* * ffected : 20%			
nterior								
Floors								
Cast in Place Concrete	_	0-2 Crumbling a : Through	\$700 , Extent : Moderate out	LIFE , Area Aj	* * ffected : 20%	5	\$500	
Interior Walls								
Masonry: Brick	100%			LIFE	* *			
Ceilings Exposed Concrete	•	Now Reinforcem a: Electrica	\$700 ent, Extent : Moder	LIFE ate, Area	* * n Affected : 15%	5		

Electrical	Current Repair	Futu	re Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Transformers						
Liquid Filled	100%	2021	\$292,500	3		
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Bronxdale Parking Lot					
	Explanation: Ratings Not Available					
Feeders						
Cable	100%	2022	\$62,500	1		
Raceway						
Conduit	100%	2023	\$40,000	1		

Under 600 Volts

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION C CON ED VAULT

Electrical	Current Rep	air Futur	e Replacement	M						
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Under 600 Volts										
Service Equipment										
Fused Disc Sw	50%	2023	\$2,400	5						
	Other Observation, Exten	nt : Moderate, Area Affe	cted : 100%							
	Location : Electrical R	oom - Bronxdale Parkin	g Lot							
	Explanation: One 200	Amps Main Disconnect	Switch							
Molded Case Bkrs	50%	2033	* *	5						
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location: Electrical Room - Bronxdale Parking Lot									
	Explanation: One 600	Amps Main Disconnect	Switch							
Switchgear / Switchboard										
Molded Case Bkrs	100%	2033	* *	5						
Raceway										
Conduit	100%	2023	\$12,200	1						
Panelboards										
Molded Case Bkrs	100%	2022	\$81,200	5						
Wiring										
Thermoplastic	60%	2023	\$10,700	1						
Thermoplastic	40%	2033	* *	1						
Lighting										
Interior Lighting										
Incandescent	100%	2018	\$1,900	2						
Exterior Lighting										
HID	100%	2023	\$600	10						

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BROOKLYN ACADEMY OF MUSIC
Address : 30 LAFAYETTE AVE. @ASHLAND PL.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 162,337 Project Type : CULTURAL AFFAIRS

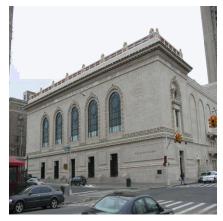
Date of Survey : 14-Nov-2012 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 2111 Lot : 15 BIN : 3059185

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,167,600	\$390,800
Interior Architecture	\$119,500	\$6,459,500
Electrical	\$2,065,700	\$1,597,800
Mechanical	\$130,800	\$1,017,800
Total	\$3,483,500	\$9,466,000
Importance Code A	\$1,219,400	\$435,800
Importance Code B	\$2,144,700	\$2,628,900
Importance Code C	\$119,500	\$6,401,400
Total	\$3,483,500	\$9,466,000

Importance Code C				\$14,300
Importance Code B	\$143,800	\$78,500	\$198,200	\$109,400
Importance Code A	\$11,800	\$13,100	\$40,000	\$14,600
Total	\$155,700	\$91,700	\$238,200	\$138,300
Elevators/Escalators	\$23,100	\$23,100	\$23,100	\$23,100
Mechanical	\$29,700	\$47,300	\$77,900	\$41,400
Electrical	\$50,800	\$15,100	\$43,700	\$14,500
Interior Architecture	\$43,400	\$6,200	\$67,000	\$57,800
Exterior Architecture	\$8,500		\$26,500	\$1,500
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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

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

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$95,300	
Masonry: Brick	55%		44.55 400	LIFE	* *	5	\$67,100	
Masonry: Brick	20%	Now	\$157,400 d, Extent : Moderat	LIFE	* *	5	\$24,400	
			ı, Exieni : Moaerai ıcade, Alleyway	e, Area A	Ajjeciea : 50%			
			derate, Area Affeci	ed · 25%	<u> </u>			
	-		acraic, Hrea Hjjeel acade, Alleyway	. 237	,			
			xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Foundat	ion					
Masonry: Granite	5%			LIFE	* *	5	\$4,600	
Metal Panel	10%			2034	* *	5-10	\$83,900	
Windows								
Aluminum	20%			2040	* *	5	\$3,000	
Bronze/Brass	10%			2032	* *	5	\$9,400	
Wood	70%	Now	\$315,600	2049	* *	5	\$52,600	1
	-	Inefficient : Through	, Extent : Moderate	e, Area A	ffected: 50%			
		U		acted : 51	20%			
	Split/Cracked, Extent : Severe, Area Affected : 50% Location : Alleyway And Throughout							
	Water Penetration, Extent: Moderate, Area Affected: 15%							
		: Dressing						
Parapets			<u> </u>					
Cast Stone/Terra Cotta	25%			LIFE	* *	5	\$18,000	
Masonry: Brick	40%	Now	\$45,900	LIFE	* *	5	\$3,700	
	Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 10%							
	Location : Parapets Facing Alley Spalling, Extent : Moderate, Area Affected : 25%							
				ted: 25%				
16.15		: racaaes	Along Alley	2011	de de		Φπ 200	
Metal Parel	20%	NT.	¢2.600	2044	* *	5	\$7,200	
Metal Rail	5%	Now	\$2,600	2029		5	\$3,300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : Over Fifth Floor							
			in 1 1001 Extent : Moderate,	Area Afi	fected : 25%			
		ı : Over Fif		- 1. 000 1 199	22.00.2070			
	10%			2037	* *	5	\$2,400	

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

Asset #: 2377

Architecture	Current Repair		Future	Replacement	M		
System Component Type	% of Fail 1 Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof IPM A /Protected	40%		2032	* *	10	\$54.200	
IRMA/Protected Membrane	40%		2032		10	\$54,300	
Wembrane	Recent Replace	Evident, Extent : Light	Area Affe	rted : 100%			
	-	er 4th Floor Offices	, :				
IRMA/Protected Membrane	45% No		2034	* *			
Wemorane	Insul Deter/Mis	s, Extent : Severe, Area	Affected:	25%			
		er Cafe And Stage	33				
		Extent : Moderate, Area	Affected : .	25%			
	Location: Ove	er Cafe And Stage					
Modified Bitumen	10%		2032	* *	10	\$13,600	
		Evident, Extent : Light		cted : 100%		, -,	
	Location: Ove	er 4th Floor Offices					
Skylight, Metal/Glass	3% No	w \$128,500	2034	* *			
. J 8 .,		ing, Extent : Moderate,		ted : 25%			
	Location: Ove	er Stage					
	Glazing Broken	/Cracked, Extent : Mod	lerate, Area	Affected: 25%			
	Location: Ove	er Stage					
Sloped Glazing	2%		LIFE	* *	5	\$36,200	
terior							
Floors							
Carpet	25%		2023	\$846,900	3	\$124,100	
Cast in Place Concrete	5%		LIFE	* *	5	\$27,200	
Ceramic Tile	5%		2033	* *	5	\$12,400	
Mosaic Tile	10%		2029	* *	5	\$62,100	
Marble Panels	5%		LIFE	* *	5	\$9,300	
Vinyl Tile	40%		2029	* *	3	\$49,700	
Wood	10%		2039	* *	5	\$46,600	
Interior Walls	2004		2025	\$6 242 700	5	\$29.700	
Fabric on Framing Gypsum Board	20% 5%		2025 LIFE	\$6,243,700 * *	5 5	\$28,700 \$8,600	
Masonry: Brick	10% No	w \$119,500	LIFE	* *	3	\$6,000	
Masoniy. Brick		bling, Extent : Moderai		ected · 20%			
	Location : Boi	-	c, 111cu 11 _J	cereu . 2070			
		on, Extent : Moderate,	Area Affect	ted : 10%			
	Location : Boi						
Marble Panels	5%		LIFE	* *			
Plaster	20%		LIFE	* *	5	\$17,200	
1.1030.4	2070		LILL		5	φ17,200	
Plaster	30%		LIFE	* *	5	\$25,800	

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

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

Asset #: 2377

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	15%		2029	* *	5	\$25,400	
Exposed Concrete	10%		LIFE	* *	5	\$2,600	
Exposed Struc: Steel	10%		LIFE	* *			
Gypsum Board	10%		LIFE	* *	5	\$21,100	
Plaster	20%		LIFE	* *	5	\$21,100	
Plaster	35%		LIFE	* *	5	\$37,000	

ectrical		Current Repair		Future Replacement		М	Maintenance	
stem Component Type	% of l Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$44,900	5	\$700	
			ent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrical I	Room					
	Explanati	on : 2 - Mai	n Service Switch	es Rated	@ 3000 Amperes A	And 1600) Amperes	
Transformers								
Dry Type	100%			2029	* *	5	\$600	
	Other Obse	rvation, Ext	ent : Moderate, A	Area Affe	ected : 100%			
	Location .	: Basement						
	Explanati	on : 300 Kva	a, 208/408/277 V	olts				
Switchgear / Switchboard								
Fused Disc Sw	50%			2024	\$43,500	5	\$300	
Molded Case Bkrs	50%			2024	\$43,500	5	\$2,100	
Raceway								
Conduit	40%			2024	\$35,500	1		
Conduit	40%			2034	* *	1		
Conduit	20%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5	\$200	
Molded Case Bkrs	50%			2023	\$35,900	5	\$2,100	
Molded Case Bkrs	25%			2032	* *	5	\$1,100	
Molded Case Bkrs	20%			2040	* *	5	\$900	
Wiring								
Braided Cloth	30%	2-4	\$26,200	2049	* *	1		
	Insulation A	Aged, Extent	: Moderate, Are	a Affecte	ed : 100%			
	Location	: Throughou	t The Old Section	n Of The	Building			
Thermoplastic	30%			2024	\$26,200	1		
Thermoplastic	20%			2034	**	1		
Thermoplastic	20%			2044	* *	1		

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

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

Asset #: 2377

Electrical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Motor Controllers							
Locally Mounted	80%	2022	\$77,800	5	\$900		
Locally Mounted	10%	2029	* *	5	\$100		
Locally Mounted	10% 2-4 \$9,700	0 2044	* *	5	\$100		
·	On Extended Life, Extent : Moderate, Location : Basement	, Area Affect	ed : 100%				
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$2,400		
-ighting							
Interior Lighting							
Fluorescent	5%	2019	\$107,500	10	\$7,600		
	T-12 Lamps, Extent : Moderate, Area Location : Old Section Of The Build		00%				
Fluorescent	85%	2029	* *	10	\$129,300		
	T-8 Lamps, Extent : Moderate, Area Location : Throughout The Building	00	0%				
Incandescent	10%	2024	\$215,000	2	\$400		
	Other Observation, Extent : Moderat						
	Location: Lighting Control Room						
	Explanation : All Stage Incandesce	nt Lights Co	ntrolled By The D	imming l	Lighting System		
Egress Lighting							
Emergency, Battery	40%	2029	* *	10	\$16,000		
Emergency, Battery	10%	2019	\$23,900	10	\$4,000		
Exit, LED	40%	2052	* *	1			
Exit, Service	10%	2019	\$4,800	1			
Exterior Lighting							
HID	100%	2024	\$655,400	10	\$500		
Alarm							
Security System							
No Component	20%						
Generic	80%	2024	\$420,000	1	\$48,500		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Inside And Outside						
	Explanation: C C T V Surveillance	e Camera Sy	stem				
Fire/Smoke Detection		<u> </u>					
Generic	100%	2019	\$1,797,400	1-3	\$100,000		
	Other Observation, Extent : Moderat	e, Area Affe			•		
	Location: Throughout The Building						
	Explanation : Alarm Bells, Strobe L	Lights, Smoke	e Detector				

Mechanical	Current Repair			Futur	e Replacement	M		
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.

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

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

Asset #: 2377

System Component Total Year Fail Date Estimated Cost FY Estimated Cost Cycle Estimated Cost Priority Type Type Type Type Type Type Type	Mechanical	Current Repa	ir Futur	e Replacement	М		
Energy Source	Component			Estimated Cost		Estimated Cost	Priority
Natural Gas							
Interruptible Gas/Dual Fuel		40	-0-4		_		
Fuel							
Conversion Equipment Furnace	<u> </u>	60%	2044	* *	1		
Steam Boiler							
Steam Boiler Explanation : 5 Units Explanation : 5 Units 60% 0-2 \$\$1,800 2029 ** 1 \$\$88,700	Furnace	40%	2029	* *	1	\$32,800	
On Extended Life, Extent: Severe, Area Affected: 30% Location: Burner Of #3 Boiler		Location: 1 In Basemen		d : 40%			
Distribution	Steam Boiler	60% 0-2	\$51,800 2029	* *	1	\$88,700	
Location : Basement Boiler Room		_		: 30%			
Explanation : 3 Boilers - #3 Unit Is Very Old. 1 Heat Exchanger For Hot Water Devices				d : 60%			
Distribution					_		
Hot Wtr Piping/Pump 10% 2032 ** 4 \$800 Steam Piping/Pump 90% 2034 ** 4 \$11,000		Explanation: 3 Boilers	- #3 Unit Is Very Old. I	Heat Exchanger	For Hot	Water Devices	
Steam Piping/Pump 90% 2034 ** 4 \$11,000 Terminal Devices		100/	2022	* *	4	Φ000	
Terminal Devices							
Air Handler 40% 2029 ** 1 \$41,000 Convector/Radiator 20% 2029 ** 1 \$10,700 No Component 40% Air Conditioning Energy Source Electricity 100% 2032 ** 1 Conversion Equipment Absorption 25% 2029 ** 1 \$44,900 Chiller/Direct Fire R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : Penthouse Other Observation, Extent : Light, Area Affected : 40% Location : Penthouse Explanation : 2 Units Ext Pkg Unit - Cooling Average 40% Cother Observation, Extent : Light, Area Affected : 40% Location : Roof Other Observation, Extent : Light, Area Affected : 40% Location : Roof Other Observation, Extent : Light, Area Affected : 40% Location : Roof Other Observation, Extent : Light, Area Affected : 40% Location : Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Explanation : 4 Package Units		9070	2034			\$11,000	
Convector/Radiator No Component		40%	2029	* *	1	\$41,000	
No Component 40% Air Conditioning Energy Source Electricity 100% 2032 ** 1 Conversion Equipment Absorption Chiller/Direct Fire R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : Penthouse Other Observation, Extent : Light, Area Affected : 40% Location : 2 Units Ext Pkg Unit - Cooling 40% 2029 ** 2 \$4,100 R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : Roof Other Observation, Extent : Light, Area Affected : 40% Location : Roof Other Observation, Extent : Light, Area Affected : 40% Location : Roof Other Observation, Extent : Light, Area Affected : 40% Location : Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Explanation : 4 Package Units				* *			
Energy Source Electricity 100% 2032 *** 1 Conversion Equipment Absorption 25% 2029 *** 1 \$44,900 Chiller/Direct Fire R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Penthouse Other Observation, Extent: Light, Area Affected: 40% Location: Penthouse Explanation: 2 Units Ext Pkg Unit - Cooling R-22 Refrigerant, Extent: Light, Area Affected: 40% Location: Roof Other Observation, Extent: Light, Area Affected: 40% Location: Roof Other Observation, Extent: Light, Area Affected: 40% Location: Roof Explanation: 3 Units Ext Pkg Unit - Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units						, -,,	
Electricity 100% 2032 ** 1 Conversion Equipment Absorption 25% 2029 ** 1 \$44,900 Chiller/Direct Fire R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Penthouse Other Observation, Extent: Light, Area Affected: 40% Location: Penthouse Explanation: 2 Units Ext Pkg Unit - Cooling 40% 2029 ** 2 \$4,100 R-22 Refrigerant, Extent: Light, Area Affected: 40% Location: Roof Other Observation, Extent: Light, Area Affected: 40% Location: Roof Explanation: 3 Units Ext Pkg Unit - 425% 2024 \$292,300 2 \$2,500 Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: A Package Units	Air Conditioning						
Conversion Equipment Absorption Chiller/Direct Fire R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Penthouse Other Observation, Extent: Light, Area Affected: 40% Location: Penthouse Explanation: 2 Units Ext Pkg Unit - Cooling R-22 Refrigerant, Extent: Light, Area Affected: 40% Location: Roof Other Observation, Extent: Light, Area Affected: 40% Location: Roof Other Observation, Extent: Light, Area Affected: 40% Location: Roof Explanation: 3 Units Ext Pkg Unit - Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units	Energy Source						
Absorption Chiller/Direct Fire R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Penthouse Other Observation, Extent: Light, Area Affected: 40% Location: Penthouse Explanation: 2 Units Ext Pkg Unit - Cooling R-22 Refrigerant, Extent: Light, Area Affected: 40% Location: Roof Other Observation, Extent: Light, Area Affected: 40% Location: Roof Other Observation, Extent: Light, Area Affected: 40% Location: 3 Units Ext Pkg Unit - Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units		100%	2032	* *	1		
Chiller/Direct Fire R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Penthouse Other Observation, Extent: Light, Area Affected: 40% Location: Penthouse Explanation: 2 Units Ext Pkg Unit - Cooling R-22 Refrigerant, Extent: Light, Area Affected: 40% Location: Roof Other Observation, Extent: Light, Area Affected: 40% Location: Roof Explanation: 3 Units Ext Pkg Unit - Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units				de de	_	****	
Location : Penthouse Other Observation, Extent : Light, Area Affected : 40% Location : Penthouse Explanation : 2 Units Ext Pkg Unit - Cooling 40% R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : Roof Other Observation, Extent : Light, Area Affected : 40% Location : Roof Explanation : 3 Units Ext Pkg Unit - Heating/Cooling R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Explanation : 4 Package Units					1	\$44,900	
Ext Pkg Unit - Cooling Ext Pkg Unit - Cooling 40% R-22 Refrigerant, Extent: Light, Area Affected: 40% Location: Roof Other Observation, Extent: Light, Area Affected: 40% Location: Roof Explanation: 3 Units Ext Pkg Unit - Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units		Location: Penthouse					
Ext Pkg Unit - Cooling 40% R-22 Refrigerant, Extent: Light, Area Affected: 40% Location: Roof Other Observation, Extent: Light, Area Affected: 40% Location: Roof Explanation: 3 Units Ext Pkg Unit - Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units		Location: Penthouse	t : Light, Area Affected	: 40%			
R-22 Refrigerant, Extent: Light, Area Affected: 40% Location: Roof Other Observation, Extent: Light, Area Affected: 40% Location: Roof Explanation: 3 Units Ext Pkg Unit - Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units		Explanation: 2 Units					
Location: Roof Other Observation, Extent: Light, Area Affected: 40% Location: Roof Explanation: 3 Units Ext Pkg Unit - Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units	Ext Pkg Unit - Cooling				2	\$4,100	
Location: Roof Explanation: 3 Units Ext Pkg Unit - Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units		Location: Roof					
Ext Pkg Unit - Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units			t : Light, Area Affected	: 40%			
Ext Pkg Unit - Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units							
Heating/Cooling R-22 Refrigerant, Extent: Light, Area Affected: 25% Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units						<u>.</u>	
Location: Roof Other Observation, Extent: Light, Area Affected: 25% Location: Roof Explanation: 4 Package Units					2	\$2,500	
Location: Roof Explanation: 4 Package Units		Location: Roof					
			t : Light, Area Affected	: 25%			
Window/Wall Unit 10% 2019 \$36,500 1		Explanation : 4 Package	e Units				
	Window/Wall Unit	10%	2019	\$36,500	1		

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

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

Asset #: 2377

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	25%			2034	* *	4	\$3,100	
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2029	* *	1	\$25,600	
No Component	75%							
Heat Rejection								
Air Condenser Unit	13%			2029	* *	2	\$15,000	
Air Condenser Unit	12%		\$42,500	2034	* *	2	\$11,100	
			Extent : Severe, Are	a Affecte	d: 12%			
	Location	a:Roof						
	Explana	tion : On E	xtended Life					
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,500	
Exhaust Fans								
Interior	30%			2024	\$51,600	2	\$1,500	
Roof	70%			2029	* *	2	\$3,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Electric	20%			2022	\$5,500	4	\$300	
Gas Fired	80%			2022	\$33,000	2	\$1,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,800	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2024	\$11,800	4	\$1,600	
Backflow Preventer								
No Component	70%							
Generic	30%			2034	* *	1	\$3,100	
Fixtures							•	
Generic	100%							
Vertical Transport								

Vertical Transport

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

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

Mechanical	Current Repair	Future R	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Vertical Transport								
Elevators								
Geared Traction	75%	LIFE	* *					
	Other Observation, Extent : Li	ght, Area Affected : 1	00%					
	Location: (2) 1-4 (1) B-5							
	Explanation: 3 Units							
Hydraulic	25%	LIFE	* *					
·	Other Observation, Extent : Light, Area Affected : 25%							
	Location: B-3							
	Explanation : 1 Unit							
Escalators								
Over 20' Rise	100%	LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Lobby To 2nd Flo	or						
	Explanation: 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%	2024	\$632,800	1-5	\$83,600			
Sprinkler								
Generic	100%	2034	* *	1-2	\$46,500			
Fire Pump								
Generic	100%	2027	* *	1	\$31,000			
Chemical System								
No Component	97%							
Generic	3%	2019	\$800	1-3	\$1,500			

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE

Address : 651 FULTON STREET @ROCKWELL PL.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 47,593 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-Nov-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 2095 Lot : 45 BIN : 3345162

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$861,800	\$239,600
Electrical	\$692,000	\$864,700
Mechanical		\$622,500
Total	\$1,553,800	\$1,726,800
Importance Code A	\$861,800	\$293,500
Importance Code B	\$692,000	\$1,433,300
Total	\$1,553,800	\$1,726,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$25,700	\$500
Interior Architecture	\$21,400	\$1,800	\$3,300	\$11,600
Electrical	\$2,000	\$1,800	\$31,500	\$1,400
Mechanical	\$17,800	\$5,300	\$26,400	\$5,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$45,200	\$12,900	\$90,900	\$22,700
Importance Code A	\$2,200	\$2,500	\$28,000	\$3,000
Importance Code B	\$42,900	\$10,400	\$62,800	\$19,800
Importance Code C				
Total	\$45,200	\$12,900	\$90,900	\$22,700



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE

Asset #: 3002

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$50,100		
Masonry: Brick	90%		\$680,200	LIFE	* *	5	\$115,400		
			l, Extent : Moderai		Affected : 50%				
	Location : North Facade, East Facade Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	_	0 0		Area Aff	ected: 15%				
		ı : North Fa		4 - 4	A.CC1 - 250/				
	_	asonry Sup 1 : East Fac	t, Extent : Modera	ie, Area I	Affectea : 25%				
W 1			ше	2020	* *		¢22.100		
Windows	5%			2029	7. 7.	5	\$32,100		
Windows Aluminum	100%			2040	* *	5	\$1,000		
Parapets	10070			2040			\$1,000		
Masonry: Brick	85%	Now	\$73,500	LIFE	* *	5	\$6,500		
1/14/50/11/9/1 2110/11			tent : Moderate, Ai		ted : 10%	C	Ψ 0,0 00		
	Location	ı : North Fa	ıcade						
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location	ı : North Fa	ıcade						
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	fected : 15%				
	Location	ı : North Fa	ıcade						
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,400		
Stucco Cement	10%			2029	* *	5	\$2,000		
Roof									
IRMA/Protected	20%	Now	\$6,800	2029	* *				
Membrane									
		-	, Extent : Moderate	e, Area A	ffected : 25%				
	Location : Over Corridor Water Penetration, Extent : Moderate, Area Affected : 10%								
				Area Affe	cted : 10%				
		ı : Over Co							
IRMA/Protected Membrane	30%	Now	\$101,400	2034	* *				
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%								
	Location : Over Administrative Offices								
			: Moderate, Area						
	Location	ı : Over Adı	ministrative Office.	s, Rear G	Gallery				
Modified Bitumen	20%			2029	* *	10	\$8,700		
						10			

Interior

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE

Asset #: 3002

Architecture	С	urrent Repair	Futur	e Replacement	M	aintenance	
system Component Type	7	il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	25%		2026	\$222,000	3	\$35,600	
	Recent Replac Location : F	ce Evident, Extent : Light, First Floor	Area Affa	ected : 100%			
Cast in Place Concrete	15%		LIFE	* *	5	\$23,400	
Ceramic Tile	5%		2033	* *	5	\$3,600	
Marble Panels	5%		LIFE	* *	5	\$2,700	
Quarry Tile	5%		2037	* *	5	\$5,300	
Terrazzo	10%		LIFE	* *	5	\$5,600	
Vinyl Tile	30%		2029	* *	3	\$10,700	
Wood	5%		2039	* *	5	\$6,700	
Interior Walls							
Gypsum Board	25%		LIFE	* *	5	\$9,600	
Masonry: Brick	25%		LIFE	* *			
Marble Panels	5%		LIFE	* *			
Plaster	45%		LIFE	* *	5	\$8,700	
Ceilings							
AcousTileSusp.Lay-In	20%		2037	* *	5	\$14,200	
Exposed Concrete	25%		LIFE	* *	5	\$2,800	
Plaster	55%		LIFE	* *	5	\$24,500	

ectrical	Current Repair	Future R	eplacement	M	aintenance	
stem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$4,700	5	\$200	
	Other Observation, Extent : Mo	oderate, Area Affecte	d: 100%			
	Location : Electrical Room					
	Explanation : Main Service S	witch Rated At 4000	Amperes			
Transformers						
Dry Type	100%	2022	\$15,400	5	\$200	
	Other Observation, Extent : Mo	oderate, Area Affecte	d: 100%			
	Location : Electrical Room					
	Explanation: 225 Kva, 480/2	77 Volts				
Switchgear / Switchboard						
Fused Disc Sw	50%	2024	\$15,800	5	\$100	
Fused Disc Sw	50%	2034	* *	5	\$100	
Raceway						
Conduit	20%	2034	* *	1		
Conduit	80%	2024	\$24,500	1		
Panelboards						
Fused Disc Sw	10%	2032	* *	5	\$100	
Molded Case Bkrs	30%	2023	\$8,800	5	\$400	
Molded Case Bkrs	55%	2032	* *	5	\$700	
Molded Case Bkrs	5%	2040	* *	5	\$100	

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

Asset #: 3002

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Wiring								
Thermoplastic	70%			2024	\$19,000	1		
Thermoplastic	20%			2034	* *	1		
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2022	\$73,800	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$700	
ighting								
Interior Lighting								
Fluorescent	35%			2019	\$538,200	10	\$15,300	
	T-12 Lam	os, Extent :	Moderate, Area Aj	fected :	100%			
	Location	: Through	out The Building					
Fluorescent	15%			2029	* *	10	\$6,500	
Tuorescent		s Frient ·)	Moderate, Area Aff		00%	10	ψ0,500	
	-	s, Extent . 1 1 : Offices	noueruie, meu mj	ciea. I	5070			
		i. Ojjices			****			
Fluorescent	10%			2024	\$153,800	10	\$4,400	
			Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Basemer	ıt					
	Explana	tion : Com	pact Fluorescent L	amps				
HID	20%			2024	\$121,300	10	\$300	
Incandescent	10%			2019	\$153,800	2	\$100	
Incandescent	10%			2024	\$153,800	2	\$100	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe			·	
			Control Room	33				
			tage Lighting Conti	rolled By	The Etc Sensort D	imming .	System	
Egress Lighting								
Emergency, Battery	40%			2024	\$25,100	10	\$4,600	
Emergency, Battery	10%			2019	\$6,300	10	\$1,100	
Exit, Service	40%			2024	\$2,700	1	φ1,100	
Exit, Service	10%			2019	\$700	1		
	1070			2019	\$700	1		
Exterior Lighting	1000/			2024	¢175 500	10	¢100	
HID	100%			2024	\$175,500	10	\$100	
larm								
Security System	700/							
No Component	70%			2024	Ф 42 200		Φ. 7.00	
Generic	30%			2024	\$42,200	1	\$5,300	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Inside And Outside							
				_				
	Explana	tion : C C'	TV Surveillance C	amera S	ystem			
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$144,400	1-3	\$8,800	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	a : Hallway	S					
	Explana	tion : Aları	n Bells And Manua	l Pull Sta	ation			

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

Asset #: 3002

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2034	* *	1		
Natural Gas	95%			2034	* *	1		
Conversion Equipment								
Furnace	95%	1		2024	\$53,900	1	\$22,400	
			Extent : Severe, Are n The Roof, 7 Are It					
			nits (6 Roof Top P		-	rita)		
Dadiout Hastan		ion . 13 U	nus (o Rooj Top F				¢1 100	
Radiant Heater	5%			2024	\$10,200	2	\$1,100	
Air Conditioning Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment	10070			2032				
Ext Pkg Unit -	100%			2029	* *	2	\$2,900	
Heating/Cooling	10070			_0_>		_	Ψ=,> σ σ	
	R-22 Refri	gerant, Ex	tent : Light, Area A	ffected :	100%			
	Location	: Roof						
	Other Obs	ervation, <mark>I</mark>	Extent : Light, Area	Affected	! : 100%			
	Location							
	Explanat	ion : 6 Ro	of Top Units					
Ventilation								
Distribution	1000/			LIDE	* *	2.5	\$26.500	
Ductwork/Diffusers Exhaust Fans	100%			LIFE	4. 4.	2-5	\$26,500	
Roof	70%			2024	\$25,900	2	\$1,000	
Roof	30%	Now	\$11,100	2024	\$25,900 * *	2	\$300	
Roof			tent : Severe, Area		1 : 30%	2	Ψ300	
		-	On Stage Roof	11,500,000				
Plumbing			0 3					
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2019	\$10,800	2	\$700	
Sanitary Piping								
Cast Iron	100%	Now	\$2,000	LIFE	* *	1		
			Extent : Moderate, A	Area Affe	ected : 5%			
 	Location	: Kitchen						
Storm Drain Piping	100-					,		
Cast Iron	100%			LIFE	* *	1		
Fixtures	1.0007							
Generic Vertical Transport	100%							

Vertical Transport

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: L	ight, Area Affected	: 100%			
	Location: 1-2					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2034	* *	1-5	\$24,000	
Sprinkler						
Generic	100%	2024	\$542,700	1-2	\$13,300	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Address : 1000 WASHINGTON AVE.

Borough : BROOKLYN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$58,700	\$180,400
Interior Architecture		\$25,800
Electrical		\$625,800
Mechanical		\$692,700
Total	\$58,700	\$1,524,700
Importance Code A	\$58,700	\$180,400
Importance Code B		\$1,344,400
Total	\$58,700	\$1,524,700

Total	\$173,400	\$25,700	\$15,000	\$25,600
Importance Code C			\$1,000	
Importance Code B	\$158,200	\$22,400	\$10,700	\$19,600
Importance Code A	\$15,200	\$3,300	\$3,300	\$6,000
Total	\$173,400	\$25,700	\$15,000	\$25,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$8,600	\$12,400	\$8,700	\$12,400
Electrical	\$400	\$1,300	\$400	\$1,000
Interior Architecture	\$148,600	\$8,000	\$1,900	\$5,700
Exterior Architecture	\$11,800			\$2,600
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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

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

Asset #: 2656

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Masonry: Limestone	5%			LIFE	* *	5	\$1,900		
Stucco Cement	95%			2030	* *	5	\$117,400		
Windows									
Wood	100%	Now	\$11,800	2033	* *	5	\$10,800		
			Extent : Moderate,	Area Afj	fected : 50%				
	Location: Throughout								
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location	: Through	out						
Roof									
Copper/Terne	95%			2053	* *	10	\$121,700		
Modified Bitumen	5%			2030	* *	10	\$2,600		
nterior									
Floors									
Carpet	20%			2024	\$155,000	3	\$18,600		
Carpet	17%	2-4	\$131,700	2027	* *	3	\$15,800		
			: Moderate, Area	Affected	: 25%				
		: Auditorii							
	_		loderate, Area Affe	cted : 25	%				
		: Auditori	um						
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	\$12,900	2025	\$25,800	3	\$1,200		
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 25%				
	Location	: Basemen	t						
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%				
	Location	: Basemen	t						
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		

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

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

Asset #: 2656

Architecture	Current Rep	Repair Future Replace		e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	5%		2038	* *	5	\$1,300	
Exposed Concrete	5% Now	\$4,000	LIFE	* *	5	\$200	
	Cracking/Crumbling, Ext Location: Gas Meter K Exposed Reinforcement, Location: Gas Meter K Water Penetration, Exter Location: Gas Meter K	Room Extent : Modera Room nt : Moderate, A	ate, Area rea Affe	Affected : 5%			
Gypsum Board	40%		LIFE	* *	5	\$12,800	
Plaster	40%		LIFE	* *	5	\$6,400	
Plaster	10%		LIFE	* *	5	\$1,600	
	Other Observation, Exter Location : Second Floo Explanation : Vaulted (r	rea Affe	cted : 100%			

Electrical		Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	/	Tail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	* *	5	\$100	
	Other Obser	rvation, Exte	nt : Moderate, A	rea Affe	cted : 100%			
	Location:	Electrical R	?oom					
	Explanatio	on : Main Se	rvice Switch Rai	ed @ 16	600 Amperes			
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	\$292,200	10	\$21,700	
	T-12 Lamps	, Extent : Mo	oderate, Area A <u>f</u>	fected : .			,	
	Location :	Throughout	The Building					
Fluorescent	30%			2025	\$125,200	10	\$9,300	
1 idolescent		uorescent I i	oht Extent · Mo		4125,200 Area Affected : 100		Ψ2,300	
	-	Lobby And	0 .	acruic, 1	nearyjeenea . 100	. , 0		
	Locuiton.	Loody IIIu	i i an i i a y s					

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

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

Asset #: 2656

Electrical	Current Repai	r Futur	e Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Exit, Service	100%	2025	\$11,000	1		
Exterior Lighting						
Fluorescent	100%	2025	\$105,800	10	\$3,100	
	Compact Fluorescent Ligh Location : Outside	t, Extent : Moderate, A	Area Affected : 100	0%		
Lightning Protection						
Arresters/Cabling						
Generic	100%	2028	* *	5	\$1,000	
	Other Observation, Extent	: Moderate, Area Affe	ected : 100%			
	Location : Outside					
	Explanation : Stacks Onl	y				
Alarm						
Security System	-0					
No Component	70%		de de		** ***	
Generic	30%	2030	* *	1	\$3,800	
	Other Observation, Extent		ected : 100%			
	Location : Inside And Ou					
	Explanation: CCTV S	urveillance Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2025	\$102,600			
	Other Observation, Extent	: Moderate, Area Affe	ected : 100%			
	Location : Hallways					
	Explanation : Strobe Lig	hts, Manual Pull Stati	ons, Horns And Ald	arm Bells	S	

Machanical	0 10				• .			
Mechanical	Current Re	pair Futu	re Replacement	M	aintenance			
System Component Type	% of Fail Date H Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Interruptible Gas/Dual	100%	2035	* *	1				
Fuel								
Conversion Equipment								
Steam Boiler	100%	2038	* *	1	\$33,500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Basement							
	Explanation: 2 Stean	Boilers And 2 Heat Exc	hangers - Providing	g Service	For 3 Buildings			
Distribution								
Hot Wtr Piping/Pump	80%	2033	* *	4	\$2,000			
Steam Piping/Pump	20%	2035	* *	4	\$300			
Terminal Devices								
Air Handler	20%	2025	\$35,600	1	\$4,200			
Convector/Radiator	20%	2030	* *	1	\$2,200			
Fan Coil Unit/Heat	60%	2025	\$296,600	1	\$6,600			

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.

Asset #: 2656

	Current Repair	Future Replacement		Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ir Conditioning							
Energy Source							
Electricity	100%	2033	* *	1			
Conversion Equipment Reciprocating Compr/Chiller	80%	2030	* *	1	\$12,500		
Compi, cimiei	R-134a Refrigerant, Extent : Light, Are	ea Affected	: 100%				
	Location: Basement A C Room	33					
No Component	20%						
Distribution	2070						
Chilled Wtr Pipe/Pump	80%	2035	* *	4	\$1,300		
No Component	20%	-000		-	Ψ1,000		
Terminal Devices							
Air Handler/Cool/Ht	20%	2025	\$22,400	1	\$4,200		
Fan Coil - Cool/Heat	60%	2025	\$299,900	1	\$6,600		
No Component	20%						
Heat Rejection							
Water Cool Tower	80%	2026	\$60,600	2	\$27,200		
No Common out	Location: Roof Of Palm House Explanation: On The Roof Of Adjace 20%	ent Building	3				
No Component Ventilation	20%						
Distribution							
Ductwork/Diffusers	30%	LIFE	* *	2-5	\$5,700		
No Component	70%	LII L		2 3	Ψ3,700		
Exhaust Fans							
Interior	30%	2025	\$3,800	2	\$300		
No Component	70%		, - ,		,		
Plumbing							
lumbing H/C Water Piping							
	100%	2035	**	1			
H/C Water Piping Brass/Copper Water Heater				1			
H/C Water Piping Brass/Copper	100%	2023	\$7,700	2	\$500		
H/C Water Piping Brass/Copper Water Heater	100% Other Observation, Extent : Light, Are	2023	\$7,700		\$500		
H/C Water Piping Brass/Copper Water Heater	100% Other Observation, Extent : Light, Are Location : Basement	2023 ea Affected :	\$7,700		\$500		
H/C Water Piping Brass/Copper Water Heater Gas Fired	100% Other Observation, Extent : Light, Are	2023 ea Affected :	\$7,700		\$500		
H/C Water Piping Brass/Copper Water Heater Gas Fired Sanitary Piping	100% Other Observation, Extent: Light, Are Location: Basement Explanation: This Unit Also Service	2023 ea Affected : es The Adjac	\$7,700 100% eent Buildings	2	\$500		
H/C Water Piping Brass/Copper Water Heater Gas Fired Sanitary Piping Cast Iron	100% Other Observation, Extent : Light, Are Location : Basement	2023 ea Affected :	\$7,700		\$500		
H/C Water Piping Brass/Copper Water Heater Gas Fired Sanitary Piping	100% Other Observation, Extent: Light, Are Location: Basement Explanation: This Unit Also Service	2023 ea Affected : es The Adjac	\$7,700 100% eent Buildings	2	\$500 \$2,500		

Vertical Transport

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Vertical Transport Elevators				
Hydraulic	100%	LIFE **		
	Other Observation, Extent : Light, A	rea Affected : 100%		

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$370,200	\$370,200
Total	\$370,200	\$370,200
Importance Code A	\$370,200	\$370,200
Total	\$370,200	\$370,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$16,500		\$3,300
Interior Architecture				
Electrical				
Mechanical	\$100	\$200	\$100	\$200
Total	\$100	\$16,700	\$100	\$3,400
Importance Code A		\$16,500		\$3,300
Importance Code B	\$100	\$200	\$100	\$200
Importance Code C				
Total	\$100	\$16,700	\$100	\$3,400



Maintenance \$ are aggregated over a ten-year period. Site specific 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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2035	* *	5		
	Other Observation, Extent : M	Moderate, Area Affected :	100%			
	Location: 1st Floor					
	Explanation: Main Service	Switch Rated @ 200 Amp	oeres			
Raceway						
Conduit	100%	2035	* *	1		
Panelboards						
Molded Case Bkrs	100%	2033	* *	5		
Wiring						
Thermoplastic	100%	2035	* *	1		
Lighting						
Interior Lighting						
Fluorescent	100%	2025	\$2,900	10	\$500	
	Compact Fluorescent Light, I	Extent : Moderate, Area A	ffected : 100	%		
	Location: Throughout The	Building				
Exterior Lighting						
Incandescent	100%	2025	\$1,800	2		
Alarm						

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific 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 R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2025	\$500	1	\$100	
	Other Observation, Extent : M	oderate, Area Affected	d : 100%			
	Location : Outside					
	Explanation: CCTV Surve	eillance Camera				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2025	\$1,700			
-	Other Observation, Extent : M	oderate, Area Affected	d: 100%			
	Location : Inside					
	Explanation: Strobe Lights,	Horn				

Current	Repair	Futur	e Replacement	M	aintenance	
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2045	* *	1		
100%		2026	\$14,800	2		
Other Observation, I	Extent : Light, Area I	Affected	: 100%			
Location: Attic						
Explanation: 1 Un	it					
100%		LIFE	* *	2-5	\$400	
100%		2030	* *	1	\$200	
100%		2041	* *	1		
100%		2026		2		
R-22 Refrigerant, Ex	tent : Light, Area A <u>f</u>	fected :	100%			
Location: 1 Unit I	n Attic					
100%		2030	* *	1	\$200	
100%		2030	* *	2	\$500	
100%		2035	* *	1		
100%		2023	\$100	4		
100%		LIFE	* *	1		
	% of Tail Date Total (Years) 100% 100% 100% 100% 100%	Total (Years) 100% 100% Other Observation, Extent: Light, Area Location: Attic Explanation: 1 Unit 100% 100% 100% R-22 Refrigerant, Extent: Light, Area After Location: 1 Unit In Attic 100% 100% 100% 100%	Nof Total Fail Date Estimated Cost Year FY	Nof Total Fail Date Estimated Cost Year Estimated Cost Total (Years)	Nof Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	Note Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	50%						
Generic	50%		2035	* *	1-2	\$100	

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$56,000	\$547,000
Interior Architecture		\$51,200
Electrical		\$739,100
Mechanical		\$341,200
Total	\$56,000	\$1,678,400
Importance Code A	\$56,000	\$547,000
Importance Code B		\$1,131,500
Total	\$56,000	\$1,678,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$11,600			\$15,800
Interior Architecture		\$27,400	\$2,700	
Electrical	\$500	\$900	\$500	\$600
Mechanical	\$17,100	\$16,000	\$14,500	\$58,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$33,100	\$48,300	\$21,600	\$78,500
Importance Code A	\$13,500	\$1,900	\$1,900	\$17,700
Importance Code B	\$19,600	\$46,400	\$18,400	\$60,800
Importance Code C			\$1,300	
Total	\$33,100	\$48,300	\$21,600	\$78,500



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

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

Asset #: 2231

Architecture	Curren	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick	2% Now	\$2,000	LIFE	* *	5	\$700	
	_	Extent : Moderate, Ai	ea Affec	ted : 10%			
	Location : Chimn						
Stucco Cement	10% Now	\$9,600	2030	* *	5	\$4,200	
	-	ng, Extent : Moderate	-	ffected : 15%			
		ection Of East Facad					
Window Wall	28%		2045	* *	5	\$35,600	
		, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Main I						
	Explanation : Ro	unded Surfaces With	Iron Mei				
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%	T	LIFE	**	5	\$210,400	
	Location : Main I	, Extent : Moderate, A	Area Affe	ected : 100%			
			Mamban	••			
nterior	Explanation : Cu	rved Glass With Iron	Member	-3			
Floors							
Carpet	30%		2024	\$218,700	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%						
		, Extent : Light, Area	Affected	1:0%			
	Location:						
	Explanation : Slo	ped Glass Roof - No	Ceiling				

Electrical	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	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.

Electrical	Current Repai	r Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	<u> </u>					
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	\$346,900	10	\$26,900	
	T-8 Lamps, Extent: Moder	ate, Area Affected : 10	00%			
	Location : Basement					
Fluorescent	25%	2025	\$115,600	10	\$9,000	
	Compact Fluorescent Light Location : 1st Floor	t, Extent : Moderate, A	Area Affected : 100	0%		
Egress Lighting						
Emergency, Battery	50%	2025	\$25,700	10	\$4,700	
Exit, Service	50%	2025	\$5,100	1		
Exterior Lighting						
Incandescent	100%	2025	\$122,300	2	\$100	
Alarm						
Security System	5 00/					
No Component	70%	2025	Φ24 500		4.400	
Generic	30%	2025	\$34,600	1	\$4,400	
	Other Observation, Extent Location : Hallway And O		ectea : 100%			
Fire/Smoke Detection	Explanation: CCTV St	irveillance Camera				
No Component	70%					
Generic, Digital	30%	2025	\$118,500			
Generic, Digital	Other Observation, Extent					
	Location : Hallway	. moueruic, meu Ajje				
	Explanation : Strobe Light	nts. Manual Pull Statio	ons And Horn			

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source HTHW/HW	100%		2045	* *	1		

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

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

Asset #: 2231

Mechanical	Current Repair Future Replacem		e Replacement	ent Maintenance			
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment	100%		2034	* *	1	¢10.200	
Heat Exchanger		n, Extent : Light, Area			1	\$19,300	
		n, Extent . Lignt, Area er Room In Administrat					
		emotely Located	ион Вин	ung			
Distribution	Ехрининон . К	етолету Босилей					
Hot Wtr Piping/Pump	100%		2033	* *	4	\$2,900	
Terminal Devices	10070		2033			Ψ2,700	
Air Handler	40%		2025	\$82,300	1	\$9,700	
Convector/Radiator	50%		2030	**	1	\$6,300	
Fan Coil Unit/Heat	10%		2025	\$57,100	1	\$1,300	
Air Conditioning	10/0		2023	Ψ27,100		Ψ1,500	
Energy Source							
Electricity	100%		2033	* *	1		
Conversion Equipment							
Reciprocating	50%		2025	\$64,700	1	\$9,100	
Compr/Chiller				, , , , , , , , , , , , , , , , , , , ,		, , , , , ,	
Split Unit	40%		2030	* *			
•	Other Observatio	n, Extent : Light, Area	Affected	: 40%			
	Location: 1st F	loor					
	Explanation: 4	Units					
Window/Wall Unit	10%		2020	\$7,800	1		
Distribution							
Chilled Wtr Pipe/Pump	50%		2035	* *	4	\$1,000	
No Component	50%						
Terminal Devices							
Air Handler/Cool/Ht	40%		2025	\$64,800	1	\$9,700	
Fan Coil - Cool/Heat	10%		2025	\$72,200	1	\$1,300	
No Component	50%						
Heat Rejection							
Air Condenser Unit	50%		2030	* *	2	\$13,600	
Remote Air Cond	40%		2030	* *	2	\$10,900	
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$21,800	
Exhaust Fans					_		
Interior	50%		2025	\$21,100	2	\$600	
Roof	50%		2025	\$15,200	2	\$600	
Plumbing							
H/C Water Piping	1000/		2025	ala ele			
Brass/Copper	100%		2035	* *	1		
Sanitary Piping	1000/		TIPE	ala -l-	,		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIEE	ماء ماء	,		
Cast Iron	100%		LIFE	* *	1		

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

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

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2025	\$10,800	4	\$2,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected: 10	00%			
	Location: 1-2					
	Explanation: One Unit					
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	\$25,500	1-3	\$55,000	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$89,300
Total		\$89,300
Importance Code A		\$89,300
Total		\$89,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$7,000		\$57,600
Interior Architecture				
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$400	\$300	\$800	\$300
Total	\$500	\$7,400	\$800	\$57,900
Importance Code A	\$200	\$7,200	\$200	\$57,800
Importance Code B	\$200	\$200	\$600	\$100
Importance Code C				
Total	\$500	\$7,400	\$800	\$57,900



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN SERVICE GARAGE

Asset #: 2950

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type	, , , , , , , , , , , , , , , , , , , ,	Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$18,600	10	\$200	
Egress Lighting							
Exit, Battery	100%		2025	\$1,700	10	\$300	
Exterior Lighting							
HID	100%		2025	\$17,500	10		
Alarm							
Security System							
No Component	70%						
Generic	30%		2025	\$4,200	1	\$500	
	Other Observa	tion, Extent : Moderate, A	rea Affe	ected : 100%			
	Location : O	utside					
	Explanation	: C C T V Surveillance Co	amera				

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

Heating

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN SERVICE GARAGE

Mechanical	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2045	* *	1		
Conversion Equipment							
Furnace	100%	2	2030	* *	1	\$2,400	
	Other Observation, Ex	tent : Light, Area Af	fected	: 100%			
	Location: Througho	ut					
	Explanation: 6 Unit	S					
Ventilation							
Distribution							
Ductwork/Diffusers	100%	I	LIFE	* *	2-5	\$2,700	
Exhaust Fans							
Roof	100%	2	2025	\$3,700	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	20%		2045	* *	1		
No Component	80%						
Sanitary Piping							
Cast Iron	100%	I	LIFE	* *	1		
Fire Suppression							
Sprinkler							
No Component	20%						
Generic	80%	2	2045	* *	1-2	\$1,100	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$175,100	\$203,900
Interior Architecture		\$118,200
Electrical	\$105,400	\$630,700
Mechanical	\$42,200	\$498,600
Total	\$322,700	\$1,451,400
Importance Code A	\$175,100	\$203,900
Importance Code B	\$147,600	\$1,247,500
Total	\$322,700	\$1,451,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$27,300	\$2,000		
Interior Architecture		\$13,400	\$2,200	
Electrical	\$4,700	\$10,500	\$4,700	\$21,200
Mechanical	\$10,500	\$14,600	\$9,800	\$25,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$50,400	\$48,400	\$24,500	\$54,500
Importance Code A	\$30,100	\$4,800	\$2,800	\$2,900
Importance Code B	\$20,200	\$43,600	\$20,800	\$51,500
Importance Code C			\$900	
Total	\$50,400	\$48.400	\$24.500	\$54.500



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

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

Asset #: 2375

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
kterior								
Exterior Walls								
Metal Coiling Doors	2%			2038	* *	5	\$3,900	
Stucco Cement	25%	Now	\$89,000	2038	* *	5	\$19,700	
		Crumbling, 1 : Through	Extent : Severe, A out	rea Affec	cted : 25%			
		-	, Extent : Severe, A Of South Green Ho			West Fac	cades	
	Misaligne		Extent : Moderate,		· ·			
			xtent : Moderate, A ase Of Both Green		cted : 25%			
Window Wall	73%			2045	* *	5	\$172,200	
Windows								
Aluminum	100%			2041	* *	5	\$2,500	
Roof Paver: Asphalt			\$27,300 Extent : Severe, A	2028 rea Affec	* * cted : 20%			
	Worn/Ero	e : Over Bas ded, Extent e : Over Bas	: Moderate, Area	Affected	: 20%			
Sloped Glazing	85%			LIFE	* *	5	\$117,700	
terior								
Floors	5 0/			2021	Φ . 2.200	2	Φ.C. 400	
Carpet	5%			2021	\$53,300 * *	3	\$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 2030	* *	5 3	\$4,500	
Vinyl Tile Interior Walls	25%			2030		3	\$8,000	
Ceramic Tile	20/			2034	* *	5	¢1 900	
	3%				* *	5	\$1,800	
Concrete Masonry Unit Gypsum Board	27% 70%			LIFE LIFE	* *	5 5	\$6,400 \$25,000	
Ceilings	7070			LIII			\$25,000	
AcousTileSusp.Lay-In	20%			2038	* *	5	\$17,100	
Exposed Concrete	20%			LIFE	* *	5	\$2,700	
Exposed Concrete Exposed Concrete	20% 5%			LIFE	* *	5	\$2,700 \$700	
Gypsum Board	3% 10%			LIFE	* *	5	\$10,700	
Metal Panel	10% 5%			LIFE	* *	5	\$10,700	
No Component	3% 40%			LIFE	. •	3	\$5,500	
No Component		ervation F	Extent : Light, Area	Affected	1 · 0%			
	Location		меш . Елдіп, Агей	тујестен	. 070			
			eilings - Greenhou	909				

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

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

Asset #: 2375

Electrical	Current Repair	Future	Replacement	M	Maintenance		
system Component Type	% of Fail Date Estimated Cos Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2035	* *	5	\$200		
	Other Observation, Extent : Moderate	, Area Affec	ted : 100%				
	Location : Electrical Room						
	Explanation: Main Service Switch F	Rated @ 400	0 Amperes				
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		
round					+ 100		
Grounding Devices Not Accessible	100% Other Observation, Extent: Light, Are Location: 1st Floor Explanation: Point Of Contact Not		0%				
and-by Power	Explanation : I out of contact Not	v isioic					
Transfer Switches							
Automatic	100%	2030	* *	1	\$17,600		
Generators	100/0	2030			Ψ17,000		
Diesel	100%	2028	* *	1	\$22,100		
2.000	Other Observation, Extent : Moderate Location : Generator Room Explanation : Nameplate Ratings 10	, Area Affec	ted : 100%	•	4 ,100		
Batteries							
Lead/Acid	100%	2018	\$1,500	5	\$2,100		
Fuel Storage							
Day Tank	50%	2033	* *	5	\$5,300		
,	Other Observation, Extent : Moderate Location : Generator Room		ted : 100%		. ,		
	Explanation: 75 Gallons Capacity						
Main Tank	50%	2040	* *	5	\$800		
	Other Observation, Extent : Moderate		ted : 100%		+220		
	Location : Underground						

Lighting

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

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

Asset #: 2375

Electrical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	30%	2025	\$203,000	10	\$15,700		
	T-8 Lamps, Extent : Moderate Location : Basement	te, Area Affected : 100	0%				
Fluorescent	10%	2025	\$67,700	10	\$5,200		
	T-12 Lamps, Extent: Modera	ate, Area Affected : 10	00%				
	Location: Garage						
Fluorescent	10%	2025	\$67,700	10	\$5,200		
	Compact Fluorescent Light,	Extent : Moderate, Ai	rea Affected : 100	0%			
	Location: 1st Floor						
HID	20%	2025		10	\$400		
Incandescent	30%	2025	\$203,000	2	\$400		
	Other Observation, Extent:	Light, Area Affected :					
	Location : 1st Floor						
	Explanation : Decorative I	ixtures					
Egress Lighting							
Exit, Service	100%	2020	\$15,100	1			
Exterior Lighting							
Fluorescent	50%	2025	\$89,400	10	\$2,600		
	-	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%					
	Location : Outside						
HID	50%	2020	\$105,400	10	\$100		
Alarm							
Security System							
No Component	70%	2022	de de		Φ		
Generic	30%	2033	* *	1	\$6,400		
	Other Observation, Extent:	Moderate, Area Affec	ted: 100%				
	Location : Hallways	·11 C					
Fire/Smoke Detection	Explanation: CCTV Sur	veillance Camera					
	100%	2033	* *				
Generic, Digital	0ther Observation, Extent : .						
	Location: Throughout The		ieu . 100/0				
	Explanation : Strobe Light.	=	Ianual Pull Static	n And H	orns		
	Explanation . Strobe Light.	s, Smoke Delectors, W	iannai i an siano	т Ани II	UIII		

l echanical	Current Repair	Future Repl	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
HTHW/HW	100%	2035	* *	1		
Conversion Equipment						
Heat Exchanger	100%	2028	* *	1	\$28,300	
C	Other Observation, Extent : Light, Area	Affected: 100%	%			
	Location : Boiler Room In Administra	tion Building				
	Explanation: Hot Water Comes From	Adjacent Build	ling			

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

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

Asset #: 2375

Mechanical	Current Repair	Futur	Future Replacement Maintenance				
System Component	% of Fail Date Estimat		Estimated Cost	Cycle	Estimated Cost	Priority	
Сотронені Туре	Total (Years)	FY		(Yrs)			
leating							
Distribution							
Hot Wtr Piping/Pump	100%	2033	* *	4	\$4,200		
Terminal Devices	10070	2033		•	Ψ1,200		
Convector/Radiator	40%	2030	* *	1	\$7,400		
Fan Coil Unit/Heat	30%	2025	\$250,700	1	\$5,500		
Unit Heater-Stm/HW	30%	2025	\$108,100	4	\$2,400		
ir Conditioning	2070		Ψ100,100	<u> </u>	Ψ 2 ,		
Energy Source							
Electricity	100%	2033	* *	1			
Conversion Equipment							
Reciprocating	25%	2025	\$47,400	1	\$6,600		
Compr/Chiller			. ,		. ,		
•	R-22 Refrigerant, Extent: Ligh	nt, Area Affected :	25%				
	Location: Court Yard						
Window/Wall Unit	10%	2020	\$11,500	1			
No Component	65%	2020	Ψ11,500	•			
Distribution	0370						
Chilled Wtr Pipe/Pump	25%	2035	* *	4	\$700		
No Component	75%	2033		•	Ψ700		
Terminal Devices							
Fan Coil - Cool/Heat	25%	2025	\$92,400	1	\$4,600		
No Component	75%		+> - ,		+ 1,000		
Heat Rejection							
Air Condenser Unit	25%	2025	\$9,800	2	\$10,000		
No Component	75%		1.7.		, -,		
entilation							
Distribution							
Ductwork/Diffusers	25%	LIFE	* *	2-5	\$8,000		
No Component	75%						
Exhaust Fans							
Wall Unit	50%	2020	\$42,200	2	\$900		
No Component	50%		•		•		
lumbing							
H/C Water Piping							
Brass/Copper	100%	2035	* *	1			
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Pool Filter/Treatment							
Sand	100%	2030	* *	4	\$21,200		
	Other Observation, Extent : Li	ght, Area Affected	: 100%				
	Location: Basement						
	Explanation: For Pond Use						
Fixtures							
Generic	100%						
Vertical Transport							

Vertical Transport

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY

Mechanical	Current Repair	Future Repl	acement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected : 100%	ó			
	Location: B-1					
	Explanation: Two Freight Hoist.	S				
Fire Suppression						
Standpipe						
Generic	100%	2045	* *	1-5	\$28,800	

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017 - 2020	FY 2021 - 2026
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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$15,600
Interior Architecture				\$9,400
Electrical	\$800	\$400	\$500	\$400
Mechanical	\$10,900	\$11,000	\$12,800	\$13,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$19,600	\$19,200	\$21,200	\$47,100
Importance Code A	\$1,200	\$500	\$1,200	\$16,100
Importance Code B	\$18,400	\$18,700	\$20,000	\$29,900
Importance Code C				\$1,100
Total	\$19,600	\$19,200	\$21,200	\$47,100



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset #: 14730

rchitecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Da Total (Year	ate Estimated Cost (rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
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	
	Location: Thro	n, Extent : Moderate, A ughout treen Roof With Plantin		cted : 100%			
terior	Explanation : G	reen nooj wini i tantini	55				
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	* *		1 - 1	
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	* *	-	+ -,500	
Gypsum Board	50%		LIFE	* *	5	\$19,900	

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5	\$100	
	Other Observation, Extent: Moderate, .	Area Affeci	ted : 100%			
	Location: Electrical Room					
	Explanation : Main Service Switch Ra	ited @ 200	0 Amperes			
Transformers			-			
Dry Type	100%	2042	* *	5	\$100	
	Other Observation, Extent: Moderate,	Area Affeci	ted : 100%			
	Location: Basement					
	Explanation: 30 Kva, 208/120 Volts					

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset #: 14730

Electrical	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 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	1001					
Thermoplastic	100%	2051 *	* 1			
Motor Controllers	100/	2042 *	. -			
Locally Mounted	10%	2042	5			
Variable Frequency Drive	90%	2042 *	4			
Ground						
Grounding Devices						
Generic	100%	LIFE *	* 5	\$300		
Lighting	10070	En E		Ψ300		
Interior Lighting						
Fluorescent	20%	2033 *	* 10	\$3,900		
	T-8 Lamps, Extent : Moderate,	Area Affected : 100%				
	Location: Basement					
Fluorescent	20%	2033 *	* 10	\$3,900		
	Compact Fluorescent Light, E.	xtent : Moderate, Area Affected : 1	00%	,		
	Location: Hallways					
Incandescent	60%	2033 *	* 2	\$300		
	Other Observation, Extent : M	oderate, Area Affected : 100%				
	Location: 1st Floor					
	Explanation : Halogen Lamp	os .				
Egress Lighting						
Emergency, Battery	50%	2033 *	10	\$2,600		
Exit, LED	50%	2060 *	* 1			
Exterior Lighting	100-1			4.00		
HID	100%	2033 *	* 10	\$100		
Alarm						
Security System	500/					
No Component Generic	50% 50%	2033 *	* 1	\$4,000		
Generic	Other Observation, Extent : M	2033	1	\$4,000		
	Location : Hallways, Galleri					
	Explanation: CCTV Surve					
Fire/Smoke Detection						
Generic, Digital	100%	2033 *	*			
., 6	Other Observation, Extent : M					
	Location : Throughout The B					
	Explanation: Strobe Lights,	Manual Pull Stations, Horns, Smo	ke Detecto	rs		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset #: 14730

Mechanical	Current I	Current Repair Future Replacement Mainte		aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	50%		2051	* *	1		
Natural Gas	50%		2051	* *	1		
Conversion Equipment							
Heat Pump	50%		2029	* *	2	\$3,300	
Hot Water Boiler	50%		2042	* *	1	\$5,300	
	Other Observation, E	_	Affected	: 50%			
	Location : Basemen						
	Explanation: 2 Uni	its					
Distribution							
Hot Wtr Piping/Pump	50%		2047	* *	4	\$500	
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	100%		2029	* *	2	\$1,300	
	R-134a Refrigerant, I	Extent : Light, Area	ı Affected	l : 100%			
	Location: Basemen	ıt					
Terminal Devices							
Fan Coil - Cool/Heat	100%		2033	* *	1	\$6,900	
Heat Rejection							
Air 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	\$4,800	2	\$300	
Sanitary Piping				, ,		,	
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2020	\$6,500	4	\$1,600	
Backflow Preventer	10070		2020	Ψ0,500	•	Ψ1,000	
Generic	100%		2033	* *	1	\$1,300	
Fixtures	100/0		2033		1	φ1,500	
Generic	100%						
Vertical Transport	10070						

Vertical Transport

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

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Ligh	ht, Area Affected : 10	00%			
	Location: B,1					
	Explanation: 2 Units					
Fire Suppression						
Sprinkler						
Generic	100%	2051	* *	1-2	\$6,000	
Chemical System				•		•
Generic	100%	2024	\$25,500	1-3	\$50,600	

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BROOKLYN CHILDREN'S MUSEUM
Address : 145 BROOKLYN AVE @ST. MARKS AVE.

Borough : BROOKLYN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$214,600	\$209,800
Interior Architecture	\$369,500	\$122,000
Electrical		\$61,600
Total	\$584,100	\$393,400
Importance Code A	\$214,600	\$209,800
Importance Code B	\$139,100	\$61,600
Importance Code C	\$230,400	\$122,000
Total	\$584,100	\$393,400

Total	\$300,000	\$121,000	\$117.500	\$55,800
Importance Code C	\$8,000		\$2,400	
Importance Code B	\$172,700	\$110,400	\$108,100	\$50,700
Importance Code A	\$119,200	\$10,600	\$7,000	\$5,100
Total	\$300,000	\$121,000	\$117,500	\$55,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$116,300	\$44,900	\$68,100	\$42,900
Electrical	\$11,400	\$8,600	\$9,700	\$9,000
Interior Architecture	\$64,900	\$58,000	\$33,800	
Exterior Architecture	\$103,400	\$5,500	\$1,900	
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN CHILDREN'S MUSEUM

Asset #: 2601

Architecture		Current l	Repair	Future Replacement Maintenance		aintenance		
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				LIFE	* *	5	\$221,400	
Metal Panel	10%			2052	* *	5-10	\$76,100	
Mosaic Tile	60%	2-4	\$103,900	2046	* *			
			ed, Extent : Light, A ansion Joints	rea Affec	eted : 10%			
Window Wall	10%			2052	* *	5	\$41,500	
Windows								
Aluminum	87%	Now	\$6,200	2042	* *	5	\$3,800	
	Broken/M	issing Elen	ents, Extent : Ligh	t, Area Aj	ffected : 1%			
	Location	: Broken \	Window By Stair At	2nd Flo	or			
Metal Louvers	3%			2039	* *	10	\$1,600	
Steel	10%			2048	* *	5	\$11,000	
Parapets							*	
Cast in Place Concrete	40%			LIFE	* *	5	\$31,700	
Glazed Ceramic Panel	52%	2-4	\$3,700	2052	* *	5	\$2,500	
	_	Caulking Deteriorated, Extent: Light, Area Affected: 15% Location: Tile Expansion Joints						
	Location	: New Add		Affected	: 100%			
		tion : Mosc	iic Tiles.					
Metal Panel	3%			2052	* *	5	\$400	
Stucco Cement	5%			2039	* *	5	\$500	
Roof IRMA/Protected Membrane	35%			2031	* *	10	\$43,800	
Wiemorane	Recent Re	nair Evidei	nt, Extent : Light, A	rea Affec	ted: 20%			
			o Courtyard Memb					
			Extent : Light, Are					
	_	_	Paver Replaceme					
Panel/Paver: Cer/Brk	50%	2-4	\$34,500	2046	* *			
ranei/ravei. Cei/Bik			334,300 : Moderate, Area					
			. Moderale, Area I Tile Roof Expansion		2070			
C'l. Dl. Ml					* *			
Single Ply Membrane	15%	4+ Entant : Lis	\$1,200	2031	** **			
	_	extent . Lig v: Upper Ro	tht, Area Affected :	1070				
	Locanor	. Оррет Ко	,oj					
nterior								
Floors	400/			2027	* *	2	¢02 000	
Carpet	40%			2027	* *	3	\$92,800	
Cast in Place Concrete				LIFE	* *	5	\$67,600 \$7,700	
Ceramic Tile	5%			2039	* *	5	\$7,700	
Vinyl Tile	30%			2031	* *	3	\$17,400	
Wood	15%			2054	* *	5	\$43,500	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN CHILDREN'S MUSEUM

Asset #: 2601

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *	10	\$60,200	
Ceramic Tile	3%			2039	* *	5	\$4,800	
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,400	
Glass: Single Pane	2%			LIFE	* *	5	\$4,800	
Gypsum Board	60%			LIFE	* *	5-10	\$163,700	
Masonry: Brick	5%			LIFE	* *	10	\$2,400	
Wood	10%			LIFE	* *	5	\$128,400	
Ceilings								
AcousTileSusp.Lay-In	35%			2043	* *	5	\$54,100	
Exposed Concrete	5%			LIFE	* *	5-10	\$9,700	
Exposed Struc: Steel	45%			LIFE	* *	10	\$139,100	
Exposed Struc: Wood	5%			LIFE	* *	10	\$11,600	
Gypsum Board	10%	4+	\$3,100	LIFE	* *	5	\$19,300	
71	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 1%		, ,	
	Location : 2nd Floor Library By Roof Top Courtyard Window							
			xtent : Light, Area	-	-			
			or Library By Roof					

Electrical	Current R	Repair F	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	20	052	* *	5	\$400	
	Other Observation, E.	xtent : Light, Area Affe	ected .	: 100%			
	Location : Main Ele	ctrical Room					
	Explanation: 4000	Amp Service					
Switchgear / Switchboard							
Fused Disc Sw	100%	20	052	* *	5	\$400	
Raceway							
Conduit	50%	20	052	* *	1		
Conduit	50%	20	036	* *	1		
Panelboards							
Fused Disc Sw	15%	20	048	* *	5	\$400	
Molded Case Bkrs	40%	20	048	* *	5	\$1,100	
Molded Case Bkrs	45%	20	034	* *	5	\$1,200	
Wiring							
Thermoplastic	50%	20	036	* *	1		
Thermoplastic	50%	20	052	* *	1		
Motor Controllers							
Locally Mounted	100%	20	043	* *	5	\$700	
Ground						·	
Grounding Devices							
Generic	100%	L	IFE	* *	5	\$3,000	
Stand by Darran							

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.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN CHILDREN'S MUSEUM

Asset #: 2601

Electrical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches						
Automatic	100%	2039	* *	1	\$31,800	
Generators						
Diesel	100%	2035	* *	1	\$40,000	
	Other Observation, Extent : Light, A	rea Affected : 10	00%			
	Location: Outside The Building					
	Explanation: 250kw Generator					
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	
	Compact Fluorescent Light, Extent : Location : Exterior Soffits	Light, Area Affe	ected : 100%			
HID	50%	2031	* *	10	\$200	
Alarm						
Security System						
No Component	90%					
Generic	10%	2031	* *	1	\$3,900	
	Other Observation, Extent : Light, A					
	Location: Entrances And Exterior					
	Explanation: Cctv System					
Fire/Smoke Detection						
Generic, Digital	100%	2031	* *			

Mechanical	Current Rep	oair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Ed Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	20%	2036	* *	1		
Natural Gas	80%	2036	* *	1		
	Other Observation, Exte	nt : Light, Area Affected	: 20%			
	Location : Undergrour	ıd Wells				
	Explanation: Geothern	mal Wells Installed				

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN CHILDREN'S MUSEUM

Asset #: 2601

Mechanical	Current Repair		Future	Replacement	M		
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Furnace	20% Other Observation, Location : Vav Bo	Extent : Light, Area	2031 Affected :	**	1	\$10,200	
Heat Exchanger	Explanation : Ele	ctric Re-heat Coils Extent : Light, Area	2035 Affected :	**	1	\$10,200	
Hot Water Boiler	60% 2-4	othermal Heat/ Cooli \$13,600 Moderate, Area Affe And Headers	2031	**	1	\$27,600	
Distribution Ductwork/Diffusers Hot Wtr Piping/Pump	50% 50%		LIFE 2042	**	2-5 4	\$45,600 \$3,800	
Terminal Devices Air Handler Fan Coil Unit/Heat	80% 20%		2031 2031	* *	1 1	\$51,100 \$6,700	
Air Conditioning Energy Source Electricity	100%		2042	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%		2027	* *	2	\$6,300	
Distribution Ductwork/Diffusers Terminal Devices	100%		LIFE	* *	2	\$168,000	
Air Handler/Cool/Ht Heat Rejection	100%		2031	* *	1	\$63,900	
Water Cool Tower Ventilation	100%		2030	**	2	\$104,000	
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$91,200	
Exhaust Fans Interior Roof	90% 10%		2031 2031	* *	2 2	\$2,800 \$300	
Plumbing H/C Water Piping Brass/Copper	100%		2046	* *	1		
Water Heater Gas Fired	Location: Basem		2024 Affected :	\$23,500 100%	2	\$1,500	
Sanitary Piping Cast Iron	Explanation: 150) - Gallon Unit	LIFE	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN CHILDREN'S MUSEUM

Mechanical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)									
Rigid Piping	100%	2026	\$10,800	4	\$2,500				
Sewage Ejector(s)									
Electric	100%	2031	* *	4	\$1,600				
Backflow Preventer	_								
Generic	100%	2031	* *	1	\$6,300				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%	LIFE	* *						
	Other Observation, Extent : Li	Other Observation, Extent : Light, Area Affected : 100%							
	Location: 1st To 2nd Floor								
	Explanation: 3 Units								
Fire Suppression									
Sprinkler									
Generic	100%	2046	* *	1-2	\$28,900				

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$476,600	\$304,300
Interior Architecture	\$187,400	\$471,000
Electrical	\$2,810,900	\$585,200
Mechanical	\$31,000	\$2,563,500
Total	\$3,505,800	\$3,924,000
Importance Code A	\$476,600	\$304,300
Importance Code B	\$3,029,200	\$3,619,700
Total	\$3,505,800	\$3,924,000

Total	\$138.600	\$163,300	\$105.100	\$138,600
Importance Code C	\$9,800			
Importance Code B	\$96,400	\$127,200	\$105,100	\$123,400
Importance Code A	\$32,400	\$36,100		\$15,100
Total	\$138,600	\$163,300	\$105,100	\$138,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$49,300	\$34,500	\$66,200	\$71,200
Electrical	\$35,300	\$17,900	\$16,600	\$40,400
Interior Architecture	\$9,800	\$62,900	\$10,500	
Exterior Architecture	\$32,400	\$36,100		\$15,100
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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

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

Architecture	Current Repair	Future Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
xterior						
Exterior Walls						
Cast in Place Concrete	5% Now \$58,800	LIFE **	5	\$24,400		
	Cracking/Crumbling, Extent: Moderate	te, Area Affected : 25%				
	Location: Spandrels At West Facade	?				
	Water Penetration, Extent: Moderate,					
	Location: Spandrels At West Facade	?				
Masonry: Brick	15% Now \$94,400	LIFE **	5	\$14,600		
	Horizontal Cracks, Extent : Moderate,	Area Affected : 15%				
	Location: Section G West Facade					
	Int Mortar Miss/Erod, Extent: Light, A	Area Affected : 25%				
	Location: Section C South Facade A	nd Section G West Facade				
	Spalling, Extent: Moderate, Area Affect	cted : 25%				
	Location: Section C South Facde					
	Water Penetration, Extent: Severe, Are	ea Affected : 25%				
	Location: Section C At Stair D					
Masonry: Granite	5%	LIFE **	5	\$3,700		
Masonry: Limestone	50%	LIFE **	5	\$36,600		
Pre-Cast Concrete	10%	LIFE **	5	\$31,700		
Window Wall	15%	2051 **	5	\$54,900		
Windows						
Aluminum	35%	2047 **	5	\$10,000		
Aluminum	5% Now \$63,800	2050 **	5	\$700		
	Hardware Missing, Extent : Moderate, Area Affected : 25% Location : Stair D At Section C					
	Caulking Deteriorated, Extent: Severe	, Area Affected : 50%				
	Location: Stair D Section C					
	Water Penetration, Extent: Severe, Are	ea Affected : 25%				
	Location: Stair D At Section C					
Metal Clad	40%	2033 * *	5	\$71,200		
Wood	20% Now \$170,800	2050 * *	5	\$28,500		
	Thermally Inefficient, Extent : Modera	te, Area Affected : 50%				
	Location: West Facade					
	Split/Cracked, Extent : Moderate, Area	ı Affected : 35%				
	Location: West Facade					
	Water Penetration, Extent : Moderate,	Area Affected : 10%				
	Location: West Facade					
Parapets					_	
Masonry: Brick	25%	LIFE **	5	\$1,300		
Masonry: Limestone	55%	LIFE **	5	\$3,500		
Metal Rail	20%	2038 **	5-10	\$18,400		

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

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

Asset #: 4119

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•							
Roof								
Built-Up (BUR)	5%			2030	* *	10	\$3,800	
IRMA/Protected Membrane	15%			2030	* *	10	\$11,400	
	Paver Blo	ock Ballast,	Extent : Moderate,	Area Af	fected : 100%			
	Location	n : Over Fro	ont Entrance					
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Over Fro	ont Entrance					
	Explana	tion : This	Roof Is Described A	As Ameri	can Hydrotech			
Metal Panel	15%	Now	\$27,400	2038	* *			
	Miss/Dan	aged Flash	ings, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	n : Over Sed	ction D					
	Seams Op	en/Split, Ex	ctent : Moderate, A	rea Affec	rted : 10%			
	Location	n : Over Sec	ction F					
Paver: Asphalt	22%			2028	* *	10	\$25,000	
1			Extent : Moderate, A	Area Affe	ected : 100%		. ,	
	Location	n : Sections	C And G					
	Explana	tion : Modi	fied Membrane Un	der Cond	crete Pavers			
Plaza Roof: Stone Pane	ls 15%	Now	\$53,300	2035	* *			
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	ected : 10%			
	Location	n : Over Do	me At Section C					
	Explana	tion : Crac	ks, Caulking Missir	ig				
Skylight, Metal/Glass	5%			2045	* *	10	\$12,600	
Sloped Glazing	5%			LIFE	* *	5	\$50,500	
Sloped Glazing	18%			LIFE	* *	5	\$181,700	
terior								
Floors								
Carpet	10%			2024	\$575,200	3	\$63,200	
Cast in Place Concrete	20%			LIFE	* *	5	\$184,400	
Ceramic Tile	5%			2034	* *	5	\$21,100	
Glass Block	5%			2060	* *	1		
Panel/Paver: Cer/Brk	5%			2041	* *	5	\$47,400	
Marble Panels	5%			LIFE	* *	5	\$15,800	
Terrazzo	5%			LIFE	* *	5	\$16,500	
Vinyl Tile	20%			2030	* *	3	\$31,600	
Wood	25%			2053	* *	5	\$197,600	
Interior Walls						_		
Gypsum Board	25%			LIFE	* *	5	\$17,100	
Plaster	70%		**	LIFE	* *	5	\$24,000	
Plaster	5%		\$9,800	LIFE	**	5	\$1,700	
			Extent : Severe, A	rea Affec	rted : 25%			
			At Section C	A CC :	1.250/			
			xtent : Severe, Ared	a Affecte	a : 25%			
	ьосано	ı . sıaır D A	At Section C					

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

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

Asset #: 4119

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2038	* *	5	\$62,600	
AcousTileSusp.Lay-In	25%			2038	* *	5	\$83,500	
Glass: Susp Panels	10%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	\$83,500	
Plaster	5%	Now	\$46,900	LIFE	* *	5	\$10,400	
	Cracking/0	Crumbling,	Extent : Severe, A.	ea Affec	eted : 25%			
	Location	: Building	C, Main Stair Tow	er South	Side			
	Water Pen	etration, E	xtent : Severe, Area	ı Affecte	d: 20%			
	Location	: Building	C, Main Stair Tow	er - Sou	th Side			
Plaster	25%			LIFE	* *	5	\$52,200	

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2038	* *	5	\$900	
			Extent : Moderate, 1	Area Affe	ected : 100%			
		n : Electric						
	Explana	tion : (2) 7	50 Kva, 480/208/12	20 Volts				
Switchgear / Switchboard								
Fused Disc Sw	80%			2045	* *	5	\$800	
Molded Case Bkrs	20%		\$20,900	2055	* *	5	\$600	
		-	xtent : Moderate, A	rea Affec	rted : 100%			
	Location	n : Electric	al Room					
Raceway								
Conduit	70%			2025	\$84,300	1		
Conduit	30%	1		2045	* *	1		
Panelboards								
Molded Case Bkrs	70%			2024	\$100,600	5	\$4,400	
Molded Case Bkrs	30%)		2041	* *	5	\$1,900	
Wiring								
Thermoplastic	30%)		2045	* *	1		
Thermoplastic	50%)		2035	* *	1		
Thermoplastic	20%)		2025	\$24,100	1		
Motor Controllers								
Locally Mounted	30%)		2023	\$376,100	5	\$500	
Motor Control Center	60%			2038	* *	5	\$3,900	
Variable Frequency	10%			2042	* *			
Drive								
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	

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

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

Asset #: 4119

Electrical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting									
Interior Lighting									
Fluorescent	2%			2033	* *	10	\$4,300		
	•		t Light, Extent : Mo	derate, 1	Area Affected : 100	0%			
	Location	n : Hallway	S						
Fluorescent	6%			2033	* *	10	\$13,000		
	T-5 Lamp	s, Extent : l	Moderate, Area Affe	ected : 1	00%				
	Location	n : Offices							
Incandescent	90%			2020	\$2,764,800	2	\$4,700		
LED	2%			2033	* *				
Egress Lighting									
Emergency, Service	10%			2030	* *	1			
Emergency, Service	37%			2020	\$46,100	1			
Emergency, Battery	3%			2025	\$10,300	10	\$1,700		
Exit, LED	5%			2053	* *	1			
Exit, Service	35%			2020	\$23,900	1			
Exit, Service	10%			2025	\$6,800	1			
Exterior Lighting									
HID	100%			2030	* *	10	\$700		
Alarm									
Security System									
No Component	20%								
Generic	80%			2030	* *	1	\$70,800		
			Extent : Moderate, A		ected : 100%				
	Location : Inside And Outside The Building								
	Explana	tion : C C	TV Surveillance C	ameras					
Fire/Smoke Detection									
Generic, Digital	100%			2033	* *				
	Other Observation, Extent : Moderate, Area Affected : 100%								
		_	out The Building						
	Explana	tion : Strob	e Lights, Manual P	ull Stati	on And Smoke Det	ectors			

Mechanical	Current Repair	Future	Replacement	Ma		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
l eating						
Energy Source						
Campus Steam	100%	2035	* *	1		
-	Other Observation, Extent : Light, Arc	ea Affected :	100%			
	Location: Throughout					
	Explanation : From Wing H					
Distribution						
Steam Piping/Pump	100%	2035	* *	4	\$11,700	
Terminal Devices						
Air Handler	70%	2025	\$956,400	1	\$102,600	
Convector/Radiator	30%	2030	* *	1	\$23,000	

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.

Asset #: 4119

Mechanical	Current Rep	Current Repair Future Replacement		e Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	60%		2033	* *	1		
No Component	40%						
	Other Observation, Exten	nt : Light, Area	Affected	: 0%			
	Location:						
	Explanation : Chilled V	Vater From H					
Conversion Equipment							
Ext Pkg Unit -	60%		2025	\$1,002,600	2	\$8,700	
Heating/Cooling							
	R-22 Refrigerant, Extent		fected :	60%			
	Location : 4 Package U	Inits, Roof					
No Component	40%						
_	Other Observation, Exten	nt : Light, Area	Affected	: 0%			
	Location:						
	Explanation: Chilled V	Water Is From H					
Distribution							
Chilled Wtr Pipe/Pump	40%		2035	* *	4	\$4,700	
No Component	60%						
Terminal Devices							
Air Handler/Cool/Ht	40%		2025	\$258,300	1	\$58,600	
No Component	60%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$132,200	
Exhaust Fans							
Interior	70%		2025	\$196,100	2	\$5,100	
Roof	30%		2025	\$60,400	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	\$11,800	4	\$2,500	
Backflow Preventer							
Generic	100%		2030	* *	1	\$14,500	
Fixtures							
Generic	100%						
Vantical Tuonan ant							

Vertical Transport

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

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	50%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected :	50%			
	Location : B-1					
	Explanation : 1 Unit E Wing	3				
Hydraulic	50%	LIFE	* *			
·	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location : B-2					
	Explanation: 1 Unit C Wing	3				
Fire Suppression						
Standpipe						
Generic	100%	2035	* *	1-5	\$123,900	
Sprinkler						
No Component	55%					
Generic	45%	2045	* *	1-2	\$29,900	
Fire Pump						
Generic	100%	2028	* *	1	\$44,300	
Chemical System						
Generic	100%	2020	\$27,900	1-3	\$55,000	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : BROOKLYN MUSEUM WEST WINGS A & B
Address : 200 EASTERN PKWY. @WASHINGTON AVE.

Borough : BROOKLYN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$247,800	\$467,800
Interior Architecture		\$65,200
Electrical	\$881,000	\$217,400
Total	\$1,128,800	\$750,500
Importance Code A	\$247,800	\$467,800
Importance Code B	\$881,000	\$282,600
Total	\$1,128,800	\$750,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,300	\$32,200		\$16,100
Interior Architecture		\$70,100	\$3,000	
Electrical	\$4,100	\$4,600	\$4,800	\$38,700
Mechanical	\$14,800	\$13,500	\$20,000	\$21,100
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$26,100	\$126,300	\$33,800	\$81,800
Importance Code A	\$1,300	\$32,200		\$16,100
Importance Code B	\$24,800	\$94,100	\$33,800	\$65,700
Importance Code C				
Total	\$26,100	\$126,300	\$33,800	\$81,800



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

Asset #: 4120

rchitecture		Current	Current Repair Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior	•			•				
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	
			ıt, Extent : Light, A		cted : 75%		, -,	
			ection Between Par					
			Extent : Moderate, A	-				
			oof Section Between					
			er Membrane Over					
Plaza Roof: Stone Panels			\$51,500	2035	**			
Tiaza Root. Stone Tanen			extent : Moderate, A		cted : 10%			
		ı : Zigguraı		1.00.11990				
			Extent : Moderate, A	Area Affe	ected · 15%			
		ı : Zigguraı		17 001 11990				
			king, Sealant Failu	re				
Single Ply Membrane	<u> 5%</u>		\$1,300	2025	\$13,200			
Single Fly Memorane			, Extent : Moderate					
		-	ical Room West Ga		gjeciea . 2570			
			xtent : Moderate, A	-	cted · 5%			
			chanical Room, W					
CL Pala Mar 1/Cl					**			
Skylight, Metal/Glass	5%		\$115,600	2045				
		· ·	ings, Extent : Mod		еи Ајјестеа : 15%			
			ection With Ziggur xtent : Moderate, A		ata d . 100/			
			ection Of Ziggurat				<u> </u>	
Skylight, Metal/Glass	10%			2045	* *	10	\$24,400	
Sloped Glazing	35%			LIFE	* *	5	\$341,600	
erior								
Floors	O = 0 :			2021	4.0 < 000	2	644 5 00	
Carpet	25%			2024	\$406,800	3	\$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 Wood	20%			2030	* *	3	\$8,900	
	20%			2053	* *	5	\$44,700	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN MUSEUM WEST WINGS A & B

Asset #: 4120

Architecture		Current Repa	air	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	

Current	Repair	Futur	e Replacement	M	aintenance	
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2035	* *	5	\$300	
				1		
10%		2045	* *	1		
20%		2041	* *	5	\$400	
80%		2024	\$25,600	5	\$1,400	
10%		2045	* *	1		
90%		2025	\$48,400	1		
100%		2023	\$117,500	5	\$500	
100%		2023	\$7,600	1	\$20,900	
		2020		10	\$6,200	
	: Moderate, Area A <u>j</u>	fected :	100%			
Location : Offices						
90%		2020	\$792,900	2	\$1,400	
			*		•	
50%		2020	\$17,900	1		
50%		2020	\$9,800	1		
			*			
100%		2030	* *	10	\$200	
20%						
80%		2030	* *	1	\$20,300	
Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%			
Explanation : C C	TV Surveillance C	ameras				
	100% 100% 90% 10% 20% 80% 100% 100% 100% 100% 100% 100% 20% 50% 50% 50% 100% 100%	Total (Years)	Nof Total Fail Date Estimated Cost Year FY	No of Total Fail Date (Years) Estimated Cost FY	Note Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	Note Fail Date Cycles Cycles

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN MUSEUM WEST WINGS A & B

Asset #: 4120

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

Alarm

Fire/Smoke Detection

Generic, Digital 100% 2030 **

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

Location: Throughout The Building

Explanation: Strobe Lights, Manual Pull Station, Smoke Detectors

Mechanical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Campus Steam	100%	2035	* *	1		
	Other Observation, Extent: Light, Area	Affected	: 100%			
	Location : Throughout					
	Explanation: Steam Is From H Wing					
Distribution						
Steam Piping/Pump	100%	2045	* *	4	\$5,000	
	Other Observation, Extent : Severe, Are	a Affecte	d : 100%			
	Location : Throughout					
	Explanation : Heat Supply From H Wi	ng				
Terminal Devices						
Air Handler	80%	2030	* *	1	\$33,600	
Convector/Radiator	20%	2038	* *	1	\$4,400	
Air Conditioning						
Distribution	100-1				** ***	
Chilled Wtr Pipe/Pump	100%	2035	* *	4	\$3,400	
Terminal Devices						
Air Handler/Cool/Ht	100%	2030	* *	1	\$42,000	
Ventilation						
Distribution	1000/		ate ate	o -	427 000	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$37,900	
Exhaust Fans	1000/	2020	* *		#2.100	
Interior	100%	2030	* *	2	\$2,100	
Plumbing						
H/C Water Piping	1000/	20.45	* *	1		
Brass/Copper	100%	2045	* *	1		
Sanitary Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	TIPE	ela -l-	1		
Cast Iron	100%	LIFE	* *	1		
Fixtures	1000/					
Generic Vertical Transport	100%					

Vertical Transport

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

Mechanical	Current Repair	Future R	eplacement	M	aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	est Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: 1-5	55						
	Explanation: 1 Unit B Wing							
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			

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$693,200	\$1,215,200
Interior Architecture		\$413,400
Electrical	\$1,159,600	\$70,800
Mechanical	\$131,700	\$1,194,500
Total	\$1,984,500	\$2,893,800
Importance Code A	\$693,200	\$1,215,200
Importance Code B	\$1,291,300	\$1,379,400
Importance Code C		\$299,200
Total	\$1,984,500	\$2,893,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$5,200
Interior Architecture		\$27,400	\$10,400	
Electrical	\$8,500	\$10,100	\$12,300	\$35,600
Mechanical	\$47,200	\$50,200	\$56,500	\$54,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$79,400	\$111,400	\$102,900	\$118,700
Importance Code A	\$8,500	\$8,500	\$8,500	\$13,900
Importance Code B	\$70,900	\$102,900	\$87,000	\$104,800
Importance Code C			\$7,300	
Total	\$79,400	\$111,400	\$102,900	\$118,700



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN MUSEUM WING H

Asset #: 4121

	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior Exterior Walls								
Pre-Cast Concrete	100%	Now	\$355,400	LIFE	**	5	\$653,800	
	Expansion . Location		re, Extent : Modera acade	ite, Area I	Affected : 50%			
			acaae ed, Extent : Moderd	ite. Area	Affected : 50%			
	Location			.,, 11, 00	13,500.000 1 0 0 7 0			
Windows								
Aluminum	100%	Now	\$166,100	2041	* *	5	\$9,300	
	_		ed, Extent : Modera		Affected : 50%			
			oor, South East Co Extent : Moderate, A		oted . 20%			
			ast Corner, Sixth F		cieu . 2070			
Parapets			201111, 2000101					
Masonry: Brick	5%			LIFE	* *	5	\$500	
Pre-Cast Concrete	95%	Now	\$71,000	LIFE	* *	5	\$58,400	
			re, Extent : Modera	te, Area A	Affected : 50%			
	Location			. 4	1.CC . 1 200/			
	Location		ed, Extent : Modero acade	ite, Area	Affected : 30%			
Roof	Locuiton	. South F	исиие					
IRMA/Protected	90%	Now	\$100,600	2025	\$503,000			
Membrane	M: /D	1 El	tion - Francis I in I	4 4 4	CC1 - 100/			
			hings, Extent : Ligh Locations	t, Area Ą	<i>пестеа : 10%</i>			
	Paver Bloc	k Rallast	Frient · Moderate	Area Aft	Sected · 100%			
			Extent : Moderate, wout	Area Afj	fected : 100%			
	Location .	: Through	nout					
	Location .	: Through Growth, I	out Extent : Light, Arec					
IRMA/Protected	Location . Vegetation	: Through Growth, I	out Extent : Light, Arec			10	\$5,200	
IRMA/Protected Membrane	Location . Vegetation Location . 10%	: Through Growth, I : Through	oout Extent : Light, Ared oout	Affected	**	10	\$5,200	
	Location Location 10% Paver Block	: Through Growth, I : Through k Ballast,	out Extent : Light, Arec tout Extent : Moderate	2030 Area Aff	**	10	\$5,200	
	Location of Vegetation Location of 10% Paver Block Location	: Through Growth, A : Through k Ballast, : Over Se	out Extent : Light, Arec out Extent : Moderate, rvice Station On W	2030 Area Aff est Side	* * * * * * * * * * * * * * * * * * *	10	\$5,200	
	Location Vegetation Location 10% Paver Block Location Other Obse	: Through Growth, I : Through k Ballast, : Over Se	out Extent : Light, Arec out Extent : Moderate, rvice Station On W Extent : Moderate,	a Affected 2030 Area Affe est Side Area Affe	* * * * * * * * * * * * * * * * * * *	10	\$5,200	
	Location . Vegetation Location . 10% Paver Block Location . Other Obsek Location .	: Through Growth, I : Through k Ballast, : Over Se ervation, I : Over Se	nout Extent : Light, Area nout Extent : Moderate rvice Station On W Extent : Moderate, wice Station On We	2030 Area Affest Side Area Affest Side	* * fected : 100% cted : 100%		\$5,200	
	Location . Vegetation Location . 10% Paver Block Location . Other Obsek Location .	: Through Growth, I : Through k Ballast, : Over Se ervation, I : Over Se	out Extent : Light, Arec out Extent : Moderate, rvice Station On W Extent : Moderate,	2030 Area Affest Side Area Affest Side	* * fected : 100% cted : 100%		\$5,200	
Membrane	Location . Vegetation Location . 10% Paver Block Location . Other Obsek Location .	: Through Growth, I : Through k Ballast, : Over Se ervation, I : Over Se	nout Extent : Light, Area nout Extent : Moderate rvice Station On W Extent : Moderate, wice Station On We	2030 Area Affest Side Area Affest Side	* * fected : 100% cted : 100%		\$5,200	
Membrane terior Floors Carpet	Location Vegetation Location 10% Paver Block Location Other Obsek Location Explanation 15%	: Through Growth, I : Through k Ballast, : Over Se ervation, I : Over Se	nout Extent : Light, Area nout Extent : Moderate rvice Station On W Extent : Moderate, wice Station On We	2030 Area Affest Side Area Affest Side Area Side escribed	* * Fected: 100% cted: 100% As American Hydr \$249,200	rotech.	\$27,400	
Membrane terior Floors Carpet Cast in Place Concrete	Location Vegetation Location 10% Paver Block Location Other Obsek Location Explanati 15% 10%	: Through Growth, I : Through k Ballast, : Over Se ervation, I : Over Se	nout Extent : Light, Area nout Extent : Moderate rvice Station On W Extent : Moderate, wice Station On We	2030 Area Affest Side Area Affest Side Area Side escribed 2024 LIFE	* * Fected: 100% cted: 100% As American Hydri \$249,200 * *	rotech.	\$27,400 \$26,600	
Membrane terior Floors Carpet Cast in Place Concrete Ceramic Tile	Location Vegetation Location 10% Paver Block Location Other Obset Location Explanati 15% 10% 5%	: Through Growth, I : Through k Ballast, : Over Se ervation, I : Over Se	nout Extent : Light, Area nout Extent : Moderate rvice Station On W Extent : Moderate, wice Station On We	2030 Area Affest Side Area Affest Side st Side escribed 2 2024 LIFE 2034	** ** fected: 100% cted: 100% As American Hydn \$249,200 ** **	3 5 5	\$27,400 \$26,600 \$6,100	
terior Floors Carpet Cast in Place Concrete Ceramic Tile Terrazzo	Location . Vegetation . Location . 10% Paver Block . Location . Other Obsek . Location . Explanation . 15% 10% 5% 10%	: Through Growth, I : Through k Ballast, : Over Se ervation, I : Over Se	nout Extent : Light, Area nout Extent : Moderate rvice Station On W Extent : Moderate, wice Station On We	2030 Area Affest Side Area Affest Side escribed 2024 LIFE 2034 LIFE	* * Fected: 100% cted: 100% As American Hydn \$249,200 * * * * * *	3 5 5 5	\$27,400 \$26,600 \$6,100 \$9,500	
Membrane terior Floors Carpet Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile	Location Vegetation Location 10% Paver Block Location Other Obset Location Explanati 15% 10% 5%	: Through Growth, I : Through k Ballast, : Over Se ervation, I : Over Se	nout Extent : Light, Area nout Extent : Moderate rvice Station On W Extent : Moderate, wice Station On We	2030 Area Affest Side Area Affest Side st Side escribed 2 2024 LIFE 2034	** ** fected: 100% cted: 100% As American Hydn \$249,200 ** **	3 5 5	\$27,400 \$26,600 \$6,100	
Membrane terior Floors Carpet Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls	Location Vegetation Location 10% Paver Block Location Other Obsek Location Explanati 15% 10% 5% 10% 60%	: Through Growth, I : Through k Ballast, : Over Se ervation, I : Over Se	nout Extent : Light, Area nout Extent : Moderate rvice Station On W Extent : Moderate, wice Station On We	2030 Area Affest Side Area Affest Side Area Side Area Affest Side Escribed 2024 LIFE 2034 LIFE 2030	* * Fected: 100% cted: 100% As American Hydn \$249,200 * * * * * *	3 5 5 5 3	\$27,400 \$26,600 \$6,100 \$9,500 \$27,400	
terior Floors Carpet Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile	Location Vegetation Location 10% Paver Block Location Other Obsek Location Explanati 15% 10% 5% 10% 60%	: Through Growth, I : Through k Ballast, : Over Se ervation, I : Over Se	nout Extent : Light, Area nout Extent : Moderate rvice Station On W Extent : Moderate, wice Station On We	2030 Area Affest Side Area Affest Side Area Side Area Affest Side Escribed 2024 LIFE 2034 LIFE 2030 2034	** Fected: 100% cted: 100% As American Hydri \$249,200 ** ** **	3 5 5 5 3 5 5 5 3	\$27,400 \$26,600 \$6,100 \$9,500 \$27,400 \$14,700	
Membrane terior Floors Carpet Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls	Location Vegetation Location 10% Paver Block Location Other Obsek Location Explanati 15% 10% 5% 10% 60%	: Through Growth, I : Through k Ballast, : Over Se ervation, I : Over Se	nout Extent : Light, Area nout Extent : Moderate rvice Station On W Extent : Moderate, wice Station On We	2030 Area Affest Side Area Affest Side Area Side Area Affest Side Escribed 2024 LIFE 2034 LIFE 2030	** Sected: 100% cted: 100% As American Hydri \$249,200 ** ** **	3 5 5 5 3	\$27,400 \$26,600 \$6,100 \$9,500 \$27,400	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN MUSEUM WING H

Asset #: 4121

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	15%		2038	* *	5	\$18,300	
Exposed Concrete	10%		LIFE	* *	5	\$1,900	
Gypsum Board	75%		LIFE	* *	5	\$114,200	

lectrical	Current Repair Future Replacement Maintenance						
rstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2035	* *	5	\$200	
	Other Observation, E		Area Affe	cted : 100%			
	Location : Electrica						
	Explanation : Two 2 Switch	2500 Amps, One 30	00 Amps	And One 4000 An	ıps Main	Diconnect	
Fused Disc Sw	50%		2045	* *	5	\$200	
	Other Observation, E Location : Electrica	ıl Room 2			<i>a</i>		
	Explanation : One 3	3000 Amps And On	e 2500 A	mps Main Disconr	iect Swite	ch	
Transformers	1000/		2020	* *	~	Φ 2 22	
Dry Type	100%		2038		5	\$300	
	Other Observation, E		Area Affe	cted : 100%			
	Location : Basemen		400.0	77 V. I			
	Explanation : (4) 10	000 Kva, (2)750 Kv	a, 480/2	// Volts			
Switchgear / Switchboard	0.007		20.45	* *	~	Ф200	
Fused Disc Sw	90%		2045	* *	5	\$300	
Molded Case Bkrs	10%		2045	* *	5	\$200	
Raceway	700/		2025	# 40,000			
Conduit	70%		2025	\$40,000	1		
Conduit	20%		2035		1		
Conduit	10%		2045	* *	1		
Panelboards	7 0/		2011	de de	_	4100	
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	\$20,000	5	\$1,100	
Wiring							
Thermoplastic	20%		2045	* *	1		
Thermoplastic	60%		2035	* *	1		
Thermoplastic	20%		2025	\$10,800	1		
Motor Controllers							
Locally Mounted	5%		2023	\$9,800	5		
Motor Control Center	60%		2030	* *	5	\$1,400	
Motor Control Center	30%		2038	* *	5	\$700	
Variable Frequency	5%		2038	* *			
Drive							

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 BROOKLYN MUSEUM WING H

Asset #: 4121

Electrical	Current Re	Current Repair Future Replacement Maintenance					
System Component	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	Total (Tours)				(115)		
Ground							
Grounding Devices							
Not Accessible	100%						
Stand-by Power							
Transfer Switches						*= 000	
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	
	Other Observation, Ext	ent : Moderate, A	rea Affe	cted : 100%			
	Location : Outside						
=	Explanation : Genera	tor Rated @ 750	Kw				
Batteries	1000/		2010	#1.600	~	Ф2 200	
Lead/Acid	100%		2019	\$1,600	5	\$3,200	
Fuel Storage	500/		20.41	ماد ماد	~	Φ0.000	
Day Tank	50%	. 16 1	2041	**	5	\$8,000	
	Other Observation, Ext Location : Generator		rea Affe	cted : 100%			
	Explanation: 1000 G	allons Capacity					
Main Tank	50%		2053	**	5	\$1,300	
	Other Observation, Ext		rea Affe	cted : 100%			
	Location : Undergrou						
	Explanation: 2000 G	allons Capacity					
Lighting							
Interior Lighting	C00/		2020	¢	10	¢47.200	
Fluorescent	60%	I - I	2020	\$667,400	10	\$47,200	
	T-12 Lamps, Extent: M		ectea : .	100%			
	Location : Throughou	и тпе Бинанпу					
Incandescent	40%		2020	\$445,000	2	\$800	
Egress Lighting							
Emergency, Service	10%		2030	* *	1		
Emergency, Service	40%		2020	\$18,100	1		
Exit, Service	30%		2020	\$7,400	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	
	Other Observation, Ext			cted : 100%			
	Location : Inside And		_				
	Explanation: C C T \	/ Surveillance Ca	meras				

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN MUSEUM WING H

Asset #: 4121

Electrical	Currer	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

Generic, Digital 100% 2030 **

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

Location: Throughout The Building

Explanation: Strobe Lights, Manual Pull Station And Smoke Detectors

Mechanical	Current	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	e 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% Other Observation,	_	2030 Affected	**	1	\$85,000	
	Location : Boiler I	Room nits (2 Lg For Heati	na I Sm	For Humidification)		
Distribution	Елрининон . 5 ОТ	ms (2 Lg roi Heam	ıg, 1 sm	1 or 11umuujieuno	<i>)</i>		
Steam Piping/Pump	100%		2035	* *	4	\$4,200	
Terminal Devices						+ -,	
Air Handler	60%		2025	\$296,800	1	\$31,900	
Convector/Radiator	20%		2030	* *	1	\$5,500	
Fan Coil Unit/Heat	20%		2025	\$274,800	1	\$5,500	
Air Conditioning							
Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment Centrifugal,Compressor Turbine	100%		2034	* *	1	\$92,900	
raionie	R-134a Refrigerant, Location : Mechan	nical Room					
	Other Observation,	=	Affected	: 100%			
	Location: Mechan						
	Explanation: 2 M	ore Chillers Added (4 Total)				
Distribution	1000/		2045	* *	4	¢c 200	
Chilled Wtr Pipe/Pump Terminal Devices	100%		2045	-11-	4	\$6,300	
Air Handler/Cool/Ht	100%		2025	\$389,700	1	\$53,100	
Heat Rejection	- 0			44.54.500	_		
Water Cool Tower	50%		2026	\$131,700	2	\$43,200	
Water Cool Tower	50%		2019	\$131,700	2	\$43,200	
Ventilation							
Distribution Ductavork/Diffusors	1,000/		LIDD	* *	2.5	¢47 000	
Ductwork/Diffusers Exhaust Fans	100%		LIFE	-11-	2-5	\$47,900	
Exnaust Fans Interior	100%		2025	\$101,400	2	\$2,600	
Note: All component repairs \$ estim		ars and are not escalar		' /		φ2,000	

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.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN MUSEUM WING H

Mechanical	Current Repa	ir Future	Replacement	Maintenance		е		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2035	* *	1				
HW Heat Exchanger								
Low Temp	100%	2051	* *	4	\$8,500			
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)								
Submersible	100%	2018	\$7,200	4	\$2,500			
Sewage Ejector(s)								
Electric	100%	2030	* *	4	\$2,500			
Backflow Preventer								
Generic	100%	2025	\$8,900	1	\$5,300			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Exten	t : Light, Area Affected	: 100%					
	Location: (2) B-5 Passe	enger (1) B-6 Staff (1) B-6 Freight					
	Explanation: 4 Units (2	Passenger, 1 Staff, 1 F	reight)					
Fire Suppression								
Standpipe								
Generic	100%	2035	* *	1-5	\$44,900			
Sprinkler								
Generic	100%	2045	* *	1-2	\$24,000			
Fire Pump								
Generic	100%	2028	* *	1	\$16,000			

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Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : CARNEGIE HALL

Address : 881 7TH AVE @W. 57 STREET

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$51,100	\$684,100
Interior Architecture	\$267,100	\$755,900
Electrical		\$974,800
Mechanical	\$39,000	\$1,027,200
Total	\$357,100	\$3,442,000
Importance Code A	\$51,100	\$684,100
Importance Code B	\$306,000	\$2,496,100
Importance Code C		\$261,900
Total	\$357,100	\$3,442,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$11,800		\$10,400
Interior Architecture		\$57,000	\$6,200	
Electrical	\$73,100	\$28,800	\$29,400	\$38,000
Mechanical	\$99,300	\$160,600	\$143,000	\$191,100
Elevators/Escalators	\$154,800	\$154,800	\$154,800	\$154,800
Total	\$327,100	\$413,000	\$333,500	\$394,300
Importance Code A		\$11,800	\$8,800	\$10,400
Importance Code B	\$327,100	\$401,200	\$324,600	\$383,900
Importance Code C				
Total	\$327,100	\$413,000	\$333,500	\$394,300



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

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

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•			•				•
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	
·		Shed in Use 1 : First Flo	e, Extent : Moderat oor Level	e, Area A	ffected : 25%			
Masonry: Granite	3%			LIFE	* *	5	\$5,000	
Window Wall	7%			2051	* *	5	\$58,600	
		onstruction, 1 : Elevator	Extent : Light, Are Hall	a Affecte	ed : 100%			
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	
			Extent : Moderate, A					
			Plaza Roof Over Th					
	Explana	tion : Rece	nt Construction. Th	is Comp	onent Is Actually (Hass Par	ıels.	
Metal Rail	10%			2038	* *	5-10	\$19,400	
Roof								
Plaza Roof: Stone Panels	40%			2051	* *			
	Other Ob:	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Plaza Ro	oof/ Garden Over T	he 8th F	loor			
	Explana	tion : Renc	ent Replacement					
Skylight, Metal/Glass	5%			2045	* *	10	\$13,700	
Under Construction	55%							
terior								
Floors								
Carpet	10%			2024	\$566,100	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	
		•	ent, Extent : Light, .	Area Affe	ected : 100%			
	Location	ı : Through	out					

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

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

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

Asset #: 2399

Architecture	Curren	t Repair	Futur	e Replacement	M		
System Component Type	% of Fail Dat Total (Years	e 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	
	Recent Replace Eve Location : Through	dent, Extent : Light, A ghout	Area Affe	ected : 100%			
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	
	Recent Replace Eve Location : Through	dent, Extent : Light, A ghout	Area Affe	ected : 100%			
Exposed Concrete	5%		LIFE	* *	5	\$3,200	
Gypsum Board	10%		LIFE	* *	5	\$51,900	
Gypsum Board	10%		LIFE	* *	5	\$51,900	
31	Recent Replace Eve Location : Throug	dent, Extent : Light, A ghout	Area Affe	ected : 100%		. ,	
Plaster	15%		LIFE	* *	5	\$38,900	
Plaster	15%		LIFE	* *	5	\$38,900	

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5	\$1,300	
	Other Observation, Extent : Mode Location : Electrical Room	erate, Area Affec	ted : 100%			
	Explanation : 3- Main Service S Amperes	witches Rated @	5000 Amperes, 4	000 Amp	peres And 2000	
Transformers						
Dry Type	100%	2042	* *	5	\$1,100	
	Other Observation, Extent : Mode	erate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation: 45 Kva And 75 Kv	ra				
Switchgear / Switchboard						
Fused Disc Sw	100%	2051	* *	5	\$1,300	
Raceway						
Conduit	10%	2025	\$24,100	1		
Conduit	90%	2051	* *	1		

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

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

Asset #: 2399

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
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	\$14,400	5	\$800		
Wiring									
Braided Cloth	10%	0-2	\$24,100	2050	* *	1			
		_	ent : Moderate, Are	a Affecte	ed : 100%				
	Location	: Upper F	loors						
Thermoplastic	90%			2051	* *	1			
Motor Controllers									
Locally Mounted	20%			2030	* *	5	\$400		
Motor Control Center	60%			2042	* *	5	\$4,900		
Variable Frequency	20%			2042	* *				
Drive									
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		
			Extent : Moderate, A	Area Affe	ected : 100%				
	Location								
	Explana	tion : Emer	gency Generator R	ated @	750 Kw				
Batteries	1000/			2020	¢1.600	~	ф11 000		
Lead/Acid	100%			2020	\$1,600	5	\$11,000		
Fuel Storage	50 0/			20.47	* *	_	ф ол (00		
Day Tank	50%		Enterna Madamata	2047		5	\$27,600		
			Extent : Moderate, A	<i>Area А</i> ฏе	естеа : 100%				
	Location		Callona C						
		tion : 2/5 (Gallons Capacity	20.55			A		
Main Tank	50%		3 36 .	2060	**	5	\$4,400		
			Extent : Moderate, A	Area Affe	ected : 100%				
		: Basemen							
Lighting	Explana	tion : 275 (Gallons Capacity						

Lighting

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

Asset #: 2399

Electrical	Current R	lepair	Futur	e Replacement	M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting								
Interior Lighting								
Fluorescent	20%		2033	* *	10	\$54,700		
	T-8 Lamps, Extent: M		ected : 10	00%				
	Location : Through	out The Building						
Fluorescent	30%		2033	* *	10	\$82,000		
	Compact Fluorescent Location : Corridor		derate, A	Area Affected : 100	0%			
Fluorescent	10%		2033	* *	10	\$27,300		
	T-5 Lamps, Extent : M	loderate, Area Affe	ected : 10	00%				
	Location : Upper Fl	oors						
Incandescent	20%		2025	\$772,400	2	\$1,300		
Incandescent	20%		2033	* *	2	\$1,300		
	Other Observation, E.	xtent : Moderate, A		cted : 100%		. ,		
	Location : Hallways	, Function Rooms						
	Explanation : Halog	gen Bulbs						
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		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Hallways. Function Rooms And Offices							
	Explanation: C C T	V Surveillance C	ameras					
Fire/Smoke Detection	1000/		2022	do do				
Generic, Digital	100%		2033	**				
	Other Observation, E.		area Affe	стеа : 100%				
	Location: Througho		11 G	H C. 1	Det			
	Explanation : Strobe	e Lights, Manual F	uu Statio	ons, Horns, Smoke	Detector	rs		

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2035	* *	1		
•	Other Observation, Extent: Light,	Area Affected : 100%	6			
	Location : Basement					
	Explanation: From Con Ed					

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

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

Asset #: 2399

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$17,700	
			xtent : Light, Area	Affected	: 100%			
		: Basemen						
D: . '1'	Explana	tion : 4 Hea	ter Exchangers Co	nverting	Steam To Hot Wa	ter		
Distribution Hot Wtr Piping/Pump	90%			2033	* *	4	\$19,800	
Steam Piping/Pump	10%			2035	* *	4	\$1,500	
Terminal Devices	1070					-	Ψ1,000	
Air Handler	40%			2030	* *	1	\$73,700	
Convector/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	- 0						.	
Centrifugal, Elec Chiller	50%	C	7	2028	* *	1	\$161,200	
		efrigerant, E i : Sub Base	Extent : Light, Area	Affected	l : 30%			
		i : Sub base	тепі					
Centrifugal, Elec Chiller	50%	C	7	2038	* *	1	\$161,200	
		efrigerant, E 1 : Basemen	Extent : Light, Area t	Ађестеа	l: 30%			
Distribution								
Chilled Wtr Pipe/Pump	50%			2035	* *	4	\$7,300	
Chilled Wtr Pipe/Pump	50%			2051	* *	4	\$7,300	
Terminal Devices	1000/			2020	ماد ماد		Φ104. 2 00	
Air Handler/Cool/Ht	100%			2030	* *	1	\$184,300	
Heat Rejection	1000/			2026	¢014.400	2	\$200,000	
Water Cool Tower Ventilation	100%			2026	\$914,400	2	\$299,900	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$166,200	
Exhaust Fans	10070			LII L		2 3	Ψ100,200	
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	\$12,300	4	\$400	
No Component	75%							
HW Heat Exchanger	_	·				_		
Low Temp	100%			2051	* *	4	\$29,500	
Sanitary Piping					_	_		
Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical	Current Repair	Future Rep	lacement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Submersible	1000/	2019	¢7.200	4	¢2.500	
Sewage Ejector(s)	100%	2018	\$7,200	4	\$2,500	
Electric	100%	2030	* *	4	\$2,500	
Backflow Preventer						
Generic	100%	2025	\$30,900	1	\$18,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators	C00/	LIEE	* *			
Geared Traction	60%	LIFE				
	Other Observation, Extent : Light, Ar Location : Throughout	еа Ајјестеа : 00%)			
	Explanation : 6 Units					
H-1P.	40%	LIFE	* *			
Hydraulic	40% Other Observation, Extent : Light, Ar Location : Throughout Explanation : 4 Units					
Escalators						
Under 20' Rise	100%	LIFE	* *			
	Other Observation, Extent : Light, Ar Location : Main Theatre Explanation : 2 Units	ea Affected : 1009	%			
Fire Suppression						
Standpipe						
Generic	100%	2045	* *	1-5	\$150,300	
Sprinkler						
No Component	30%					
Generic	70% Other Observation, Extent: Light, Ar Location: Main Theater Explanation: No Sprinkler	2045 rea Affected : 30%	* *	1-2	\$58,400	
Fire Pump						
Generic	100%	2034	* *	1	\$55,700	
Chemical System Generic	100% Other Observation, Extent : Light, Ar Location : Kitchens Explanation : 2 Sets	2020	\$27,900	1-3	\$55,000	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

Address : 1230 FIFTH AVENUE @E. 104 STREET

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$234,600	\$429,000
Electrical		\$222,600
Mechanical	\$37,900	\$285,700
Total	\$272,500	\$937,400
Importance Code A	\$234,600	\$429,000
Importance Code B	\$37,900	\$508,400
Total	\$272,500	\$937,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$36,700	\$900		\$100
Interior Architecture	\$101,800	\$2,200		\$8,500
Electrical	\$8,400	\$1,100	\$1,000	\$23,600
Mechanical	\$13,300	\$14,300	\$18,300	\$46,000
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$183,900	\$42,200	\$43,100	\$101,800
Importance Code A	\$41,000	\$5,200	\$4,300	\$4,400
Importance Code B	\$138,600	\$37,000	\$38,800	\$97,300
Importance Code C	\$4,300			
Total	\$183,900	\$42,200	\$43,100	\$101,800



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

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

Architecture	Current Repair Future Replacement				t Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
xterior									
Exterior Walls									
Masonry: Brick	35%	LIFE	* *	5	\$96,900				
	Other Observation, Exten								
	Location : Museo Occup Explanation : Area Sq. I Bldg. Is 203,458 Sq. Ft.	=			-				
Masonry: Limestone	35%	LIFE	* *	5	\$72,700				
	Recent Repair Evident, Ex		eted : 25%		+·-,···				
	Location : Courtyard, F								
Window Wall	25%	2051	* *	5	\$259,500				
	Recent Construction, Exte	nt : Light, Area Affecte	ed : 100%						
	Location: Main Entrand	e Courtyard							
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%						
	Location: Main Entrand	e Courtyard							
	Explanation: Construct	ion Was Completed In	2008						
Wood	5% Now	\$155,300 2038	* *	5	\$34,600				
	Deteriorated Finish, Exte	nt : Moderate, Area Afj	fected : 30%						
	Location : Decorative W	ood Studs At Vestibule	And Courtyard						
Windows									
Aluminum	10%	2047	* *	5	\$300				
	Recent Installation, Exten		: 100%						
	Location : Cafe Space C		1 1000/						
	Other Observation, Exten		cted: 100%						
	Location : Cafe Space C Explanation : Fixed Win								
Matal Clad			* *		¢1,000				
Metal Clad	10% Now Deteriorated Finish, Exte	\$18,400 2050		5	\$1,000				
		и . Моиетиге, Атеи Ау	eciea . 5070						
	Location: Theater Thermally Inefficient Extent: Moderate Area Affected: 100%								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Theater								
	Unit Inoperable, Extent:	Moderate. Area Affecte	ed : 100%						
	Location : Theater		. 100,0						
Wood	80% Now	\$79,300 2050	* *	5	\$13,200				
Wood	Deteriorated Finish, Exte		fected : 25%	3	Ψ13,200				
	Location : Throughout I								
	=		ffected : 100%						
	Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Throughout								
	Caulking Deteriorated, E	ctent : Severe, Area Aff	ected : 35%						
	Location : Throughout	. 33							
	Split/Cracked, Extent : Me	oderate, Area Affected	: 50%						
	Location : Throughout								

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

Asset #: 3009

Architecture		Current l	Repair	Futur	e Replacement	N	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Parapets								
Masonry: Brick	60%			LIFE	* :	* 5	\$400	
	Location	ı : Theater	Extent : Moderate, 1					
	Explana	tion : Para	pets At Theater Wh	ich Is Pa	rt Of The Museo			
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	\$18,200	2030	* :	k		
	Drains Inc	ad/Misposn	, Extent : Moderat	e, Area A	ffected : 20%			
	Location	ı : Over Ba	lcony					
	Water Per	netration, E	xtent : Severe, Are	a Affecte	d: 10%			
	Location	ı : Over Ba	lcony					
Skylight, Metal/Glass	5%			2045	*:	* 10	\$2,600	
terior								
Floors								
Carpet	25%	Now	\$78,900	2027	* :	* 3	\$8,700	
	Punct/Tea	ır/Impact D	amage, Extent : M	oderate, .	Area Affected : 2	0%		
	Location	ı : Theater						
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	ı : Theater						
	Wrinkling	, Extent : N	loderate, Area Affe	cted : 25	%			
	Location	ı : Theater						
Cast in Place Concrete	5%	Now	\$2,600	LIFE	* :	* 5	\$2,500	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	ı: Through	out Basement, Dre	ssing Are	eas In Theater			
	Uneven Si	urface, Exte	ent : Moderate, Are	a Affecte	d: 25%			
	Location	ı: Through	out Basement, Dre	ssing Are	eas In Theater			
	Other Obs	servation, E	Extent : Severe, Are	a Affecte	d : 5%			
	Location	n : Basemer	nt Mechanical Room	n				
	Explana	tion : Impr	oper Steel Plates C	overing I	Pipe Trench			
Terrazzo	25%			LIFE	* :	* 5	\$4,500	
Vinyl Tile	5%		\$10,500	2035	* :		\$400	
,			Extent : Moderate		ffected : 20%			
	Location	n : Back Sta	ge Area In Theate	•	-			
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	n : Back Sta	ge Area In Theate	•				
Vinyl Tile	15%			2030	* :	* 3	\$1,300	
Wood	25%			2060	* :		\$10,800	
,, 554			ent, Extent : Light,		ected : 100%	3	Ψ10,000	
		n : Gallerie	_					

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

Asset #: 3009

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$600		
Gypsum Board	63%			LIFE	* *	5	\$11,300		
		tallation, E : Gallerie	Extent : Light, Area	Affected	: 100%				
Masonry: Limestone	2%			LIFE	* *				
Plaster	5%	Now	\$4,300	LIFE	* *	5	\$400		
			xtent : Severe, Arec west Wall Of Theat		d : 20%				
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		
	-	place Evide : Lobby A	ent, Extent : Light, 1 and Cafe	Area Affe	ected : 100%				
Plaster	_		\$5,500 Extent : Moderate	LIFE , Area Aj	* * ffected : 10%	5	\$2,200		
		am Surface : Theater	, Extent : Moderate	e, Area A	ffected : 10%				
Wood	10%			LIFE	* *	5	\$20,200		

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2025	\$11,100	5	\$100	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : Main Serice Switch Rat	ed @ 400	00 Amperes			
Fused Disc Sw	50%	2045	* *	5	\$100	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch Ro	ted @ 25	00 Amperes Servir	ig The M	useum	
Switchgear / Switchboard						
Fused Disc Sw	50%	2045	* *	5	\$100	
Molded Case Bkrs	50%	2025	\$17,400	5	\$500	
Raceway						
Conduit	30%	2045	* *	1		
Conduit	70%	2025	\$23,500	1		

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

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

Asset #: 3009

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards	5 0/			20.41	ate ate	_		
Fused Disc Sw	5%			2041	**	5	#100	
Molded Case Bkrs	15%			2024	\$3,600	5	\$100	
Molded Case Bkrs	80%			2041	* *	5	\$800	
Wiring Braided Cloth	25%	2-4	\$7,400	2050	* *	1		
Braided Ciour			97,400 ent : Moderate, Are			1		
		_	out The Building	a rijjecie	. 100/0			
Thermoplastic	75%			2045	* *	1		
Motor Controllers	7 370			2043		1		
Locally Mounted	70%			2023	\$72,600	5	\$200	
Locally Mounted	30%			2038	**	5	\$100	
Fround	3070			_000			Ψ100	
Grounding Devices								
Generic	50%			LIFE	* *	5	\$300	
Generic	50%			LIFE	* *	5	\$300	
-ighting								
Interior Lighting								
Fluorescent	5%			2030	* *	10	\$1,700	
	_		Moderate, Area Affo	ected : 1	00%			
	Location	: 3rd Floo	or					
Fluorescent	60%			2030	**	10	\$20,500	
	_		Moderate, Area Affo out The Building	ected : 10	00%			
Incandescent	30%			2030	* *	2	\$300	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Gallerie	S					
	Explanai	ion : Traci	k Lights					
LED	5%			2030	* *			
Egress Lighting								
Emergency, Service	50%			2030	* *	1		
Exit, LED	50%			2053	* *	1		
Exterior Lighting	400-1						4.00	
HID	100%			2025	\$150,100	10	\$100	
Alarm								
Security System	200/							
No Component	30% 70%			2030	* *	1	¢0.700	
Generic		arvation I	Extent : Moderate, A			1	\$9,700	
			s And Hallways	116411996	cieu . 10070			
			TV Surveillance C	ameras				
Fire/Smoke Detection	Enpianai		S remance C					
No Component	30%							
Generic, Digital	70%			2030	* *			
21.12.12, 21g.mi		ervation, E	Extent : Moderate, A		ected : 100%			
			s And Hallways	<i>JJ</i> -				
				tectors,	Manual Pull Statio	ons And I	Horns	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 3009

Mechanical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating							
Energy Source Interruptible Gas/Dual Fuel	100%	2051	* *	1			
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout						
	Explanation: Steam To Museum Space Is Provided By The Building						
Conversion Equipment Steam Boiler	100% Boiler Used For Hot Water, Extent : Li Location : Basement Boiler Room	2042 ght, Area	* * Affected : 100%	1	\$42,700		
	Location: Basement Botter Room Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Mechanical Room. Steam Is Provided By The Building 2 Separate Units Explanation: Two Units						
Distribution							
Steam Piping/Pump	30%	2045	* *	4	\$1,000		
Steam Piping/Pump	70%	2035	* *	4	\$1,500		
Terminal Devices Air Handler	30% Now \$1,500 Other Observation, Extent : Moderate,	2025 Area Affe	\$74,500 cted : 5%	1	\$7,200		
	Location : Gallery						
	Explanation : Drip Pen Hose Clogged						
Convector/Radiator	70%	2030	* *	1	\$9,700		
Air Conditioning							
Energy Source	1000/	2022	* *				
Electricity	100%	2033	* *	1			
Conversion Equipment Reciprocating Compr/Chiller	60%	2025	\$93,800	1	\$12,000		
	R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : Basement Mech Room						
	Other Observation, Extent: Moderate, Area Affected: 60%						
	Location: North Basement Machiner						
	Explanation : For Museum Area Only						
Window/Wall Unit	40%	2020	\$37,900	1			
Distribution Chilled Wtr Pipe/Pump No Component	60% 40%	2035	* *	4	\$1,300		
Terminal Devices							
Air Handler/Cool/Ht	60% Other Observation, Extent: Moderate, Location: North Side Of Building			1	\$16,000		
	Explanation: Museum Area Only - Ai	r Is Humi	dity Controlled As	Well As	Temperature		
No Component	40%						

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

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

Asset #: 3009

Mechanical	Current Repair	Future Replacem	ent	Maintenance		
System Component Type	% of Fail Date Estimated Con Total (Years)	st Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Heat Rejection				_		
Air Condenser Unit	60%	2030	* *	2	\$18,000	
No Component	40%					
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2.5	\$24,000	
Exhaust Fans	100%	LIFE	4- 4-	2-5	\$24,000	
Exhaust Fans Interior	60%	2025 \$30	,600	2	\$800	
No Component	40%	2023 \$30	,000	2	\$600	
Plumbing	4070					
H/C Water Piping						
Brass/Copper	100%	2035	* *	1		
HW Heat Exchanger	10070	2033		-		
Low Temp	100%	2035	* *	4	\$4,300	
	Other Observation, Extent : Moderat			-	+ -,	
	Location : Boiler Room In Basemen					
	Explanation: Built Into The Boiler					
Sanitary Piping	•					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2020 \$11	,800	4	\$1,600	
Sewage Ejector(s)						
Electric	100%	2020 \$11	,800	4	\$1,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators	1000					
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Moderat	e, Area Affected : 100%				
	Location: Basement To 6th Floor					
F' G	Explanation: 4 Units					
Fire Suppression						
Standpipe Generic	100%	2035	* *	1-5	\$22,500	
Sprinkler	100%	2033		1-3	\$22,300	
No Component	20%					
Generic	80%	2045	* *	1-2	\$9,700	
Fire Pump	OO /0	2UTJ		1-2	Ψ2,700	
No Component	50%					
Generic	50%	2028	* *	1	\$4,000	
Generic	3070	2020		1	Ψ+,000	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : FLUSHING TOWN HALL
Address : 137-35 NORTHERN BLVD.

Borough : QUEENS Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026	
Exterior Architecture	\$48,400	\$278,200	
Electrical		\$505,200	
Mechanical	\$40,000		
Total	\$88,400	\$783,400	
Importance Code A	\$48,400	\$278,200	
Importance Code B	\$40,000	\$505,200	
Total	\$88,400	\$783,400	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,900	\$26,700		\$1,700
Interior Architecture	\$57,600	\$2,900	\$300	\$10,400
Electrical	\$300	\$400	\$300	\$300
Mechanical	\$35,700	\$7,700	\$8,000	\$57,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$99,400	\$41,700	\$12,500	\$73,500
Importance Code A	\$2,900	\$27,700	\$1,000	\$2,800
Importance Code B	\$96,500	\$14,000	\$11,500	\$70,700
Importance Code C				
Total	\$99,400	\$41,700	\$12,500	\$73,500



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

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

Asset #: 4380

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior	•							•
Exterior Walls								
Masonry: Brick	83%			LIFE	* *	5	\$229,700	
	-		t, Extent : Light, A	rea Affec	eted : 25%			
		: Through	out					
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	
	-		it, Extent : Light, A	rea Affeo	cted : 50%			
	Location	: Through	out					
Parapets								
Masonry: Brick	5%			LIFE	* *	5		
Masonry: Brick Cavity	5%			LIFE	* *	5		
Masonry: Brownstone	5%			LIFE	* *	5	\$100	
		pair Evider : Coping	nt, Extent : Light, A	rea Affeo	eted : 25%			
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	\$1,900	2030	* *			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Mechani	cal Room					
terior								
Floors								
Carpet	10%	Now	\$31,600	2027	* *	3	\$3,500	
	Worn/Eroc	ded, Extent	: Severe, Area Affe	ected : 10	00%			
	Location	: Offices						
	Other Obs	ervation, E	Extent : Severe, Ared	a Affecte	d: 100%			
	Location	: Through	out					
	Explana	tion : Open	Seams					
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	
	•		Extent : Light, Area		d : 50%			
	Location	: Auditori	um, First Floor Ga	lleries				

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

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

Asset #: 4380

Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
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	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	
	-	Progress, : Gift Sfop	Extent : Light, Area	a Affecte	d : 50%			
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	\$26,000	LIFE	* *			
•	Water Pen	etration, E	xtent : Light, Area	Affected	: 2%			
			cal Penthouse	•				
Gypsum Board	38%			LIFE	* *	5	\$11,000	

Electrical	Current Repair	Future Repla	acement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2035	* *	5	\$100	
	Other Observation, Extent: Mode	rate, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation : Main Service Swit	ch Rated @ 2500 Amp	peres			
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	
	Other Observation, Extent: Mode	rate, Area Affected : 1	00%			
	Location: Basement					
	Explanation: Water Main					

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

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

Asset #: 4380

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type		nil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2025	\$46,700	10	\$3,300	
	• .		Ioderate, Area Affe	ected : 10	00%			
	Location : 0	Offices						
Fluorescent	5%			2025	\$11,700	10	\$800	
	T-12 Lamps,	Extent : I	Moderate, Area A <u>f</u>	fected : .	100%			
	Location : I	Basement	t .					
Incandescent	75%			2025	\$175,000	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2025	\$13,000	10	\$2,200	
Exit, Service	50%			2025	\$2,600	1		
Exterior Lighting								
HID	100%			2025	\$72,700	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$17,500	1	\$2,000	
	Other Observ	vation, Ex	xtent : Moderate, A	rea Affe	cted : 100%			
	Location : I	Inside						
	Explanation	n : C C T	V Surveillance C	ameras				
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$199,300			
			xtent : Moderate, A	rea Affe	cted : 100%			
		_	out The Building					
	Explanation	n : Strobe	e Lights, Manual P	ull Statio	ons And Smoke De	tectors		

Mechanical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Interruptible Gas/Dual Fuel	100% Now	\$500 2045	* *	1		
	Other Observation, Extent : Mo	derate, Area Affected :	10%			
	Location : West Wall					
	Explanation: Outside Vent N	eeded For Oil Tank Ro	om			
Conversion Equipment						
Hot Water Boiler	100%	2030	* *	1	\$10,300	
	Other Observation, Extent: Lig	ht, Area Affected : 100	%			
	Location : Basement Boiler R	oom				
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2041	* *	4	\$1,500	

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

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

Asset #: 4380

Mechanical	Current Ro	epair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Terminal Devices Air Handler Convector/Radiator	30% 70% Now Leak Evident, Extent : Location : Various A		2030 2030 ected : 30%	* *	1 1	\$3,900 \$4,200	
Air Conditioning Energy Source Electricity	100%		2033	* *	1		
Conversion Equipment Under Construction Under Construction Terminal Devices	70% 30%		2033		1		
Under Construction Heat Rejection Remote Air Cond No Component	30% 70%		2020	\$40,000	2	\$4,400	
Ventilation Distribution Ductwork/Diffusers	100% Now Malfunctioning, Exten Location: 4 Damper Other Observation, Ex Location: Various A Explanation: Replac	· Motors, Various tent : Light, Area reas	Locations Affected: 25		2-5	\$11,600	
Exhaust Fans Interior	80% Now Not in Service, Extent Location : All Bath K	\$2,000 : Severe, Area Afj	2025	\$19,700	2	\$400	
Roof	20%		2025	\$3,500	2	\$100	
Plumbing H/C Water Piping Brass/Copper	100%		2045	* *	1		
Water Heater Gas Fired	100%		2020	\$5,200	2	\$300	
Sanitary Piping Cast Iron	100% Now Blockage /Clogged, Ex Location : Undergro				1		
Storm Drain Piping Cast Iron	100% Now Blockage /Clogged, Ex Location : Basement Repairs In Progress, E				1		
Sump Pump(s) Rigid Piping	Location : Stairway A	_	2020	\$11,800	4	\$1,600	

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

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

Mechanical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2030	* *	4	\$2,500	
Backflow Preventer						
Generic	100%	2030	* *	1	\$1,100	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected: 100	0%			
	Location: B, L, 1-3					
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
No Component	40%					
Generic	60%	2035	* *	1-2	\$3,500	
Chemical System						
Generic	100%	2020	\$27,900	1-3	\$55,000	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 16-May-2013 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 4444 Lot : 35 BIN : 5141713

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$58,500
Total		\$58,500
Importance Code A		\$58,500
Total		\$58,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,000		\$22,000	\$300
Interior Architecture	\$4,400	\$200		\$300
Electrical	\$500	\$300	\$6,700	\$500
Mechanical	\$2,400	\$1,300	\$2,500	\$1,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$12,200	\$5,800	\$35,100	\$6,600
Importance Code A	\$1,700	\$300	\$22,300	\$600
Importance Code B	\$10,200	\$5,500	\$12,800	\$5,900
Importance Code C	\$300			
Total	\$12,200	\$5,800	\$35,100	\$6,600



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset #: 4494

Architecture		Current I	Repair	ir Future Replaceme		nt Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$400		
Metal Panel	90%			2044	* *	5-10	\$80,500		
Metal Sect. OHD	5%			2037	* *	5	\$2,000		
Windows						_			
Aluminum	100%			2040	* *	5	\$700		
Roof	1000/				* *				
Slate	100%		. I' 1. A ACC	LIFE					
		esent, Exter 1 : Through	nt : Light, Area Affe out	ected : 1:	0%				
Interior									
Floors									
Cast in Place Concrete	65%	2-4	\$3,000	LIFE	* *	5	\$12,800		
		Crumbling, 1 : Boiler R	Extent : Moderate oom	, Area Aj	ffected : 15%				
Ceramic Tile	5%			2033	* *	5	\$500		
Vinyl Tile	30%	Now	\$1,100	2029	* *	3	\$1,000		
·	Adhesion Location		tent : Moderate, Ai	ea Affec	ted : 10%				
	Loose Uni		Moderate, Area A <u>f</u>	fected : 1	20%				
Interior Walls									
Gypsum Board	100%		\$300	LIFE	* *	5	\$800		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15% Location: Below Second Floor Window At Top Of Stairs								
	Water Per	etration, E	Extent : Moderate, A	rea Affe	cted : 10%				
	Location	: Below S	econd Floor Windo	w At Top	o Of Stairs				
Ceilings									
Exposed Struc: Steel	90%			LIFE	* *				
		ervation, E : Through	Extent : Moderate, A out	Area Affe	ected : 100%				
		_	proofing Missing						
Gypsum Board	10%	- T		LIFE	* *	5	\$1,100		

Electrical	Current Repair	Future Replaceme	nt	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5		
	Other Observation, Extent: Moderate, A	Area Affected : 100%				
	Location: Basement					
	Explanation: One 400 Amps Main Di	sconnect Switch				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2044	* *	5	\$200	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset #: 4494

Electrical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priority
Under 600 Volts			
Raceway			
Conduit	100%	2044 **	1
Panelboards			
Fused Disc Sw	5%	2040 **	5
Molded Case Bkrs	95%	2040 **	5 \$200
Wiring			
Thermoplastic	100%	2044 **	1
Motor Controllers			
Locally Mounted	100%	2037 **	5
Ground			
Grounding Devices			
Generic	100%	LIFE **	5 \$100
Lighting			
Interior Lighting			
Fluorescent	100%	2029 **	10 \$5,500
	Other Observation, Extent : I Location : Throughout	Moderate, Area Affected : 100%	
	Explanation: T-8 Lamps		
Egress Lighting			
Emergency, Battery	50%	2029 **	10 \$700
Exit, Service	50%	2029 **	1
Exterior Lighting			
HID	100%	2029 **	10
Alarm			
Fire/Smoke Detection			
Generic	100%	2029 **	1-3 \$3,800

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$700	2029	* *	1	\$2,700	
	Corroded,	Extent: M	oderate, Area Affe	cted : 5%	ó			
	Location	: Boilers						
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Boiler R	oom On 1st Floor					
	Explana	tion : 2 Uni	its					
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$300	
Terminal Devices								
Air Handler	90%			2029	* *	1	\$3,300	
Fan Coil Unit/Heat	10%			2029	* *	1	\$200	

Air Conditioning

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

Mechanical	Current Repair	Future Rep	olacement	M	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		
Terminal Devices						
Air Handler/Cool/Ht	100%	2029	* *	1	\$3,700	
	Other Observation, Extent : Lig	ht, Area Affected : 100	%			
	Location : Air Handler Room					
	Explanation: Direct Expansion	on Air Handler, With H	ot Water Co	il Built In	ı	
Heat Rejection						
Air Condenser Unit	100%	2029	* *	2	\$4,200	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$3,300	
Exhaust Fans						
Interior	100%	2029	* *	2	\$200	
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2037	* *	1		
Water Heater						
Electric	100%	2022	\$900	4	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2029	* *	1	\$400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Lig Location : 1-2	ht, Area Affected : 100	%			
	Explanation: 1 Unit					
Fire Suppression			_			
Sprinkler						
Generic	100%	2044	* *	1-2	\$1,700	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 14-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121936

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$52,100	
Interior Architecture	\$241,300	
Total	\$293,400	
Importance Code A	\$52,100	
Importance Code B	\$194,000	
Importance Code C	\$47,300	
Total	\$293,400	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$11,500		\$7,800	
Interior Architecture				
Total	\$11,500		\$7,800	
Importance Code A	\$11,500		\$7,800	
Importance Code B	, ,		, ,	
Importance Code C				
Total	\$11,500		\$7,800	



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

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	15%			LIFE	* *	5	\$1,300		
Wood	85%	Now	\$52,100	2029	* *	5	\$18,300		
	•	ecay, Exter : Through	nt : Moderate, Area	ı Affecte	d : 20%				
Windows	Location	. Inrougn	Oui						
Wood	100%	Now	\$9,500	2032	* *	5	\$11,800		
Wood			Extent : Moderate,		fected : 60%	3	ψ11,000		
			Locations Through						
			ked, Extent : Sever		Affected : 5%				
	_	: Front En		-,	-9,5				
Parapets			-						
Wood Cornice	100%			2034	* *	5-10	\$11,500		
Roof									
Copper/Terne	15%			2039	* *	10	\$2,800		
Wood Shingles	85%			2027	* *	10	\$2,100		
nterior									
Floors									
Wood	100%	Now	\$116,600	2052	**	5	\$5,200		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Various Locations Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 30% Location : Throughout								
	=	ked, Extent : Through	: Moderate, Area . out	Affected	: 25%				
	Worn/Erod	_	: Moderate, Area	Affected	: 25%				
	Other Obs	_	Extent : Moderate, A	Area Affe	ected : 100%				
		_	ior No Longer In U	se					
Interior Walls	<i>T</i>								
Plaster	100%	Now	\$47,300	LIFE	* *	5	\$1,700		
		ssing Elem	nents, Extent : Seve	re, Area	Affected : 50%		. ,		
	Location: Throughout								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location: Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
		: Through							
	Explanat	ion : Interi	ior No Longer In U	se					

^{**} 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

Architecture	Current Re	pair	Future Re	eplacement	Ma	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Plaster	100% Now	\$77,300	LIFE	* *	5	\$3,400	
	Broken/Missing Elemen	nts, Extent : Sever	e, Area Affe	cted : 50%			
	Location : Throughou	ıt					
	Cracking/Crumbling, E	Extent : Severe, Ar	ea Affected .	: 50%			
	Location : Throughou	ıt					
	Other Observation, Ext	ent : Moderate, A	rea Affected	l : 100%			
	Location: Throughou	ıt					
	Explanation : Interior	r No Longer In Us	ie				

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : HISTORIC RICHMOND TOWN GUYON STORE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 2,790 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 4441 Lot : 1 BIN : 5121942

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$47,300	
Total	\$47,300	
Importance Code A	\$47,300	
Total	\$47,300	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$27,800			
Interior Architecture			\$2,300	
Total	\$27,800		\$2,300	
Importance Code A	\$27,800			
Importance Code B			\$2,300	
Importance Code C				
Total	\$27,800		\$2,300	



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

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type		Date ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	5%			LIFE	* *	5	\$100		
Masonry: Fieldstone	20%			LIFE	* *	5	\$300		
Wood		ow	\$10,300	2029	* *	5	\$3,600		
	_		: Moderate, Area A	Affected	: 25%				
	Location : Th								
	•		: Moderate, Area A	Affected	: 5%				
	Location : Th	rougha	put						
Windows									
Wood		1+	\$17,500	2032	* *	5	\$7,200		
			Extent : Moderate,	Area Afj	fected : 25%				
	Location : Th	_							
			: Moderate, Area A	Affected	: 20%				
	Location : TI	roughe	out						
Roof									
Wood Shingles		ow	\$47,300	2039	* *			1	
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
	Location : Th	_							
			: Moderate, Area A	Affected	: 30%				
	Location : Th	rougha	out						
Wood Shingles	20%			2033	* *	10	\$200		
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Vo	arious I	Locations Through	out, 2010	0				
nterior									
Floors									
Wood	100%			2039	* *	5	\$4,700		
Interior Walls									
Plaster	75%			LIFE	* *	5	\$500		
Wood	25%			LIFE	* *	5	\$2,300		
Ceilings									
Exposed Struc: Wood	100%			LIFE	* *				

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 4,866 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121947

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture	\$37,900	
Total	\$37,900	
Importance Code B	\$37,900	
Total	\$37,900	

\$200 \$100	\$20,000 \$40,600	\$200
		\$200
\$200	\$20,000	\$200
\$300	\$60,600	\$200
\$200	\$500	\$200
\$100	\$40,300	
	\$19,700	
FY 2018	FY 2019	FY 2020
	\$100	\$19,700 \$100 \$40,300



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE

Asset #: 2383

Architecture		Current l	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			44.400			_	* 400	
Masonry: Brick	5%		\$1,400	LIFE	**	5	\$400	
			d, Extent : Moderat	e, Area 1	Affected: 25%			
		n : Chimney		. 1 . 250	,			
			derate, Area Affect	ea : 25%	0			
		n : Chimney	,					
Masonry: Fieldstone	5%			LIFE	* *	5	\$300	
Wood	90%			2029	* *	5	\$39,500	
Windows	1000/		440.200	2022	de de	_	#12 000	
Wood	100%		\$19,300	2032	**	5	\$12,000	
			ct, Extent : Modera	te, Area	Affected: 40%			
		n : Through			1.00/			
			ked, Extent : Mode	rate, Are	ea Affected : 40%			
- C	Locanoi	n : Through	out					
Roof	1000/			2027	* *	10	\$2,900	
Wood Shingles	100%			2027		10	\$3,800	
Interior Floors								
Panel/Paver: Cer/Brk	15%			2032	* *	5	\$2,100	
Wood	85%		\$37,900	2032	* *	<i>5</i>	\$5,000	
wood			\$37,900 Extent : Moderate,		facted · 100%	3	\$3,000	
		n : Through		111 eu 11 ₀	ecieu . 100/0			
		_	t : Moderate, Area .	Affected	. 25%			
		n : Through		ijjecica	. 2370			
Interior Walls	<u> </u>	t. Through						
Masonry: Fieldstone	15%			LIFE	* *			
Plaster	60%			LIFE	* *	5	\$1,100	
Wood	25%			LIFE	* *	5	\$6,300	
Ceilings	2370						ψ0,500	
Exposed Struc: Wood	35%			LIFE	* *			
Plaster	65%			LIFE	* *	5	\$2,600	
	2270						¥ 2 ,300	

lectrical	Current Repair	Future	Replacement	M		
rstem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2024	\$1,600	5	\$100	
	Other Observation, Extent : Moderat	te, Area Affed	eted : 100%			
	Location: Basement					
	Explanation: One 100 Amps Main	Disconnect S	Switch			
Raceway						
Conduit	100%	2024	\$4,000	1		
Panelboards						
Molded Case Bkrs	100%	2023	\$8,000	5	\$100	

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

Electrical	Current Rep	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Thermoplastic	100%		2024	\$8,700	1		
Ground							
Grounding Devices							
Generic	100% 2-4	\$10,200	LIFE	* *	5	\$100	
	Other Observation, Exter	it : Moderate, A	rea Affe	cted : 100%			
	Location : Ground Rod	- Outside					
	Explanation: Corrodea	!					
Lighting							
Interior Lighting							
Incandescent	100%		2019	\$23,600	2	\$100	
Exterior Lighting							
Incandescent	100%		2019	\$16,700	2		

Mechanical	Current Repa	air Futu	Future Replacement		aintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2034	* *	1			
Conversion Equipment							
Furnace	100%	2024	\$5,500	1	\$2,100		
	Other Observation, Exten	t : Light, Area Affected	! : 100%				
	Location: Basement						
	Explanation: 1 Unit						
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,400		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2034	* *	1			
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 11,569 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121947

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$267,500	
Electrical	\$128,100	\$189,600
Mechanical		\$276,400
Total	\$395,500	\$465,900
Importance Code A	\$267,500	
Importance Code B	\$128,100	\$465,900
Total	\$395,500	\$465,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$50,500		\$3,100	
Interior Architecture	\$28,300	\$600	\$6,500	\$3,800
Electrical	\$200	\$700	\$700	\$900
Mechanical	\$31,700	\$2,400	\$2,400	\$3,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$114,600	\$7,600	\$16,700	\$12,200
Importance Code A	\$51,100	\$600	\$3,700	\$600
Importance Code B	\$61,800	\$6,900	\$12,900	\$11,600
Importance Code C	\$1,700	\$100		
Total	\$114.600	\$7,600	\$16,700	\$12,200



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

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

Asset #: 2380

rchitecture	Current Repair	Future Re	placement	Ma		
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls				_		
Masonry: Brick	90% Now \$218,40		**	5	\$22,600	
	Jnt Mortar Miss/Erod, Extent : Moa Location : Throughout	eraie, Area Ajjec	lea : 50%			
	Loose Units, Extent : Light, Area Af	Factod : 10%				
	Location: Various Locations Thro					
	Spalling, Extent: Moderate, Area A	· ·				
	Location: Various Locations Three					
	Water Penetration, Extent: Modera	_	: 15%			
	Location : First Floor West Wall	33				
Masonry: Limestone	5% Now \$7,30	00 LIFE	* *	5	\$900	
,	Jnt Mortar Miss/Erod, Extent : Moa		ted : 20%			
	Location : Throughout					
Wood	5%	2029	* *	5	\$6,300	
Windows						
Wood	100% 2-4 \$21,70		**	5	\$13,500	
	Deteriorated Finish, Extent: Model		d: 30%			
	Location: Various Locations Thro	· ·	Y . 1 150/			
	Glazing Broken/Cracked, Extent: M. Location: Various Locations Thro		<i>јес</i> теа : 15%			
	Paint Peeling, Extent: Moderate, A	-	%			
	Location: Various Locations Thro					
Parapets	Zeediteit i i di tetti Zeediteit i in e					
Wood Cornice	100% Now \$21,50	00 2034	* *	5	\$11,300	
	Deteriorated Finish, Extent: Moder		d: 30%		,	
	Location: Throughout					
	Split/Cracked, Extent : Moderate, A	rea Affected : 25%	%			
	Location: Throughout					
Roof						
Copper/Terne	95%	2039	* *	10	\$49,000	
Skylight, Metal/Glass erior	5%	2044	* *	10	\$3,400	

Interior

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

Asset #: 2380

rchitecture	Curren	Current Repair		Future Replacement		Maintenance			
vstem Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
erior									
Floors									
Carpet	40% Now	\$18,900	2023	\$94,500	3	\$10,400			
		nt : Moderate, Area .	Affected	: 20%					
	Location: Throug								
	0.	Moderate, Area Affe	cted: 15	1 %					
	Location : Stairs Other Observation, Extent : Moderate, Area Affected : 20%								
			Area Affe	ected : 20%					
	Location: Through								
	Explanation : Op	en Seams							
Ceramic Tile	5%		2033	* *	5	\$900			
Vinyl Tile	15%		2029	**	3	\$1,300			
		g, Extent : Light, Are	ea Affect	ed : 15%					
	Location : Basem	ent							
Wood	40%		2039	* *	5	\$13,000			
		h, Extent : Moderate,	Area Afj	fected : 20%					
	Location : Stairs								
Interior Walls									
Ceramic Tile	5%		2033	* *	5	\$300			
Concrete Masonry Unit	5%		LIFE	* *	5	\$100			
Gypsum Board	35%		LIFE	**	5	\$1,100			
Masonry: Brick	10%	*. - 00	LIFE	* *	_				
Plaster	40% Now	\$1,700	LIFE	**	5	\$600			
		g, Extent : Moderate	e, Area Aj	ffected: 15%					
	Location: First I		4 A CC	. 1 100/					
	Water Penetration, Location : First I	Extent : Moderate, A	Area Affe	ctea : 10%					
			A A CC.	1 . 100/					
		Extent : Moderate, A	Area А <u></u> IJе	естеа : 10%					
	Location : Second Floor West Wall Explanation : Cannot Access Damage Due To Secondary Display Wall Set In Front								
XX 1		nnoi Access Damage		**					
Wood	5%		LIFE	* *	5	\$1,000			
Ceilings	700/		LIDE	* *	_	¢15 200			
Gypsum Board	70%	ф 7 200	LIFE	**	5	\$15,200			
Plaster	30% Now	\$7,300	LIFE		5	\$3,200			
	_	nt : Moderate, Area . us Locations Through		. 30%					
		=		atad : 100/					
		Extent : Moderate, A Stairs On Second Flo	00	ciea : 10%					
	Locanon : Above	siairs On Second Flo	oor						

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

Under 600 Volts

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

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

Asset #: 2380

Electrical	Currer	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2034	* *	5	\$100	
	Other Observation	, Extent : Moderate, 1	Area Affe	cted : 100%			
	Location : Electr	rical Room					
	Explanation : Or	ne 800 Amps Main Di	sconnect	Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%		2034	* *	5	\$100	
Raceway							
Conduit	100%		2034	* *	1		
Panelboards							
Fused Disc Sw	5%		2032	* *	5		
Molded Case Bkrs	95%		2032	* *	5	\$300	
Wiring							
Thermoplastic	100%		2034	* *	1		
Motor Controllers							
Locally Mounted	100%		2029	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	30%		2024	\$45,000	10	\$3,200	
		, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Basen						
	Explanation: T-	12 Lamps					
Incandescent	70%		2024	\$105,000	2	\$200	
Egress Lighting							
Emergency, Battery	50%		2024	\$8,300	10	\$1,400	
Exit, Service	50%		2024	\$1,700	1		
Exterior Lighting							
Incandescent	100%		2024	\$39,600	2		
Alarm							
Fire/Smoke Detection							
Generic	100% Now	\$128,100	2034	* *	1-3	\$6,500	
	Not in Service, Ext	ent : Moderate, Area	Affected	: 100%			
	Location: Throu	ghout The Building					

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

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

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

Asset #: 2380

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	Location	ervation, E : Basemen tion : 2 Uni		2037 Affected	* * : 100%	1	\$5,700	
Distribution	1000/			2040	de de		Φ.50.0	
Hot Wtr Piping/Pump	100%			2040	* *	4	\$600	
Terminal Devices	750/			2024	¢50,000	1	¢5 400	
Air Handler	75%			2024	\$50,000 * *	1	\$5,400	
Convector/Radiator	25%			2029	-11-	1	\$900	
Air Conditioning Energy Source Electricity Conversion Equipment	100%	N	¢19.500	2032	**	1	¢400	
Int Pkg Unit - Heating/Cooling	75%	Now	\$18,500 lerate, Area Affecte	2022	\$184,800	2	\$400	
No Component	R-22 Refri	gerant, Ext	Unit In Attic Space tent : Light, Area A ternal Package Un	ffected :				
Terminal Devices	2370							
Direct Expansion No Component	15% 85%			2024	\$4,300	1		
Heat Rejection								
Air Condenser Unit	15%			2029	* *	2	\$1,200	
Remote Air Cond	75%			2024	\$41,600	2	\$6,000	
No Component	10%							
Ventilation Distribution Ductwork/Diffusers	90% 10%			LIFE	* *	2-5	\$5,800	
No Component Plumbing	10%							
H/C Water Piping Galv Iron/Steel	100%			2029	* *	1		
Water Heater Gas Fired	100%			2022	\$2,900	2	\$200	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2024	\$11,800	4	\$1,600	
Sewage Ejector(s) Electric		Now Equipment, : Basemen	\$11,800 Extent : Moderate,	2034 Area Af	* * fected : 100%	4	\$1,600	
Fixtures Generic	100%							

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

Mechanical	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							

Elevators

100% LIFE Hydraulic

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

Location: B, 1, 2 Explanation: 1 Unit

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 11,825 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 4441 Lot : 1 BIN : 5121944

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$245,000	
Interior Architecture	\$74,100	
Electrical	\$173,900	\$205,500
Mechanical	\$36,600	\$63,800
Total	\$529,700	\$269,300
Importance Code A	\$281,600	
Importance Code B	\$248,100	\$269,300
Total	\$529,700	\$269,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$6,300		\$1,300	\$3,100
Interior Architecture	\$34,300			\$400
Electrical	\$72,700	\$1,000	\$49,300	\$700
Mechanical	\$8,800	\$900	\$1,700	\$900
Total	\$122,200	\$1,900	\$52,400	\$5,000
Importance Code A	\$6,300	\$700	\$2,100	\$3,800
Importance Code B	\$112,100	\$1,200	\$50,300	\$1,300
Importance Code C	\$3,800			
Total	\$122,200	\$1,900	\$52,400	\$5,000



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

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

rchitecture	Curren	Futur	e Replacement	М	aintenance			
rstem Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Cast in Place Concrete	2%		LIFE	* *	5	\$800		
Cast Stone/Terra Cotta	3%		LIFE	* *	5	\$1,900		
Masonry: Brick	75% Now	\$79,300	LIFE	* *	5	\$6,100		
		oderate, Area Affect						
		us Locations Through		. 1 2007				
	Horizontal Cracks, Location : North	Extent: Moderate, A	Area Affe	cted: 30%				
			ta Amag A	ffeeted , 100/				
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40% Location : North Facade							
			te Area A	Affected · 30%				
	Rusting Masonry Supt, Extent: Moderate, Area Affected: 30% Location: North Facade							
	Water Penetration, Extent : Moderate, Area Affected : 30%							
		us Locations Through						
Masonry: Brick	10%		LIFE	* *	5	\$800		
112430111) 1 211011		s, Extent : Light, Are		d: 100%		φοσο		
	Location : Librar	_						
Masonry: Limestone	2% Now	\$1,900	LIFE	* *	5	\$100		
•	Jnt Mortar Miss/Er	od, Extent : Modera		Affected : 25%				
	Location: Windo	w Sills						
Stucco Cement	3%		2029	* *	5	\$600		
Wood	5%		2029	* *	5	\$2,100		
Windows								
Wood	90% Now	\$165,700	2049	* *	5	\$27,600		
	-	ent : Moderate, Area	ı Affected	! : 50%				
	Location : Throug							
		h, Extent : Moderate,	Area Aff	ected : 50%				
	Location: Throughout							
	Thermally Inefficient, Extent: Moderate, Area Affected: 50%							
	Location : Throughout Split/Cracked, Extent : Moderate, Area Affected : 50%							
	-		Ајјестеа .	30%				
Waad	Location: Throug	şnon	20.40	* *	-	ФC 100		
Wood	10%	s Extent . Light A	2040		5	\$6,100		
	Repairs in Progress, Extent : Light, Area Affected : 100% Location : Library							
Parapets	Location : Librar	,						
No Component	90%							
Under Construction	10%							

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

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

Architecture	Curren	t Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof							
Asphalt Shingle	Location : Throug	Extent : Light, Area					
Built-Up (BUR)	15% Repairs in Progres Location : Librar	s, Extent : Light, Are y	2034 a Affected : I	* *	10	\$1,600	
Copper/Terne	Location : Throug	Extent : Light, Area			%		
nterior							
Floors Asphalt Poured	5% Now Loose/Delam Surfa Location : Stairs	\$800 ace, Extent : Moderat	2044 e, Area Affec	* * ted : 40%	5	\$100	
		Moderate, Area Affe	cted : 60%				
Cast in Place Concrete Ceramic Tile	5% 5% Now Cracking/Crumblin Location: Throu	\$1,100 g, Extent : Light, Are	LIFE 2027 a Affected :	* * * * 10%	5 5	\$1,200 \$300	
Vinyl Tile	30% 0-2 Cracking/Crumblin Location: Throug	\$28,700 ag, Extent : Moderate ghout ant : Moderate, Area			3	\$1,200	
Wood	Location : Custod Dry Rot/Decay, Ex	\$18,500 ements, Extent : Seve lian Office In Basem tent : Severe, Area Aj lian Office In Basem	nt fected : 40%		5	\$500	
Wood	Location : Throug	nt : Moderate, Area			5	\$4,900	

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

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

Asset #: 2386

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$600	
Masonry: Brick	25%			LIFE	* *			
Plaster	45%	Now	\$3,800	LIFE	* *	5	\$1,300	
		r/Impact D : Through	amage, Extent : Lig out	ght, Area	Affected: 10%			
	Staining/Discoloring, Extent: Moderate, Area Affected: 20%							
	Location	: Through	out	·	-			
SGFT/Glazed Masonry	10%			LIFE	* *			
Under Construction	10%							
Ceilings								
Embossed Metal	10%			LIFE	* *	5	\$400	
Plaster	80%			LIFE	* *	5	\$4,100	
Under Construction	10%							

lectrical		Current Repair		Future Replacement		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,600	5	\$100	
			xtent : Moderate, A	Area Affe	ected : 100%			
		: Basemen						
	Explanati	ion : One 2	200 Amps Main Dis	sconnect	Switch			
Switchgear / Switchboard	400					_		
Fused Knife Sw	100%	2-4	\$34,500	2054	**	5		
			Extent : Moderate,	Area Af	fected : 100%			
		: Basemen						
		ed Life, Ext : Througho	tent : Moderate, Ai out	rea Affec	ted : 100%			
Raceway								
Conduit	95%			2024	\$31,800	1		
Conduit	5%			2034	* *	1		
Panelboards								
Fused Toggle Switch	50%	2-4	\$8,000	2049	* *	5	\$100	
		ed Life, Ext : Througho	tent : Moderate, Ai out	rea Affec	ted : 100%			
Molded Case Bkrs	50%			2023	\$8,000	5	\$200	
Wiring								
Braided Cloth	65%	2-4	\$19,300	2049	* *	1		
		Aged, Exte : Througho	nt : Moderate, Are out	a Affecte	ed : 100%			
Thermoplastic	30%			2024	\$8,900	1		
Thermoplastic	5%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2022	\$32,300	5	\$100	

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

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

Asset #: 2386

Electrical	Current R	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground								
Grounding Devices								
Generic	100% 2-4	\$10,200	LIFE	* *	5	\$200		
	Other Observation, Ex		Area Affe	cted : 100%				
	Location : Basement							
	Explanation: Corro	led						
Lighting								
Interior Lighting								
Fluorescent	70%		2019	\$173,900	10	\$4,500		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Througho	ut						
	Explanation: T-12 I	amps						
Fluorescent	30%		2024	\$74,500	10	\$1,900		
Exterior Lighting								
HID	50%		2019	\$23,900	10			
Incandescent	50%		2019	\$20,300	2			
Alarm								
Fire/Smoke Detection								
Generic	100%		2024	\$130,900	1-3	\$7,300		

Mechanical		Current F	Repair	Futur	e 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%			2024	\$6,100	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$36,600	2044	* *	1	\$6,300	
		3 -	tent : Severe, Area	Affected	: 100%			
	Location	: Boiler R	oom					
			Extent : Light, Area	Affected	: 100%			
	Location	: Basemen	t t					
	Explana	tion : 2 Uni	its					
Distribution								
Steam Piping/Pump	100%	Now	\$5,200	2034	* *	4	\$300	
	Leak Evident, Extent : Moderate, Area Affected : 15%							
		: Through						
			Extent : Moderate,	Area Aff	ected : 50%			
	Location	: Through	out					
Terminal Devices								
Convector/Radiator	90%			2022	\$63,800	1	\$2,000	
Fan Coil Unit/Heat	10%			2024	\$11,200	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		

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

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

lechanical		Current l	Repair	Futu	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment								
Window/Wall Unit	5%			2019	\$800	1		
No Component	95%							
umbing								
H/C Water Piping								
Brass/Copper	20%			2034	* *	1		
Galv Iron/Steel	80%			2022	\$17,900	1		
Water Heater								
Gas Fired	100%	Now	\$1,700	2024	\$1,700	2	\$100	
		led Life, Ex : Boiler R	tent : Moderate, A oom	rea Affec	rted : 100%			
Sanitary Piping								
Cast Iron	100%	Now	\$1,600	LIFE	* *	1		
	Blockage/	Clogged, I	Extent : Moderate,	Area Aff	ected : 5%			
	Location	: Basemer	nt					
Fixtures								
Generic	100%							
	Obsolete F	ixtures, E	xtent : Severe, Area	Affected	d: 100%			
	Location	: Through	out					

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 16-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 200 BIN : 5121949

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$103,400	
Interior Architecture	\$42,800	
Electrical	\$57,400	
Total	\$203,600	
Importance Code A	\$103,400	
Importance Code B	\$100,200	
Total	\$203,600	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$30,400		\$200	
Interior Architecture	\$45,500			\$400
Electrical	\$10,200		\$12,100	
Mechanical	\$12,100	\$500	\$400	\$500
Total	\$98,200	\$600	\$12,800	\$900
Importance Code A	\$34,300	\$100	\$300	\$100
Importance Code B	\$51,300	\$500	\$12,500	\$900
Importance Code C	\$12,700			
Total	\$98,200	\$600	\$12,800	\$900



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset #: 2810

Architecture	Current Repair	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
xterior									
Exterior Walls	1000/ N. #27.000	2020	* *	_	¢4.700				
Wood	100% Now \$27,000 Deteriorated Finish, Extent: Moderate,	2029		5	\$4,700				
	Location: Throughout	Area Ajj	eciea . 3070						
	Dry Rot/Decay, Extent : Moderate, Area	a Affected	l : 20%						
	Location : Throughout								
	Paint Peeling, Extent : Moderate, Area	Affected :	30%						
	Location: Throughout								
Windows									
Wood	100% Now \$57,100	2049	* *	5	\$7,100				
	Air Infiltration, Extent : Severe, Area A	fected : 4	!5%						
	Location: Throughout								
	Broken/Missing Elements, Extent : Mod Location : Throughout	erate, Ar	ea Affected : 20%						
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
	Location: Throughout								
	Glazing Broken/Cracked, Extent: Mode		a Affected : 30%						
	Location : Various Locations Through	out							
Parapets									
Wood Cornice	100%	2034	* *	5-10	\$400				
Roof	200/ N. #2.500	2052	* *						
Copper/Terne	20% Now \$3,500 Gut/DS Non Func/Miss, Extent : Moder	2052							
	Location: Low Roof	ше, Агеи	Affected : 40%						
	Seams Open/Split, Extent : Moderate, A	rea Affec	ted · 50%						
	Location: Low Roof								
Wood Shingles	80% 0-2 \$46,400	2039	* *			1			
	Broken/Missing Elements, Extent : Seve		Affected : 50%						
	Location : Throughout								
	Dry Rot/Decay, Extent : Severe, Area A	ffected : 5	50%						
	Location: Throughout								

Interior

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

rchitecture	Current Repair	Future	Future Replacement M		Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Floors						
Carpet	35% Now \$11,600 Punct/Tear/Impact Damage, Extent: Se Location: Throughout Staining/Discoloring, Extent: Severe, A Location: Throughout Wrinkling, Extent: Severe, Area Affecte	Area Affect		3	\$1,300	
	Location: Throughout	A A CC -	-4 - 1 - 1000/			
	Other Observation, Extent: Moderate, Location: Throughout	Агеа Ајјес	nea : 100%			
	Explanation : Building Is No Longer I	In Use				
Ceramic Tile	5% Now \$2,500	2039	* *	5	\$100	
	Broken/Missing Elements, Extent : Seve Location : Throughout		Affected : 100%		7-00	
Quarry Tile	10% Now \$3,000	2037	* *	5	\$200	
	Broken/Missing Elements, Extent : Seve Location : Old Kitchen	ere, Area A	Affected : 100%			
Wood	50% Now \$42,800 Deteriorated Finish, Extent: Moderate, Location: Throughout Misaligned/Bulging, Extent: Severe, An Location: Second Floor Punct/Tear/Impact Damage, Extent: Se Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout	rea Affecte evere, Areo	ed : 30% a Affected : 40%	5	\$1,100	
Interior Walls						
Plaster	95% Now \$11,000 Paint Peeling, Extent : Moderate, Area Location : Throughout	LIFE Affected :	**	5	\$600	
	Punct/Tear/Impact Damage, Extent : Se Location : Throughout Worn/Eroded, Extent : Severe, Area Aff					
	Location: Throughout					
Wood	5% Now \$1,600 Punct/Tear/Impact Damage, Extent : Se Location : Throughout			5	\$500	
	Worn/Eroded, Extent : Severe, Area Aff Location : Throughout	ected : 10	0%			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset #: 2810

Architecture	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority			
Interior							
Ceilings							
Plaster	100% Now \$15,800	LIFE **	5 \$1,200				
	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%						
	Location: Throughout	Location: Throughout					
	Punct/Tear/Impact Damage, Extent : Sev	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%					
	Location : Throughout						
	Staining/Discoloring, Extent: Moderate,	Staining/Discoloring, Extent : Moderate, Area Affected : 40%					
	Location : Throughout						

Electrical	С	urrent Repair	Future Replacement		M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2024	\$1,600	5		
		ation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : B						
	Explanation	: One 600 Amps Main Dis	sconnect	Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2024	\$34,500	5	\$100	
Raceway							
Conduit	100%		2024	\$33,500	1		
Panelboards							
Fused Disc Sw	10%		2023	\$1,600	5		
Molded Case Bkrs	90%		2023	\$14,400	5	\$100	
Wiring							
Thermoplastic	100%		2024	\$29,700	1		
Motor Controllers							
Locally Mounted	100%		2022	\$16,100	5		
Ground							
Grounding Devices							
Generic		2-4 \$10,200	LIFE	* *	5		
		ation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : B	asement					
	Explanation	: Corroded					
Lighting							
Interior Lighting							
Incandescent	100%		2019	\$57,400	2		
Egress Lighting							
Emergency, Battery	100%		2019	\$2,300	10	\$400	
Exterior Lighting							
Incandescent	100%		2019	\$9,400	2		

Mechanical	Cı	rrent	Repair	Futu	re Replacement	M	aintenance	
System Component Type		l Date ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Mechanical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type		il Date Estimated Cos (ears)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•		•				
Energy Source Natural Gas	100%		2034	* *	1		
Conversion Equipment Hot Water Boiler	Obsolete Equi	0-2 \$3,900 ipment, Extent : Modera		* * fected : 100%	1	\$700	
	Location : B Other Observe Location : B	ation, Extent : Light, Are	ea Affected	: 100%			
	Explanation	: 1 Unit					
Terminal Devices Air Handler	100%		2024	\$9,300	1	\$1,000	
Air Conditioning Energy Source Electricity	100%		2032	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%		2025	\$34,500	2	\$100	
	R-22 Refriger Location : B	ant, Extent : Light, Area asement	Affected :	100%			
Terminal Devices Air Handler/Cool/Ht	100%		2029	* *	1	\$1,000	
Heat Rejection Remote Air Cond	100%		2024	\$10,400	2	\$1,100	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$900	
Exhaust Fans Interior	100%		2024	\$1,900	2	\$100	
Plumbing							
H/C Water Piping Brass/Copper	100%		2034	* *	1		
Water Heater Gas Fired	100%		2022	\$400	2		
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Submersible	100%		2017	\$7,200	4	\$2,500	
Fixtures Generic	100%			• •			

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 14-May-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121933

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$76,200	
Total	\$76,200	
Importance Code A	\$76,200	
Total	\$76,200	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$55,300			
Interior Architecture	\$300		\$3,400	\$1,300
Electrical	\$15,600		\$29,400	
Mechanical	\$300	\$300	\$14,500	\$400
Total	\$71,400	\$300	\$47,400	\$1,600
Importance Code A	\$55,400	\$200	\$200	\$200
Importance Code B	\$15,900	\$200	\$47,200	\$1,500
Importance Code C	\$100			
Total	\$71,400	\$300	\$47,400	\$1,600



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Asset #: 2384

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	nce	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls	0.50/ 0.2	Φ0.500	LIDE	* *	~	Φ.C. 400		
Masonry: Brick	85% 0-2 Jnt Mortar Miss/Ero Location : Through		LIFE e, Area A	* * Affected : 10%	5	\$6,400		
Masonry: Fieldstone	5%		LIFE	* *	5	\$300		
Wood	10% Now Deteriorated Finish, Location: South F Split/Cracked, Exten Location: South F	acade at : Moderate, Area .			5	\$1,900		
Windows								
Wood	100% Now Air Infiltration, Exte Location: Through Deteriorated Finish, Location: Through Thermally Inefficien	hout Extent : Moderate, hout	Area Aff	ected : 50%	5	\$10,400		
	Location: Through Split/Cracked, Exten Location: Through	hout st : Moderate, Area .		-				
Parapets Wood Cornice	100% Now Paint Peeling, Exten Location : Through Split/Cracked, Exten Location : Through	hout at : Moderate, Area .			5	\$5,600		
Roof								
Metal Panel	10% Now Gut/DS Non Func/M Location: Porch Water Penetration, I Location: Porch							
Slate	90% Now Broken/Missing Eler Location: Main Ro Water Penetration, I Location: East Wo	pof						
terior								
Floors								
Carpet	2%		2020	\$1,200	3	\$200		
Cast in Place Concrete	23%		LIFE	* *	5	\$2,400		
Ceramic Tile	5%		2027	* *	5	\$200		
Quarry Tile	5%		2029	* *	5	\$400		
Wood	65%		2039	* *	5	\$5,900		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Asset #: 2384

Architecture	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Ceramic Tile	5%		2027	* *	5	\$200	
Masonry: Brick	10%		LIFE	* *			
Plaster	75%		LIFE	* *	5	\$1,100	
Wood	10%		LIFE	* *	5	\$1,900	
Ceilings							
AcousTileConcealSpLn	10%		2029	* *	5	\$600	
Plaster	85%		LIFE	* *	5	\$2,600	
	Cracking/Crun	nbling, Extent : Light, Are	a Affecte	ed : 5%			
	Location : Se	cond Floor Office East W	all				
	Water Penetration, Extent : Light, Area Affected : 5%						
	Location : Se	cond Floor Office East W	all				
Wood	5%		LIFE	* *	5	\$2,100	

Current Re	epair	Future Replacement		M	Maintenance	
% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				5		
		Area Affe	ected : 100%			
	=					
Explanation: One 10	00 Amps Main Dis	connect	Switch			
400-1			** = 0.0			
100%		2024	\$3,700	1		
100/ 0.4	Φ	20.40	de de	_		
				5		
Obsolete Equipment, E Location : Basement	xtent : Moderate,	Area A <u>f</u>	fected : 10%			
-		ea Affec	ted : 100%			
90%		2023	\$6,600	5	\$100	
70% 2-4	\$5,600	2049	* *	1		
		a Affecte	ed : 100%			
30%		2024	\$2,400	1		
100%		2022	\$7,000	5		
100% 2-4	\$9,300	LIFE	* *	5	\$100	
Other Observation, Ex	tent : Moderate, A	Area Affe	ected : 100%			
Location: Basement						
Explanation: Corrod	led					
	100% Other Observation, Ext. Location: Basement Explanation: One 10 100% 10% 2-4 Obsolete Equipment, E Location: Basement On Extended Life, Exte. Location: Throughout 90% 70% 2-4 Insulation Aged, Exten Location: Throughout 30% 100% 100% 100% 2-4 Other Observation, Ext. Location: Basement	100% Other Observation, Extent: Moderate, A Location: Basement Work Shop Explanation: One 100 Amps Main Dis 100% 10% 2-4 \$700 Obsolete Equipment, Extent: Moderate, Location: Basement On Extended Life, Extent: Moderate, An Location: Throughout 90% 70% 2-4 \$5,600 Insulation Aged, Extent: Moderate, Are Location: Throughout 30% 100% 100% 2-4 \$9,300 Other Observation, Extent: Moderate, And Society Agency	Nof Total (Years) Stimated Cost Total (Years) Stimated Cost Total (Years) Total (Years) Stimated Cost Total (Years) Stimated Cost (Years)	100% 2024 \$1,400	Nof Total Fail Date Estimated Cost Year Estimated Cost Cycle Total (Years) FY	Note Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

Lighting

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Electrical	Cur	rent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	40%		2019	\$6,600	10	\$1,200	
Incandescent	60%		2019	\$9,900	2		
Exterior Lighting							
Incandescent	100%		2019	\$11,700	2		

echanical Current Repair			e Replacement	Ma		
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2034	* *	1		
100%	,	2029	* *	1	\$1,600	
Other Observation, E	Extent : Light, Area A <u>f</u>	fected	: 100%			
Location: Basemer	ıt					
Explanation: 1 Uni	it					
100%	2	2032	* *	4	\$200	
100%	<u>'</u>	2029	* *	1	\$1,100	
100%	<u>'</u>	2032	* *	1		
40%	,	2019	\$2,600	1		
60%						
100%	,	2029	* *	1		
100%	,	2022	\$700	2		
100%]	LIFE	* *	1		
100%		2019	\$10,800	4	\$1,600	
		-	,-		, ,	
100%						
	% of Fail Date Total (Years) 100% 100% 100% Other Observation, E Location: Basemen Explanation: 1 United 100% 100% 100% 100% 100% 100% 100%	Total (Years) 100% 100% Other Observation, Extent : Light, Area Aj Location : Basement Explanation : 1 Unit 100% 100% 100% 100% 100% 100% 100% 100%	Nof Total Fail Date Estimated Cost Year FY	No of Total Fail Date Estimated Cost Year FY Estimated Cost FY	No of Total Fail Date Estimated Cost Fy Estimated Cost Cycle (Yrs)	Note Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : HISTORIC RICHMOND TOWN SEAMAN COTTAGE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 1,200 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121947

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$7,600		\$4,300	
Interior Architecture			\$1,200	
Electrical				
Total	\$7,600		\$5,500	
Importance Code A	\$7,600		\$4,300	
Importance Code B			\$1,200	
Importance Code C				
Total	\$7,600		\$5,500	



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN SEAMAN COTTAGE

Asset #: 14347

rchitecture		Current F	Repair	Future Replacement		M			
ystem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
kterior									
Exterior Walls									
Concrete Masonry Unit				LIFE	* *	5	\$300		
Wood	80%			2029	* *	5	\$8,700		
	-		: Light, Area Affec		%				
	Location .	: Various	Locations Through	out					
Windows									
Wood	100%	Now	\$7,100	2040	* *	5	\$3,000		
			ıt : Moderate, Area	Affected	l : 40%				
	Location .	Location: Throughout							
		_	ients, Extent : Mod		ea Affected : 15%				
	Location .	Location: Various Locations Throughout							
	Glazing Bro	oken/Crac	ked, Extent : Mode	rate, Are	ea Affected : 30%				
	Location .	: Through	out						
	Split/Crack	ed, Extent	: Moderate, Area	Affected	: 30%				
	Location	: Exterior	Frames						
Roof									
Asphalt Shingle	100%			2027	* *	10	\$500		
terior									
Floors									
Cast in Place Concrete	20%			LIFE	* *	5	\$700		
Wood	80%			2039	* *	5	\$2,300		
Interior Walls									
Gypsum Board	90%			LIFE	* *	5	\$800		
Plaster	10%			LIFE	* *	5			
Ceilings									
Gypsum Board	90%			LIFE	* *	5	\$1,800		
Plaster	10%			LIFE	* *	5	\$100		

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

Under 600 Volts

Service Equipment

Not Accessible 100%

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

Location: Throughout

Explanation: Although The Building Has An Electrical System - There Is No Con Ed

	Service Connection			
Raceway				
Conduit	100%	2034	* *	1
Panelboards				
Molded Case Bkrs	100%	2032	* *	5
Wiring				
Thermoplastic	100%	2034	* *	1

Ground

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN SEAMAN COTTAGE

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Ground				
Grounding Devices				
Not Accessible	100%			
Lighting				
Interior Lighting				
Incandescent	100%	2024 \$5,800	2	
Exterior Lighting				
Incandescent	100%	2024 \$4,100	2	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 4,795 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121941

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$8,200		\$44,000	
Interior Architecture	\$34,300			
Electrical	\$100		\$100	
Mechanical	\$200	\$200	\$500	\$200
Total	\$42,800	\$200	\$44,600	\$300
Importance Code A	\$8,400	\$200	\$44,200	\$200
Importance Code B	\$30,300		\$300	\$100
Importance Code C	\$4,000			
Total	\$42,800	\$200	\$44,600	\$300



Maintenance \$ are aggregated over a ten-year period. Site specific 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	Curr	ent Repair	Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail I Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick	25% Nov		LIFE	* *	5	\$2,200	
		Erod, Extent : Modera	te, Area Aj	ffected : 20%			
	Location: Three	-					
		Moderate, Area Affec	ted : 10%				
	Location : Thre	pughout					
Wood	75%		2029	* *	5	\$32,400	
Windows					_		
Wood	100% Nov	, ,	2032	* *	5	\$11,800	
		ish, Extent : Moderate		ected : 20%			
		ous Locations Through		1.00/			
	O	Cracked, Extent : Mode		a Affected: 10%			
	Location : Vari	ous Locations Through	10ut				
Roof	1,000/		2020	* *	10	¢27.000	
Copper/Terne erior	100%		2039	-11-	10	\$27,800	
Floors							
Vinyl Tile	5% Nov	v \$2,800	2034	* *	3	\$100	
vinyi The	- /	Elements, Extent : Mod		a Affected : 30%	3	φ100	
	Location : Base		, 11.0	a. 1337 cereta 1 e o 7 o			
		ling, Extent : Moderate	e. Area Aft	fected : 40%			
	Location : Base	-	33				
Wood	95% 0-2	\$20,900	2039	* *	5	\$5,600	
**************************************		ish, Extent : Moderate		ected : 20%	3	Ψ5,000	
	Location : Stai		, 33				
Interior Walls							
Plaster	75% Nov	v \$4,000	LIFE	* *	5	\$1,400	
	Cracking/Crumb	ling, Extent : Light, Ar	ea Affecte	d: 20%			
	Location: Thre	oughout					
Wood	25%		LIFE	* *	5	\$6,200	
Ceilings							
Exposed Struc: Wood	25%		LIFE	* *			
Plaster	75% Nov	v \$6,600	LIFE	* *	5	\$2,900	
	Cracking/Crumb	ling, Extent : Moderate	e, Area Aff	ected : 15%			
	Location : Seco	ond Floor					
	Paint Peeling, E.	xtent : Moderate, Area	Affected :	10%			
	Location : Seco	ond Floor					

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE

Electrical	Current Rep	air Fut	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034	**	5	\$100	
	Other Observation, Exte	nt : Moderate, Area A <u>f</u>	fected : 100%			
	Location: Basement					
	Explanation: One 100	Amps Main Disconned	et Switch			
Raceway						
Conduit	100%	2034	**	1		
Panelboards						
Fused Disc Sw	5%	2032	**	5		
Molded Case Bkrs	95%	2032	**	5	\$100	
Wiring						
Thermoplastic	100%	2034	**	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	**	5	\$100	
Lighting						
Interior Lighting						
Incandescent	100%	2024	\$23,200	2	\$100	
Exterior Lighting						
Incandescent	100%	2024	\$16,400	2		

Mechanical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2034	* *	1		
Conversion Equipment						
Furnace	100%	2029	* *	1	\$2,100	
	Other Observation, Extent: Light	it, Area Affected : 1	100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,300	
Plumbing						
H/C Water Piping						
Galv Iron/Steel	10%	2029	* *	1		
No Component	90%					

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 7,447 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121946

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$95,300	
Interior Architecture	\$46,100	
Electrical	\$388,600	
Mechanical		\$65,300
Total	\$530,000	\$65,300
Importance Code A	\$95,300	
Importance Code B	\$434,700	\$65,300
Total	\$530,000	\$65,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$94,000			
Interior Architecture	\$79,600			\$2,400
Electrical	\$11,700		\$25,600	\$100
Mechanical	\$900	\$1,000	\$3,200	\$1,700
Total	\$186,200	\$1,000	\$28,800	\$4,200
Importance Code A	\$94,600	\$600	\$600	\$700
Importance Code B	\$91,600	\$400	\$28,200	\$3,400
Importance Code C				
Total	\$186,200	\$1,000	\$28,800	\$4,200



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Asset #: 2379

Architecture	Current Rep	air Fu	ture Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Yea	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior		•				
Exterior Walls						
Masonry: Brick	70% Now Jnt Mortar Miss/Erod, E. Location: Various Loc Paint Peeling, Extent: M Location: Various Loc Spalling, Extent: Modera Location: Various Loc	ations Throughout Ioderate, Area Affect ations Throughout ate, Area Affected: 1	a Affected : 30%	5	\$9,400	
Masonry: Brick	5% Now Jnt Mortar Miss/Erod, E. Location: Chimney & C. Water Penetration, Exten Location: Chimney Worn/Eroded, Extent: M. Location: Chimney & C.	Throughout nt : Light, Area Affect Ioderate, Area Affect	a Affected : 25% ed : 10%	5	\$700	
Masonry: Brownstone	20% Now Cracking/Crumbling, Ext Location: North Facad Jnt Mortar Miss/Erod, E. Location: North Facad	le xtent : Moderate, Are	Affected : 5%	5	\$2,000	
Wood	5% Now Deteriorated Finish, Exte			5	\$1,700	
Windows						
Wood	100% Now Deteriorated Finish, Externation: Frames Glazing Broken/Cracked Location: Various Location: Split/Cracked, Extent: Machine Location: Frames	, Extent : Moderate, . ations Throughout	Affected : 30% Area Affected : 10%	5	\$18,400	
Parapets Wood Cornice	100% Now Paint Peeling, Extent : M Location : Throughout Split/Cracked, Extent : M Location : Throughout		ed : 25%	5	\$10,500	
Roof Copper/Terne	100% Now Water Penetration, Exten Location : Over Main H		ffected : 15%			

Interior

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

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors								
Carpet	50%	4+	\$66,100	2026	\$66,100	3	\$7,300	
		Discoloring : Through	, Extent : Severe, A out	rea Affeo	cted : 100%			
	Worn/Eroc	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	: Through	out					
	Wrinkling,	Extent : L	ight, Area Affected	: 15%				
	Location	: Through	out					
Cast in Place Concrete	5%			LIFE	* *	5	\$1,100	
Wood	45%	4+	\$46,100	2039	* *	5	\$4,100	
	Staining/Discoloring, Extent: Moderate, Area Affected: 40%							
	Location	: First An	d Second Floor Put	blic Spac	re			
	Worn/Eroc	ded, Extent	: Moderate, Area	Affected	: 30%			
	Location	: First An	d Second Floor Put	blic Spac	re			
Interior Walls								
Plaster	100%			LIFE	* *	5	\$2,900	
	Paint Peeling, Extent: Light, Area Affected: 5%							
	Location	: Various	Locations Through	out				
Ceilings								
Plaster	100%	Now	\$13,600	LIFE	* *	5	\$6,100	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15%							
	Location	: Second I	Floor Main Hall, Be	asement				
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Second I	Floor Main Hall					

lectrical	Current Re	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2050	* *	5	\$200	
	Other Observation, Ex	tent : Moderate, A	Area Affe	cted : 100%			
	Location : Basement						
	Explanation : One 20	00 Amps Main Dis	sconnect	Switch			
Raceway							
Conduit	100%		2024	\$9,100	1		
Panelboards							
Fused Toggle Switch	30% 2-4	\$4,800	2049	* *	5		
	On Extended Life, Exte	ent : Moderate, Ai	rea Affec	ted : 100%			
	Location: 1st Floor		55				
Molded Case Bkrs	70%		2046	* *	5	\$100	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Asset #: 2379

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$6,900	2049	* *	1		
	Insulation Location		ent : Moderate, Are out	a Affecte	ed : 100%			
Thermoplastic	10%			2050	* *	1		
Thermoplastic	30%			2024	\$3,400	1		
Motor Controllers								
Locally Mounted	100%			2022	\$20,000	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Incandescent	100%			2019	\$388,600	2	\$100	
Exterior Lighting								
Incandescent	100%			2019	\$25,500	2		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	\$200	
	Other Obse	ervation, E	Extent : Moderate, A	rea Affe	ected : 100%			
	Location .	Roof						
	Explanati	on : Copp	er					

Mechanical		Current Repair		Future Replacement Maintenance		aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		
Conversion Equipment							
Steam Boiler	100%		2037	* *	1	\$6,400	
Distribution							
Steam Piping/Pump	100%		2034	* *	4	\$500	
Terminal Devices							
Convector/Radiator	100%		2022	\$65,300	1	\$2,100	
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment							
Window/Wall Unit	5%		2019	\$700	1		
No Component	95%						
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2022	\$20,700	1		
Water Heater							
Gas Fired	100%		2019	\$1,600	2	\$100	

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

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2024	\$11,800	4	\$1,600	
Fixtures				•		
Generic	100%					

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : HISTORIC RICHMOND TOWN TRACKLESS TROLLEY BARN

Address : 721 ARTHUR KILL ROAD @CORTELYOU AVE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0021.380 / 2387 Yr Built/Renovated : 1910 /

Area Sq Ft : 8,261 Project Type : CULTURAL AFFAIRS

Date of Survey : 17-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Floors X

Block : 5570 Lot : 1 BIN : 5141709

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,004,800	\$44,800
Total	\$1,004,800	\$44,800
Importance Code A	\$1,004,800	\$44,800
Total	\$1,004,800	\$44,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$28,000			
Total	\$28,000			
Importance Code A	\$28,000			
Total	\$28,000			



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN TRACKLESS TROLLEY BARN

Asset #: 2387

Architecture	Current Repair	Future Replacement	Maintenance	
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
xterior				
Exterior Walls				
Wood	100% Now \$1,004,800	2044 **	5 \$44,800	
	Other Observation, Extent : Severe, Are	a Affected : 100%		
	Location: Throughout		,	
	Explanation : Abandoned, Extensive L	Damage After Superstorm So	andy	
Windows	4000 21	20.40	.	
Wood	100% Now \$28,000	2049 **	5 \$4,700	
	Other Observation, Extent: Moderate, A	Area Affectea : 100%		
	Location: Throughout	A.C. G. 1		
	Explanation : Abandoned, Extensive L	Damage After Sandy		
Roof	1000/			
Not Accessible	100%	ACC . 1 00/		
	Other Observation, Extent: Light, Area	Affectea : 0%		
	Location: Throughout	1 - 4 l. A T - D - L. D	C !:::	
	Explanation : Two Levels Of Roofs - B Evident	otn Appear 10 Be in Poor (Conaition with Open Hole	
terior				
Floors				
Not Accessible	100%			
	Other Observation, Extent : Light, Area	Affected: 0%		
	Location: Throughout			
	Explanation: Extensive Damage Susp	ected		
Interior Walls				
Not Accessible	100%			
	Other Observation, Extent : Light, Area	Affected: 0%		
	Location: Throughout			
	Explanation: Extensive Damage Susp	ected		
Ceilings				
Not Accessible	100%			
	Other Observation, Extent : Light, Area	Affected: 0%		
	Location : Throughout			
	Explanation : Extensive Damage Susp	ected		

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Not Accessible	100%			
	Other Observation, Extent : Light, Area	Affected: 0%		
	Location : Throughout			
	Explanation: Vacant Building Is Close	ed And No Access Is Permi	tted	
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.

100%

Switchgear / Switchboard Not Accessible

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN TRACKLESS TROLLEY BARN

Asset #: 2387

Electrical	Current Re	epair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Not Accessible	100%						
Panelboards							
Not Accessible	100%						
Wiring							
Not Accessible	100%						
Motor Controllers							
Not Accessible	100%						
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Not Accessible	100%						
Egress Lighting							
Not Accessible	100%						

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

Energy Source

Not Accessible 100%

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

	- · · · · · · · · · · · · · · · · · · ·
	Location: Throughout
	Explanation: Long Vacant Building Damaged By Hurricane Sandy - Boarded Up And
= 	Fenced In - No Access
Conversion Equipment	
Not Accessible	100%
Distribution	
Not Accessible	100%
Terminal Devices	
Not Accessible	100%
Ventilation	
Distribution	
Not Accessible	100%
Exhaust Fans	
Not Accessible	100%
Plumbing	
H/C Water Piping	
Not Accessible	100%
Water Heater	
Not Accessible	100%
HW Heat Exchanger	
Not Accessible	100%
Sanitary Piping	
NT 4 A '11 1	1000/

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

Estimates are rounded to the nearest hundred dollars.

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

100%

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN TRACKLESS TROLLEY BARN

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Sump Pump(s)				
Not Accessible	100%			
Backflow Preventer				
Not Accessible	100%			
Fixtures				
Not Accessible	100%			

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : HISTORIC RICHMOND TOWN TREASURE HOUSE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 3,960 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 4441 Lot : 1 BIN : 5121939

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$62,000	
Interior Architecture	\$62,100	
Total	\$124,100	
Importance Code A	\$62,000	
Importance Code B	\$62,100	
Total	\$124,100	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,800		\$2,500	
Interior Architecture	\$82,900			
Total	\$84,600		\$2,500	
Importance Code A	\$1,800		\$2,500	
Importance Code B	\$42,300			
Importance Code C	\$40,600			
Total	\$84,600		\$2,500	



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN TREASURE HOUSE

Architecture	Current Repair	Future Replac	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Masonry: Brick	5%	LIFE	* *	5	\$100	
Masonry: Fieldstone	45%	LIFE	* *	5	\$700	
Wood	50%	2029	* *	5	\$5,100	
Windows				_		
Wood	Air Infiltration, Extent : Moderat Location : Throughout		* *	5	\$7,700	
	Ctrwt/Balnc Not Funct, Extent : I Location : Throughout					
	Deteriorated Finish, Extent : Mo Location : Throughout	derate, Area Affected : 3	0%			
Roof Wood Shingles	100%	2027	* *	10	\$1,800	
nterior						
Floors						
Wood	100% Now \$62 Deteriorated Finish, Extent: Mo Location: Throughout Loose/Miss Fasteners, Extent: Si Location: Throughout Split/Cracked, Extent: Severe, A	evere, Area Affected : 50		5	\$3,300	
	Location: Throughout	rea Affectea . 40%				
	Other Observation, Extent : Mod Location : Throughout		0%			
	Explanation : No Longer In Us	e				
Interior Walls	750/ Na #21	100 LIEE	* *	<i>-</i>	\$700	
Plaster	75% Now \$21 Broken/Missing Elements, Extent Location: Throughout Cracking/Crumbling, Extent: Se Location: Throughout	30	: 50%	5	\$700	
Wood	25% Now \$19 Broken/Missing Elements, Extent	0,500 LIFE t : Severe. Area Affected	* *	5	\$3,300	
	Location: Throughout	, JJ				
	Deteriorated Finish, Extent : Sev	ere, Area Affected : 40%	;			
	Location : Throughout	. 55				
	Split/Cracked, Extent : Severe, A	rea Affected : 40%				
	Location : Throughout	55				

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN TREASURE HOUSE

Architecture		Current Re	epair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Wood	25%	Now	\$13,700	LIFE	* *			
-		l Damage, E : Basement	Extent : Moderate	Area Af	fected : 30%			
	Split/Crack	xed, Extent :	Moderate, Area	Affected	: 40%			
	Location	: Attic		00				
Plaster	75%	Now	\$28,600	LIFE	* *	5	\$1,300	
	Broken/Mis	ssing Eleme	nts, Extent : Seve	re, Area	Affected : 25%		,	
	Location	: Throughou	ut					
	Cracking/Crumbling, Extent: Severe, Area Affected: 25%							
	Location	: Throughou	ut					
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%							
	Location	: Throughou	ut					

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 16-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,ATC

Block : 4441 Lot : 1 BIN : 5121939

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$50,400	
Interior Architecture	\$58,200	
Total	\$108,600	
Importance Code A	\$50,400	
Importance Code B	\$58,200	
Total	\$108,600	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$57,900			
Interior Architecture				
Electrical	\$44,800			
Mechanical	\$2,900	\$100	\$300	\$100
Total	\$105,600	\$100	\$300	\$100
Importance Code A	\$62,400	\$100	\$100	\$100
Importance Code B	\$43,200		\$200	
Importance Code C				
Total	\$105,600	\$100	\$300	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific 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	M		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls					
Masonry: Brick	3% Now \$1,3		* 5	\$100	
	Jnt Mortar Miss/Erod, Extent: Mod	derate, Area Affected : 25%			
	Location : Chimney Water Penetration, Extent : Modera	ata Anna Affactad , 150/			
	Location : Chimney	aie, Area Ajjeciea : 15%			
M 51114	<u></u>	I IEE *	* ~	Ф200	
Masonry: Fieldstone	10%	LIII	5	\$300	
Wood	87% Now \$28,4	2027	* 5	\$10,000	
	Dry Rot/Decay, Extent: Moderate, Location: Throughout	Area Ajjeciea . 1076			
	Paint Peeling, Extent: Moderate, A	Area Affected : 15%			
	Location: Various Locations Thr				
Windows	Zeediteit Valiteits Zeediteits 110				
Wood	100% 2-4 \$50,4	** ************************************	* 5	\$6,300	
	Deteriorated Finish, Extent : Mode	rate, Area Affected : 75%		. ,	
	Location: Throughout				
	Split/Cracked, Extent : Moderate, A	Area Affected : 60%			
	Location : Throughout				
Roof					
Wood Shingles	100% Now \$28,2				
	Broken/Missing Elements, Extent:	Moderate, Area Affected : 20%	%		
	Location: Throughout	Amag Affactad . 200/			
	Water Penetration, Extent: Light, A Location: Throughout	Area Affectea . 20%			
nterior					
Floors					
Wood	100% Now \$58,2	200 2039 *	* 5	¢2 100	
wood			9	\$3,100	
Wood	Deflection Evident, Extent : Moder		J	\$3,100	
Wood	, , ,		J	\$3,100	
Wood	Deflection Evident, Extent: Moder	ate, Area Affected : 40%	J	\$3,100	
Wood	Deflection Evident, Extent : Modera Location : Second Floor	ate, Area Affected : 40%	J	\$3,100	
Wood	Deflection Evident, Extent: Modera Location: Second Floor Split/Cracked, Extent: Moderate, A Location: Throughout Other Observation, Extent: Modera	ate, Area Affected : 40% Area Affected : 50%	3	\$3,100	
Wood	Deflection Evident, Extent: Modera Location: Second Floor Split/Cracked, Extent: Moderate, A Location: Throughout Other Observation, Extent: Modera Location: Second Floor	ate, Area Affected : 40% Area Affected : 50% ate, Area Affected : 100%			
	Deflection Evident, Extent: Modera Location: Second Floor Split/Cracked, Extent: Moderate, A Location: Throughout Other Observation, Extent: Modera	ate, Area Affected : 40% Area Affected : 50% ate, Area Affected : 100%			
Interior Walls	Deflection Evident, Extent: Modera Location: Second Floor Split/Cracked, Extent: Moderate, A Location: Throughout Other Observation, Extent: Modera Location: Second Floor Explanation: Second Floor Is Sa	ate, Area Affected : 40% Area Affected : 50% ate, Area Affected : 100% gging And Is No Longer In Us	e For Pub		
Interior Walls Masonry: Brick	Deflection Evident, Extent: Modera Location: Second Floor Split/Cracked, Extent: Moderate, A Location: Throughout Other Observation, Extent: Modera Location: Second Floor Explanation: Second Floor Is Sa	ate, Area Affected : 40% Area Affected : 50% ate, Area Affected : 100% gging And Is No Longer In Us LIFE *	e For Pub *	lic Tours.	
Interior Walls Masonry: Brick Plaster	Deflection Evident, Extent: Modera Location: Second Floor Split/Cracked, Extent: Moderate, A Location: Throughout Other Observation, Extent: Modera Location: Second Floor Explanation: Second Floor Is Sa 3% 27%	ate, Area Affected : 40% Area Affected : 50% ate, Area Affected : 100% gging And Is No Longer In Us LIFE * LIFE *	e For Pub * * 5	lic Tours.	
Interior Walls Masonry: Brick	Deflection Evident, Extent: Modera Location: Second Floor Split/Cracked, Extent: Moderate, A Location: Throughout Other Observation, Extent: Modera Location: Second Floor Explanation: Second Floor Is Sa	ate, Area Affected : 40% Area Affected : 50% ate, Area Affected : 100% agging And Is No Longer In Us LIFE * LIFE *	e For Pub * * 5	lic Tours.	

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

Under 600 Volts

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Futu	re Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Year Total (Years)	Estimated Cost	Cycle Estimated Cost (Yrs)	Priority				
Under 600 Volts								
Service Equipment	1000/ 1	ale ale	_	4				
Molded Case Bkrs	100% Now \$1,600 2054	* *	5	1				
	Not in Service, Extent : Severe, Area Affected : . Location : Basement	50%						
	Suspect Water Damage, Extent : Severe, Area A	ffected : 100%						
	Location: Basement Flooded From Hurricane							
	Other Observation, Extent : Severe, Area Affect	•						
	Location : Basement							
	Explanation: One 100 Amps Main Disconnec	t Switch						
Raceway								
Conduit	100% Now \$4,000 2054	**	1					
	Damaged, Extent : Severe, Area Affected : 1009 Location : Basement	6						
Panelboards								
Molded Case Bkrs	100% Now \$8,000 2049	* *	5					
	Suspect Water Damage, Extent : Severe, Area A	ffected : 100%						
	Location: Basement	1 700/						
	Other Observation, Extent : Moderate, Area Affected : 70% Location : Basement Only							
	Explanation: Basement Only Explanation: Electrical Components Only In The Basement - No Electrical Components At							
	1st & 2nd Floors	The Basemeni - 110	Lieciricai Components III					
Wiring								
Thermoplastic	100% Now \$8,700 2054	* *	1					
	Suspect Water Damage, Extent : Severe, Area A	ffected : 100%						
	Location : Basement							
Ground								
Grounding Devices Generic	100% Now \$10.200 LIFE	* *	5					
Generic	Other Observation, Extent : Severe, Area Affect		3					
	Location: Basement	ca . 5070						
	Explanation: Damaged By Water Flooding							
Lighting	1 0 2							
Interior Lighting								
Incandescent	100% Now \$12,300 2034	* *	2					
	Other Observation, Extent : Severe, Area Affect	ed : 30%						
	Location: Basement							
	Explanation : Damaged From Water Flooding							

Mechanical	Current Repair		Futur	re Replacement	М		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2050	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating			·		·			
Conversion Equipment								
Furnace	100%	Now	\$2,900	2034	* *	1	\$1,000	
	Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 1	00%			
	Location	: Basemen	nt - Destroyed By H	urricane	Sandy Flooding			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2050	* *	1		
No Component	90%							

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : JAMAICA CTR. FOR ARTS & LEARNING FORMER REGISTER BLDG.

Address : 161-04 JAMAICA AVENUE

Borough : QUEENS Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$516,800	\$325,800
Interior Architecture	\$90,400	\$92,500
Electrical	\$151,500	
Total	\$758,700	\$418,300
Importance Code A	\$516,800	\$325,800
Importance Code B	\$241,900	\$92,500
Total	\$758,700	\$418,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$86,900	\$10,000		
Interior Architecture	\$34,600	\$22,800		\$5,800
Electrical	\$9,100	\$800	\$700	\$18,600
Mechanical	\$11,100	\$8,500	\$17,500	\$38,600
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$156,500	\$56,900	\$33,000	\$77,800
Importance Code A	\$90,700	\$13,800	\$3,900	\$3,900
Importance Code B	\$48,300	\$43,000	\$29,100	\$73,800
Importance Code C	\$17,400			
	\$156,500	\$56,900	\$33,000	\$77,800



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

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

Architecture	Cur	rent Repair	Future Replace	ment	Maintenance			
System Component Type	% of Fail 1 Total (Ye	Date Estimated Cost ars)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls Masonry: Brick	Location : Sou Water Penetrati	/Erod, Extent : Modera	Area Affected : 5%		5 de	\$60,900		
Masonry: Granite	2% 0-	2 \$11,000 E/Erod, Extent : Light, A	LIFE	* *	5	\$1,300		
Masonry: Limestone	25% 2- Jnt Mortar Miss Location : Thr	Erod, Extent : Light, A	LIFE rea Affected : 5%	* *	5	\$16,300		
Metal Panel	3% 2- Deformed/Dente Location : Thr	ed, Extent : Light, Area	2045 Affected : 5%	* *	5	\$4,900		
Windows Metal Clad	25% 2- Ctrwt/Balnc No. Location : Thr	t Funct, Extent : Modera		27,400 20%	5	\$7,200		
Steel	Location : Thr Thermally Ineffi Location : Thr Caulking Deteri Location : Thr	ing, Extent : Light, Area coughout ccient, Extent : Moderate coughout corated, Extent : Modera coughout , Extent : Moderate, Are	e, Area Affected : 10		5	\$20,100		
Wood Wood	Location : Nor Thermally Ineffi Location : Nor	nish, Extent : Moderate, rth Facade cient, Extent : Moderate rth Facade Extent : Moderate, Area	e, Area Affected : 50		5 5	\$27,500 \$4,600		

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

Asset #: 3004

rchitecture		Current Repair		Futur	Future Replacement		Maintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Parapets Masonry: Brick		0-2 Crumbling, : Through	\$16,800 Extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$2,700	
	Int Morta	_	d, Extent : Light, A	rea Affec	ted : 10%			
Masonry: Limestone	Location Jnt Mortar	: Through	d, Extent : Light, A			5	\$600	
Masonry: Limestone	10%			LIFE	* *	5	\$600	
Metal Rail	20%			2038	* *	5-10	\$16,400	
Roof Modified Bitumen	Location Water Pen	: Over Th	xtent : Moderate, A					
Modified Bitumen	60%			2025	\$86,800	10	\$13,900	
Skylight, Metal/Glass	5%			2045	* *	10	\$3,900	
erior							, ,	
Floors								
Carpet	20%		4.5.700	2024	\$159,200	3	\$17,500	
Cast in Place Concrete		Now Crumbling, : Basemen	\$6,500 Extent : Severe, A	LIFE rea Affec	* * ted : 10%	5	\$6,400	
Ceramic Tile	13%			2028	* *	5	\$7,600	
Mosaic Tile	5%			2030	* *	5	\$7,300	
Marble Panels	2%	Now	\$90,400	LIFE	* *	5	\$900	
			Extent : Severe, A Basement	rea Affec	ted : 25%			
	Loose Uni	ts, Extent :	Severe, Area Affec	rted : 25%	6			
Shaat Vinyl/Dukhar	Loose Uni		Severe, Area Affec			- 5	\$4.400	
Sheet Vinyl/Rubber Vinyl Tile	Loose Unit	ts, Extent :	Severe, Area Affec	2025	\$92,500	5	\$4,400 \$6,600	
Vinyl Tile	Loose Unit	ts, Extent :	Severe, Area Affec	2025 2030	\$92,500	3	\$6,600	
•	Loose Unit	ts, Extent :	Severe, Area Affec	2025	\$92,500 * *			
Vinyl Tile Wood	Loose Unit	ts, Extent :	Severe, Area Affec	2025 2030	\$92,500 * *	3	\$6,600	
Vinyl Tile Wood Interior Walls Gypsum Board Metal Panel	Loose Uni. Location 5% 30% 20%	ts, Extent :	Severe, Area Affec Basement	2025 2030 2053 LIFE LIFE	\$92,500 ** **	3 5	\$6,600 \$21,900 \$12,200	
Vinyl Tile Wood Interior Walls Gypsum Board	Loose Unit Location 5% 30% 20% 30% 5% 60% Cracking/0	ts, Extent : : Stair To Now Crumbling,	Severe, Area Affect Basement \$17,400 Extent : Moderate	2025 2030 2053 LIFE LIFE LIFE	\$92,500 ** ** ** **	3 5	\$6,600 \$21,900	
Vinyl Tile Wood Interior Walls Gypsum Board Metal Panel	Loose Unit Location 5% 30% 20% 30% 5% 60% Cracking/C Location Water Pen	Now Crumbling, : Third Fl etration, E	Severe, Area Affect Basement \$17,400 Extent : Moderate	2025 2030 2053 LIFE LIFE LIFE LIFE Area Affect	\$92,500 ** ** ** ** ** **	3 5	\$6,600 \$21,900 \$12,200	

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

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

Asset #: 3004

Architecture		Current Repair			e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
Gypsum Board	30%			LIFE	* *	5	\$21,900		
Plaster	65%	Now	\$10,600	LIFE	* *	5	\$23,700		
	Loose/Del	am Surface	, Extent : Moderat	e, Area A	ffected : 10%				
	Location	Location: At Stairs							
	Paint Peeling, Extent: Moderate, Area Affected: 10%								
	Location	: At Stairs							
	Water Penetration, Extent: Moderate, Area Affected: 10%								
	Location	: Third Fl	oor, Stair	55					
Plaster	5%			LIFE	* *	5	\$1,800		

	Current Repa	ir	Futur	e Replacement	M	aintenance	
% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
50%			2055	* *	5	\$100	
			Area Affe	ected : 100%			
Location	: Electrical Ro	om					
Explanati	ion : One 800 A	Amps Main Di	sconnect	Switch			
50%			2045	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%							
Location	: Electrical Ro	om					
Explanati	ion : Main Serv	rice Rated @ 6	00 Amp	eres			
40%			2055	* *	5	\$100	
30%			2045	* *	5	\$100	
30%			2045	* *	5	\$300	
40%			2055	* *	1		
40%			2045	* *	1		
20%			2025	\$6,700	1		
10%			2041	* *	5	\$100	
10%	2-4	\$2,400	2050	* *	5		
On Extende	ed Life, Extent .	Moderate, A	rea Affec	ted : 100%			
Location	: Upper Floors	,					
50%			2041	* *	5	\$500	
30%			2050	* *	5	\$300	
20%	2-4	\$5,900	2050	* *	1		
	Aged, Extent:			ed : 100%			
40%			2045	* *	1		
				* *	_		
	Total	50% Other Observation, Extend Location: Electrical Roe Explanation: One 800 A 50% Other Observation, Extend Location: Electrical Roe Explanation: Main Server 40% 30% 30% 40% 40% 20% 10% 10% 2-4 On Extended Life, Extent Location: Upper Floors 50% 30% 20% 2-4 Insulation Aged, Extent: Location: Throughout The 40%	Total (Years) 50% Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: One 800 Amps Main Discovered Solution 50% Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: Main Service Rated @ 6 40% 30% 30% 40% 40% 40% 20% 10% 10% 2-4 \$2,400 On Extended Life, Extent: Moderate, An Location: Upper Floors 50% 30% 20% 2-4 \$5,900 Insulation Aged, Extent: Moderate, Are Location: Throughout The Building 40%	Not Fail Date Estimated Cost Year FY	Soft	Soft Fail Date Estimated Cost Year Estimated Cost (Years)	Note Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

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

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

Asset #: 3004

Electrical	Current Re	epair	Future Replacement		Maintenance			
System Component Type	% of Fail Date 1 Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%	2	2038	* *	5	\$100		
Locally Mounted	50%	2	2045	* *	5	\$100		
Ground								
Grounding Devices	* 0	_			_	4.00		
Generic	50%		IFE	* *	5	\$300		
Generic	50%	L	IFE	* *	5	\$300		
Lighting								
Interior Lighting	2004		.020	4.54.500	4.0	440.700		
Fluorescent	30% Other Observation, Ex. Location : Throughor Explanation : T-12 L	tent : Moderate, Are ut The Building	2020 a Affe	\$151,500 cted: 100%	10	\$10,700		
Fluorescent	15%	•	2035	* *	10	\$5,400		
	Other Observation, Ex. Location : Throughou Explanation : T-5 La	ut The Building	a Affe	cted : 100%				
Fluorescent	35%	2	2035	* *	10	\$12,500		
	T-8 Lamps, Extent : Mo Location : Throughou		ed : 35	5%				
Fluorescent	5%	2	2030	* *	10	\$1,800		
	T-9 Lamps, Extent : Mo Location : Stairway	oderate, Area Affecte	ed : 5%	6				
Incandescent	15%	2	2030	* *	2	\$100		
Egress Lighting								
Emergency, Battery	50%	2	2030	* *	10	\$4,700		
Exit, Service	50%	2	2030	* *	1			
Exterior Lighting								
HID	50%	2	2030	* *	10	\$100		
Incandescent	50%	2	2030	* *	2			
Alarm								
Security System								
No Component	50%							
Generic	50%	2	2030	* *	1	\$7,300		
Fire/Smoke Detection								
Generic, Digital	100%	2	2030	* *				

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2045	* *	1		

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

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

Asset #: 3004

Mechanical		Current I	Repair	Future Replacement		M	Maintenance	
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%			2038	* *	1	\$38,600	
			Extent : Light, Area	Affected	: 100%			
		ı : Basemer						
	Explana	tion : 1 Ga	s Fired Steam Boile	er				
Distribution								
Steam Piping/Pump	100%			2045	* *	4	\$2,900	
Terminal Devices								
Air Handler	20%			2033	* *	1	\$4,800	
Convector/Radiator	80%			2030	* *	1	\$10,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	50%			2033	* *	2	\$1,200	
Window/Wall Unit	30%		\$1,300	2020	\$25,700	1		
			nt : Light, Area Aff					
	Location	ı : Fourth c	& Fifth Floors, Mul	tiple Med	chanical Defects			
No Component	20%							
Terminal Devices								
Direct 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	\$9,200	2	\$200	
No Component	80%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	* *	1		
Water Heater								
Gas Fired	100%			2023	\$9,700	2	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2019	\$7,200	4	\$1,600	
Backflow Preventer								
Generic	100%			2030	* *	1	\$2,400	
Fixtures								
Generic	100%							
Vertical Transport								

Vertical Transport

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

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

Mechanical	Current Repair	Future	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
Other Observation, Extent : Light, Area Affected : 100%							
	Location : Freight B-3, Passe	enger 1-5					
	Explanation : Two Freight Ar	nd One Passenger					
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		

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : JAMAICA CTR. FOR ARTS & LEARNING PERFORMING ARTS CENTER

Address : 153-10 JAMAICA AVENUE

Borough : QUEENS Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$500			\$2,900
Interior Architecture	\$7,300	\$5,800		\$4,400
Electrical	\$600	\$600	\$600	\$1,200
Mechanical	\$8,700	\$7,200	\$11,700	\$7,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$21,000	\$17,600	\$16,200	\$19,600
Importance Code A	\$1,900	\$1,500	\$1,500	\$4,500
Importance Code B	\$19,100	\$16,100	\$14,800	\$15,200
Total	\$21,000	\$17,600	\$16,200	\$19,600



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CTR. FOR ARTS & LEARNING PERFORMING ARTS CENTER

Asset #: 13423

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Obs	ervation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	: Throughout					
	Explana	tion : Stained Glass					
Roof							
Copper/Terne	5%		2060	* *	10	\$2,900	
Metal Panel	10%		2042	* *	10	\$4,300	
Slate	85%		LIFE	* *			
nterior							
Floors							
Carpet	15%		2026	\$119,400	3	\$17,500	
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	

lectrical	Cı	rrent Repair	Futur	e Replacement	M	aintenance	
ystem Component Type		Date Estimated Cost lears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2055	* *	5	\$100	
	Other Observa	tion, Extent : Moderate, .	Area Affe	ected : 100%			
	Location: E	lectrical Room					
	Explanation	: One 2000 Amperes					
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		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CTR. FOR ARTS & LEARNING PERFORMING ARTS CENTER

Asset #: 13423

Electrical	Current Repair	Future Replace	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimat	ted 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			de de		440.000	
Fluorescent	70%	2035	**	10	\$19,300	
	Other Observation, Extent: Mode		0%			
	Location: Throughout The Build	ling				
	Explanation: T-8 Lamps					
Fluorescent	5%	2035	* *	10	\$1,400	
	Compact Fluorescent Light, Exter Location: 1st & 2nd Floor Lobb		cted : 5%			
Incandescent	25%	2035	* *	2	\$200	
Egress Lighting						
Emergency, Battery	50%	2035	* *	10	\$3,600	
	Recent Installation, Extent : Light Location : Throughout The Build					
Exit, LED	50%	2065	* *	1		
•	Recent Installation, Extent : Light	, Area Affected : 100%				
	Location: Throughout The Build	==				
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	* *			

lechanical	Current Repair	Future Rep	lacement	M	aintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2051	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2042	* *	1	\$14,800	
	Other Observation, Extent : Lig	ht, Area Affected : 100	%			
	Location : Boiler Room					
	Explanation: 1 Gas Fired Ho	t Water Boiler				
Distribution						
Hot Wtr Piping/Pump	100%	2047	* *	4	\$1,500	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CTR. FOR ARTS & LEARNING PERFORMING ARTS CENTER

Asset #: 13423

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	80%		2033	* *	1	\$14,800	
Convector/Radiator	20%		2042	* *	1	\$1,900	
Air Conditioning							
Energy Source	1000/		20.45	de de			
Electricity	100%		2047	* *	1		
Conversion Equipment	1000/		2022	ماد ماد		ф1 2 000	
Reciprocating	100%		2033	* *	1	\$13,900	
Compr/Chiller							
Distribution	1,000/		2051	* *	4	¢1.500	
Chilled Wtr Pipe/Pump	100%		2051	4. 4.	4	\$1,500	
Terminal Devices Air Handler/Cool/Ht	100%		2022	* *	1	¢10.700	
	100%		2033	4. 4.	1	\$18,600	
Ventilation							
Distribution Ductwork/Diffusers	70%		LIFE	* *	2.5	\$11,700	
Ductwork/Diffusers	30%		LIFE	* *	2-5 2-5	\$5,000	
Exhaust Fans	30%		LIFE		2-3	\$3,000	
Exhaust Fans Interior	100%		2033	* *	2	\$900	
Plumbing	10070		2033			\$300	
H/C Water Piping							
Brass/Copper	100%		2051	* *	1		
Water Heater	10070		2031		1		
Gas Fired	100%		2024	\$7,500	2	\$400	
Sanitary Piping	10070		2021	Ψ1,200		φ.ισσ	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		- En E		-		
Cast Iron	100%		LIFE	* *	1		
0.000		rvation, Extent : Light, Area		: 100%			
		: Roof Perimeter, Galvanized					
	Explanati	on : Leaders And Gutters					
Sump Pump(s)	<u> </u>						
Rigid Piping	100%		2033	* *	4	\$2,500	
Backflow Preventer							
Generic	100%		2033	* *	1	\$1,800	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		ervation, Extent : Light, Area	Affected	: 100%			
	Location						
	Explanati	ion : 1 Unit					
Fire Suppression							
Sprinkler							
Generic	100%		2051	* *	1-2	\$8,400	

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

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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Address : AMSTERDAM AVE. & W. 62ND ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 4,500 Project Type : CULTURAL AFFAIRS

Date of Survey : 01-Dec-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 1134 Lot : 10 BIN : 1085731

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$173,300	\$359,500
Interior Architecture	\$42,800	\$145,700
Total	\$216,000	\$505,200
Importance Code A	\$173,300	\$359,500
Importance Code B	\$42,800	\$145,700
Total	\$216,000	\$505,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$500			
Interior Architecture	\$6,100			
Electrical	\$6,500	\$47,600	\$100	\$100
Mechanical	\$300	\$3,700	\$500	\$200
Total	\$13,500	\$51,300	\$600	\$300
Importance Code A	\$500			
Importance Code B	\$6,800	\$51,300	\$600	\$300
Importance Code C	\$6,100			
Total	\$13,500	\$51,300	\$600	\$300



Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futur	re Replacement	М	aintenance	e l
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	1,000/	NT	ф1 72 200	LIDE	* *	~	#214 600	
Cast in Place Concrete	100%		\$173,300	LIFE		5	\$314,600	
	-	pair Eviaer : Through	nt, Extent : Light, A	rea А IJес	ctea : 25%			
		_	oui xtent : Moderate, A	roa Affa	retad : 20%			
		: Foundat		пен Ајје	cieu . 2070			
Windows	<u> </u>	. I ountain						
Aluminum	100%			2022	\$45,000	5	\$1,100	
Roof	10070				Ψ.ε,σσσ		Ψ1,100	
Cast in Place Concrete	50%			LIFE	* *			
Not Accessible	50%							
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	\$56,100	
Terrazzo	70%			LIFE	* *	5	\$46,800	
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$3,000	
Concrete Masonry Unit	70%			LIFE	* *	5	\$16,700	
Gypsum Board	15%		4.5 00	LIFE	* *	5	\$5,400	
Plaster	10%	Now	\$4,700	LIFE		5	\$1,800	
	_	Crumbung, : Basemen	Extent : Moderate	, Area Aj	<i>пестеа : 25%</i>			
			a stairs xtent : Severe, Ared	a Affaata	1.250/			
			xieni : Severe, Ared at Stair At Northwe	55	a: 25%			
Ceilings	Locuiton	. Busemen	i Sidii 111 I VOTIIIWE.	si biac				
AcousTileConcealSpLn	80%			2028	* *	5	\$85,500	
Gypsum Board	20%			LIFE	* *	5	\$21,400	
C) psum 2 sur u		etration, E	xtent : Moderate, A		ected : 10%	- C	4 21,100	
		: Basemne						

Electrical	Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2023	\$3,700	1		
Panelboards							
Molded Case Bkrs	100%		2022	\$7,300	5	\$100	
Wiring							
Braided Cloth	80% 2-4	\$6,400	2048	* *	1		
	Insulation Aged, Extent	: Moderate, Are	a Affecte	ed : 100%			
	Location: Throughout	•					
Thermoplastic	20%		2023	\$1,600	1		

Lighting

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Asset #: 4151

Electrical	Current Repair	Current Repair Future Replacement		M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	65%	2018	\$14,900	10	\$2,700	
	Other Observation, Extent :	Moderate, Area Affe				
	Location: Throughout					
	Explanation: Using T-12 I	amps				
HID	5%	2018	\$1,800	10		
Incandescent	30%	2018	\$6,900	2		
Egress Lighting						
Emergency, Battery	60%	2018	\$3,600	10	\$700	
Exit, Service	40%	2018	\$500	1		
Exterior Lighting						
HID	100%	2018	\$16,600	10		
Alarm						
Fire/Smoke Detection						
No Component	80%					
Generic	20%	2023	\$9,100	1-3	\$600	

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Campus Steam	100%		2033	* *	1			
	Other Observation, E	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Through	out						
	Explanation: Steam	n Provided From N	earby Ce	entral Mechanical I	Plant			
Conversion Equipment								
Not Accessible	100%							
	Other Observation, E	Extent : Light, Area	Affected	: 0%				
	Location:							
	Explanation: Local	ted In Central Mech	nanical F	Plant				
Distribution								
Steam Piping/Pump	100%		2033	* *	4	\$300		
Terminal Devices								
Convector/Radiator	100%		2028	* *	1	\$1,500		
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$2,500		
Exhaust Fans							,	
Roof	100%		2018	\$3,500	2	\$100		
Plumbing							-	
H/C Water Piping								
Brass/Copper	100%		2033	* *	1			

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Mechanical	Current Re	pair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date F Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Electric	100%	2021	\$700	4		
	Other Observation, Ext	ent : Light, Area Affected	: 100%			
	Location : Parking G	ırage - West Fan Room				
	Explanation: 1 Unit					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Not Accessible	100%					
Backflow Preventer						
Not Accessible	100%					
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	80%					
Generic	20%	2033	* *	1-2	\$300	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE

Address : 37 W 65TH STREET AT COLUMBUS AVE. & 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 : 01-Dec-2011 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5

Block : 1118 Lot : 5 BIN : 1028160

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$52,300	\$1,821,300
Interior Architecture	\$199,700	\$16,602,700
Electrical	\$41,700	\$8,462,100
Mechanical	\$80,000	\$479,800
Total	\$373,800	\$27,365,800
Importance Code A	\$52,300	\$2,049,100
Importance Code B	\$321,500	\$8,966,500
Importance Code C		\$16,350,200
Total	\$373,800	\$27,365,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$1,400		
Interior Architecture	\$9,500	\$33,600	\$84,100	\$8,800
Electrical	\$24,300	\$32,600	\$23,400	\$21,700
Mechanical	\$112,200	\$70,100	\$94,800	\$66,200
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$195,300	\$186,900	\$251,700	\$146,000
Importance Code A	\$3,700	\$1,900		
Importance Code B	\$191,600	\$185,000	\$224,300	\$146,000
Importance Code C			\$27,300	
Total	\$195,300	\$186,900	\$251,700	\$146,000



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

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

Asset #: 2811

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Travertine	85%			LIFE	* *			
Window Wall	15%			2043	* *	5	\$104,600	
Windows								
Bronze/Brass	100%			2031	* *	5	\$143,100	
Parapets								
Metal Panel	5%			2043	* *	5	\$2,700	
Metal Rail	95%			2036	* *	5-10	\$243,100	
Roof								
Modified Bitumen	100%			2023	\$1,176,000	10	\$206,800	
nterior								
Floors								
Carpet	25%			2022	\$1,179,500	3	\$141,900	
Carpet	5%			2024	\$235,900	3	\$28,400	
Ceramic Tile	5%			2032	* *	5	\$18,900	
Marble Panels	20%			LIFE	* *	5	\$56,800	
Quarry Tile	15%			2028	* *	5	\$85,200	
Terrazzo	5%			LIFE	* *	5	\$14,800	
Vinyl Tile	5%			2031	* *	3	\$7,100	
	-	place Evide : Lower C	nt, Extent : Light, .	Area Aff	ected : 100%			
Vinyl Tile	15%	. Lower C		2028	* *	3	\$21,300	
Vinyl Tile Vinyl Tile	13% 5%	Now	\$157,100	2028	* *	3	\$7,100	
vinyi ine	Worn/Eron Location Other Obs Location	ded, Extent : Stairs, Bo	: Moderate, Area A asement xtent : Moderate, A asement	Affected	: 25%	3	φ1,100	
Interior Walls	-							
Concrete Masonry Unit	15%			LIFE	* *	5	\$26,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$8,700	
		nstruction, : Lower C	Extent : Light, Are oncourse	a Affecte	ed : 100%			
Fabric on Framing	25%			2024	\$16,304,300	5	\$54,600	
Ç		ervation, E : Theater	xtent : Moderate, A	Area Affe			. ,	
	Explana	tion : Sound	l Absorbing Mater	ial				
Masonry: Brick	5%			LIFE	* *			
Travertine Panels	15%			LIFE	* *			
Plaster	35%			LIFE	* *	5	\$45,900	

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

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

Asset #: 2811

Architecture	Current I	Repair	Future Replacement		Ma	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	15%		2028	* *	5	\$48,300	
AcousTileSusp.Lay-In	5%		2036	* *	5	\$12,900	
AcousTileSusp.Lay-In	5%		2040	* *	5	\$12,900	
-	Recent Replace Evide	ent, Extent : Light, A	rea Affe	ected : 100%			
	Location: Lower C	oncourse					
Gypsum Board	5%		LIFE	* *	5	\$16,100	
Metal Panel	25%		LIFE	* *	5	\$80,600	
Plaster	45%		LIFE	* *	5	\$72,500	

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2023 \$41,000	5	\$1,100	
	Other Observation, Extent: Moder	• • • • • • • • • • • • • • • • • • • •			
	Location : Electrical Room - Sub				
	Explanation: Two 6000 Amps M	ain Disconnect Switch			
Switchgear / Switchboard					
Fused Disc Sw	90%	2023 \$171,800		\$1,000	
Fused Disc Sw	10%	2049 **	5	\$100	
Raceway					
Conduit	90%	2023 \$197,900	1		
Conduit	10%	2049 * *	1		
Panelboards					
Molded Case Bkrs	70%	2022 \$92,000	5	\$4,600	
Molded Case Bkrs	20%	2031 **	5	\$1,300	
Molded Case Bkrs	10%	2045 **	5	\$700	
Wiring					
Thermoplastic	70%	2023 \$154,400	1		
Thermoplastic	20%	2033 **	1		
Thermoplastic	10%	2049 * *	1		
Motor Controllers					
Locally Mounted	20%	2021 \$118,000	5	\$300	
Locally Mounted	30%	2036 **	5	\$500	
Locally Mounted	50%	2028 **	5	\$800	
Ground					
Grounding Devices					
Generic	100%	LIFE **	5	\$3,600	
	Other Observation, Extent : Moder Location : Basement	rate, Area Affected : 100%			
	Explanation: Water Main				
Stand-by Power	1				
Transfer Switches					
Automatic	100%	2040 **	1	\$76,100	

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

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

Asset #: 2811

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators						
Diesel	100%	2036	**	1	\$95,800	
	Other Observation, Extent : Mod	derate, Area Affect	ed : 100%			
	Location: Loading Dock					
D. W	Explanation: One 280 Kva					
Batteries Lead/Acid	100%	2018	\$1,500	5	\$9,200	
Fuel Storage	10070	2016	\$1,500		\$9,200	
Main Tank	100%	2058	* *	5	\$7,400	
Maii Taiik	Other Observation, Extent : Mod		ed · 100%	3	\$7,400	
	Location: Loading Dock	ieraie, mrea mycei	ca . 10070			
	Explanation : One 275 Gallon	Tank				
ighting						
Interior Lighting						
Fluorescent	18%	2028	* *	10	\$41,700	
	Other Observation, Extent : Mod	derate, Area Affect	ed : 100%			
	Location: Throughout					
	Explanation: Using T-8 Lamp	S				
Fluorescent	25%	2023	\$2,042,700	10	\$58,000	
	Other Observation, Extent : Mod		ed : 100%			
	Location: Throughout The But	ilding				
	Explanation: Using T-12 Lam	ps				
HID	2%	2023	\$64,400	10	\$200	
Incandescent	55%	2023	\$4,493,800	2	\$3,100	
	Other Observation, Extent: Mod		ed : 100%			
	Location : Theatre Back Stage					
	Explanation : All Stage Lightin	ig Controlled By D	immer Switch Ty	pe Sd		
Egress Lighting						
Emergency, Service	40%	2023	\$48,600	1		
Emergency, Battery	20%	2023	\$66,600	10	\$12,200	
Exit, Service	40%	2023	\$14,100	1		
Exterior Lighting	1000/	2022	#012.000	10	φορο	
HID	100%	2023	\$912,800	10	\$800	
Alarm Fire/Smoke Detection						
Fire/Smoke Detection No Component	70%					
Generic	30%	2031	* *	1-3	\$45,700	
Generic	3070	2031		1-3	Ψ43,700	

Mechanical	C	Current R	lepair	Futur	e Replacement	Ma	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Future	Future Replacement		Maintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Utility Steam	Location .	: Through	xtent : Light, Area out 1 From Con Eddiso		**	1		
Conversion Equipment Pres. Reducing Valve/LF Steam	Other Obse		\$3,700 extent : Light, Area ement Steam Room		\$186,700 5%	5	\$7,500	
	Explanati	on : The P	neumatic Control	Board Nee	eds To Be Upgrad	led		
Distribution Steam Piping/Pump			\$25,400 : : Moderate, Area n Pump Bearing W			4	\$12,500	
Terminal Devices Air Handler	100%			2028	* *	1	\$156,400	
Air Conditioning Energy Source District C.W.	90% Other Obse	ervation, E.	xtent : Light, Area out	2043	**	1	,	
		on : Chille	ed Water From Cer					
Electricity	10%			2039	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	Other Obse Location	: Basemen	xtent : Light, Area t Of Garage ed In Central Mec			1	\$246,300	
Int Pkg Unit - Cooling	5% R-134a Ref		Extent : Light, Arec	2021	\$159,000	2	\$800	
Ext Pkg Unit - Cooling	5% R-134a Ref Location:		Extent : Light, Arec	2031 a Affected	**	2	\$800	
Distribution Chilled Wtr Pipe/Pump	Location	: Basemen	xtent : Light, Area t Of Garage ed In Central Mec			4	\$16,800	
No Component	10%							
Terminal Devices Air Handler/Cool/Ht No Component	90% 10%			2028	**	1	\$140,700	
Heat Rejection Air Condenser Unit No Component	5% 95%			2023	\$24,700	2	\$8,800	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation Distribution Ductwork/Diffusers	100% 4+ Needs Cleaning, Extent :	\$46,900 LIFE	**	2-5	\$141,000	
	Location : Throughout	moderate, in early, eare				
Exhaust Fans Interior	100%	2031	* *	2	\$7,700	
Plumbing						
H/C Water Piping Brass/Copper	100%	2033	* *	1		
Water Heater Electric	100%	2023	\$38,300	4	\$1,500	
Electric	Recent Installation, Exte Location : Steam Room	nt : Light, Area Affected		4	\$1,300	
	Other Observation, Exter Location : Steam Room	!	: 100%			
IIW Heat Engles and	Explanation: There Is	No Storage Tank				
HW Heat Exchanger Low Temp	100% Now Not in Service, Extent : S Location : 1 Unit, Steat		**	4	\$25,000	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%	2023	\$10,800	4	\$1,600	
Sewage Ejector(s) Electric	100%	2028	* *	4	\$1,600	
Backflow Preventer	1000/	2020	* *	1	Φ1.5.500	
Generic Fixtures	100%	2028	* *	1	\$15,500	
Generic	100%					
Vertical Transport	10070					
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Exter Location : (4) Concour Fl; (1) Sub Basement -	se Level - 4th Fl; (3) La		Fl; (1) C	Concourse - 5th	
	Explanation: 9 Units					
Hydraulic	10% Other Observation, Exter	LIFE nt : Light, Area Affected	* *			
	Location : (1) 1-2 Explanation : 1 Unit					
Fire Suppression	<u> Ехрининон</u> . 1 Опп					
Standpipe						
Generic	100%	2033	* *	1-5	\$127,500	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE

Mechanical	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
Generic	100%		2033	* *	1-2	\$70,800	
Fire Pump							
Not Accessible	100%						

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : LINCOLN CTR, FOR PERFORMING ARTS PLAZA AND GARAGE

Address : 140 WEST 65TH ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 370,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-Dec-2011 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1

Block : 1134 Lot : 1 BIN : 1081023

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture	\$237,800	\$164,500
Electrical	\$48,100	\$6,228,800
Mechanical		\$258,800
Total	\$285,900	\$6,652,100
Importance Code A		\$36,100
Importance Code B	\$285,900	\$6,616,000
Total	\$285,900	\$6,652,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Interior Architecture		\$22,000	\$1,900	\$6,300
Electrical	\$48,900	\$57,800	\$43,500	\$50,800
Mechanical	\$25,300	\$2,600	\$30,300	\$3,000
Total	\$74,200	\$82,400	\$75,700	\$60,000
Importance Code A		\$1,200		
Importance Code B	\$74,200	\$81,200	\$75,700	\$60,000
Importance Code C				
Total	\$74,200	\$82,400	\$75,700	\$60,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3006

Architecture	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof							
Plaza Roof: Stone Panel			2049	* *			
		Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Throug	•					
	Explanation : Rec	cent Replacement					
nterior							
Floors	-		• • • •		_	4.5 400	
Asphalt Macadam	5%		2040	* *	5	\$12,600	
	=	ident, Extent : Light,		ected : 100%			
	Location : New R	amp At Concourse E	ntrance				
Asphalt Macadam	15% Now	\$149,600	2028	* *	5	\$18,900	
		ig, Extent : Moderate	, Area Aj	ffected : 25%			
	Location : Throug	ghout					
Asphalt Macadam	70%		2028	* *	5	\$176,300	
Traffic Topping	7%		2028	* *	5	\$44,100	
Vinyl Tile	3%		2028	* *	3	\$5,700	
Interior Walls							
Cast in Place Concrete	25%		LIFE	* *			
Concrete Masonry Unit	72%		LIFE	* *	5	\$13,900	
Gypsum Board	3%		LIFE	* *	5	\$900	
Ceilings							
Exposed Concrete	97%		LIFE	* *	5	\$76,400	
Gypsum Board	3%		LIFE	* *	5	\$18,900	

lectrical	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2023	\$36,100	5	\$1,600	
	Other Observation, I	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Electric	al Room					
	Explanation: Mair	Service Switches R	ated @	1200 Amperes And	! 2000 An	nperes	
Transformers							
Dry Type	100%		2040	* *	5	\$1,400	
	Other Observation, I	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Electric	al Room					
	Explanation: 112.	5 Kva, 480/12/208 V	olts.				
Switchgear / Switchboard							
Fused Disc Sw	90%		2023	\$171,800	5	\$1,400	
Molded Case Bkrs	10%		2049	* *	5	\$1,000	
Raceway							
Conduit	20%		2033	* *	1		
Conduit	50%		2023	\$22,000	1		
Conduit	30%		2049	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3006

Electrical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	5%		2045	* *	5	\$400	
Molded Case Bkrs	50%		2022	\$58,400	5	\$4,900	
Molded Case Bkrs	45%		2045	* *	5	\$4,400	
Wiring Braided Cloth	50% 2-4 Insulation Aged, Location : Thro	Extent : Moderate, Are	2048 ea Affecte	* * ed : 100%	1		
Thermoplastic	20%		2033	* *	1		
Thermoplastic	30%		2049	* *	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%	. Estant Madamete	2036	**	1	\$143,300	
	Location: Gene	n, Extent : Moderate, . erator Room Generator Rated @ 800		ciea . 100%			
Batteries							
Lead/Acid	100%		2018	\$1,500	5	\$13,700	
Fuel Storage Main Tank	100% Other Observatio Location : Gene	n, Extent : Moderate, . erator Room	2058 Area Affe	* * cted : 100%	5	\$9,900	
	Explanation: 1	000 Gallons Capacity					
Lighting							
Interior Lighting Fluorescent		n, Extent : Moderate, . ughout The Building - 8 Lamps	2023 Area Affe	\$1,716,300 ected: 100%	10	\$308,700	
Egress Lighting	T	·· · · · · · · · · · · · · · · · · · ·					
Emergency, Battery	20%		2023	\$88,700	10	\$16,300	
Exit, LED	30%		2058	* *	1	•	
Exit, Service	50%		2023	\$44,300	1		
Exterior Lighting							

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3006

Electrical	Current Repair	Future Replac	ement N	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ced Cost Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Security System					
No Component	50%				
Generic	50%	2023 \$	546,600 1	\$69,100	
	Other Observation, Extent : Mo	derate, Area Affected : 10	0%		
	Location : Garage				
	Explanation : CCTV Surveilla	nce Camera System			
Fire/Smoke Detection					
No Component	50%				
Generic	50%	2023 \$1,	371,200 1-3	\$117,500	
	Other Observation, Extent : Mo	derate, Area Affected : 10	0%		
	Location : Garage				
	Explanation: Horns, Alarm B	ells, Strobe Lights And Mo	nual Pull Station		

Mechanical	Current Re	pair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	3%		2043	* *	1		
No Component	97%						
	Other Observation, Ext	ent : Light, Area A	ffected : 0	%			
	Location: West Fan F	Room, Sub Baseme	nt				
	Explanation: 1 Gas F	Fired Steam Boiler	Supplying	The Bandshell	Only		
Conversion Equipment							
Radiant Heater	3%		2018	\$400	2		
	Other Observation, Ext	ent : Light, Area A	ffected : 3	%			
	Location: Casher Off	ice					
	Explanation: 1 Unit						
No Component	97%						
1	Other Observation, Ext	ent : Light, Area A	ffected : 0	%			
	Location : West Fan F	Room, Sub Baseme	nt				
	Explanation: 1 Gas F	ired Steam Boiler	For The B	Bandshell Only			
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment							
Window/Wall Unit	3%		2017	\$20,300	1		
	Other Observation, Ext	ent : Light, Area A	ffected : 3	%			
	Location : Casher Off	ice					
	Explanation: 1 Unit						
No Component	97%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$187,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	50%	2023	\$175,300	2	\$5,200	
Interior	50%	2031	* *	2	\$5,200	
Plumbing						
H/C Water Piping						
Brass/Copper	5%	2033	* *	1		
No Component	95%					
Water Heater						
Electric	5%	2022	\$2,500	4	\$100	
	Other Observation, Ext	ent : Light, Area Affecte	d:1%			
	Location : West Fan F	Room, Sub Basement				
	Explanation: 1 Gas F	Fired Water Heater For '	The Bandshell Only			
No Component	95%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2028	* *	4	\$1,600	
Sewage Ejector(s)						
Compressed Air	100%	2033	* *	4	\$2,500	
Backflow Preventer					•	
Generic	100%	2023	\$31,900	1	\$20,600	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2033	* *	1-2	\$900	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 1,705,221 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020		
Electrical	\$845,400	\$17,282,600	
Total	\$845,400	\$17,282,600	
Importance Code A		\$20,000	
Importance Code B	\$845,400	\$17,262,600	
Total	\$845,400	\$17,282,600	

Total	\$421,200	\$398,100	\$403,100	\$378,500
Importance Code B	\$421,200	\$395,100	\$402,200	\$378,500
Importance Code A		\$2,900	\$900	
Total	\$421,200	\$398,100	\$403,100	\$378,500
Elevators/Escalators	\$148,200	\$148,200	\$148,200	\$148,200
Electrical	\$273,000	\$249,800	\$254,900	\$230,300
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4163

Electrical	Current Repair	Future Replacem	ent	М	aintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority				
Over 600 Volts										
Service Equipment										
Not Accessible	50%									
	Other Observation, Extent : Light, Area									
	Location: North Garage Electrical Re									
	Explanation: Cutout Switch Namepla	te Ratings 600 Ampei	es An	d 4160 V	olts					
Not Accessible	50%									
	Other Observation, Extent : Light, Area									
	Location : South Garage Electrical Re									
	Explanation: Cutout Switch Namepla	te Ratings 600 Ampei	es An	d 4160 V	olts o					
Transformers										
Dry Type	50%	2043	* *	3	\$4,700					
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location: North Garage									
	Explanation : 2- Newly Installed Tran 4160/480/277 Volts	sformers Rated At 200	90 Kv	a And 25	00 Kva,					
Dry Type	50%	2040	* *	3	\$4,700					
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location: South Garage									
	Explanation: 2-2500 Kva, 4160/480.	/277 Volts								
Feeders										
Cable	50%	2045	* *	1						
Cable	50%	2048	* *	1						
	Other Observation, Extent : Moderate, A	Area Affected : 100%								
	Location: North Garage									
	Explanation: Newly Installed									
Raceway										
Conduit	50%	2049	* *	1						
Conduit	50%	2053	* *	1						
	Other Observation, Extent : Moderate, A	Area Affected : 100%								
	Location : North Garage									
	Explanation: Newly Installed									
Inder 600 Volts										

Under 600 Volts

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4163

lectrical	Current Repair	Futu	re Replacement	М	aintenance	
stem	% of Fail Date Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority
Component Type	Total (Years)	FY		(Yrs)		
der 600 Volts Service Equipment						
Air Circuit Breaker	25%	2023	\$33,300	5	\$2,200	
All Circuit Dicarci	Other Observation, Extent: Moderate, A			3	Ψ2,200	
	Location : D- Wing Electrical Room					
	Explanation: 2-4000 Amperes Main	Service L	Disconnects Servins	g Н. А . Е	B. C Wings	
Fused Disc Sw	25%	2053	* *	5	\$1,800	
r used Disc 5 w	Other Observation, Extent: Moderate, A		ected : 100%	3	Ψ1,000	
	Location : North Garage Electrical Re					
	Explanation: Main Disconnect Switch		! 1- 6000, 2- 4000 2	Amperes	For American	
	Wing And Sackler Wing					
Fused Disc Sw	15%	2023	\$20,000	5	\$1,100	
	Other Observation, Extent: Moderate, A				. ,	
	Location: X- Wing Electrical Room					
	Explanation : Main Service Disconnec	ct Switch	es Rated @ 2- 4000), 1- 300	O Amperes For C-	
	Wing And D- Wing					
Fused Disc Sw	10%	2043	* *	5	\$700	
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%			
	Location: X- Wing Electrical Room					
	Explanation: Main Service Disconnec	ct Switch	es Rated @ 2- 2000	9 Ampere	es .	
Fused Disc Sw	25%	2049	* *	5	\$1,800	
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%			
	Location : South Garage Electrical Re	oom				
	Explanation: Main Service Disconnec	ct Switch	es Rated @ 2- 4000) Ampere	es And 1- 3000	
	Amperes Serving E, H, F, G Wings					
Transformers	5 00.	2021	4. 77. 6.000	_	Φ2.100	
Dry Type	50%	2021	\$1,556,900	5	\$3,100	
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Mechanical Rooms					
	Explanation : 5- 30 Kva					
Dry Type	50%	2040	* *	5	\$3,100	
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%			
	Location : X- Wing Electrical Room					
	Explanation : 1- 150 Kva					
Switchgear / Switchboard	2.50/	2022	Φ225 100	-	Φ2 200	
Air Circuit Breaker	25%	2023	\$235,100	5	\$2,200	
Fused Disc Sw	15%	2043	* *	5	\$1,100	
Fused Disc Sw	25%	2053		5	\$1,800	
	Other Observation, Extent: Moderate, A Location: North Garage Electrical Re		есіва : 100%			
	e e e e e e e e e e e e e e e e e e e	oom				
E 1D' . C	Explanation : Newly Installed	2022	¢220.100		Φ2. (0.0	
Fused Disc Sw	35%	2023	\$329,100	5	\$2,600	
Raceway	2007	2022	* *	1		
Conduit	30%	2033		1		
Conduit	60%	2023	\$650,000 * *	1		
Conduit	10%	2049	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4163

\$2,000 \$2,000 \$6,700 \$11,200 \$22,400 \$1,100 \$3,400	Priority
\$2,000 \$6,700 \$11,200 \$22,400 \$1,100 \$3,400	
\$2,000 \$6,700 \$11,200 \$22,400 \$1,100 \$3,400	
\$2,000 \$6,700 \$11,200 \$22,400 \$1,100 \$3,400	
\$2,000 \$6,700 \$11,200 \$22,400 \$1,100 \$3,400	
\$6,700 \$11,200 \$22,400 \$1,100 \$3,400	
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\$3,400	
\$3,400	
\$2,300	
\$1,100	
\$13,900	
\$12,500	
Φ 524 600	
\$524,600	
ΦζζΩ 400	
\$000,400	
\$63,200	
Ψ05,200	
\$166 900	
Ψ100,700	
\$26.400	
Ψ20,400	
_	\$13,900 \$12,500 \$12,500 \$524,600 \$660,400 \$63,200 \$166,900 \$26,400

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4163

Electrical	Current Repair Future Replacement			ent Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Lighting						
Interior Lighting	100/	2020	4.0	04 - 7 - 00 -		
Fluorescent	10%	2028 **	10	\$165,000		
	Other Observation, Extent: Moderate, A	Area Affected : 100%				
	Location: Throughout Explanation: Using T-12 Lamps					
F1		2028 **	10	Φ207.100		
Fluorescent	18%	2020	10	\$297,100		
	Other Observation, Extent: Moderate, Location: Throughout	Area Affectea : 100%				
	Explanation: Using T-8 Lamps					
Fluorescent	5%	2028 **	10	\$82,500		
Fluorescent	Other Observation, Extent : Moderate, A		10	\$62,300		
	Location: Throughout	Area Affectea : 100/0				
	Explanation: Using T-5 Lamps					
HID	2%	2018	10	\$1,200		
Incandescent	50%	2023 \$11,660,700	2	\$20,000		
Incandescent	15%	2028 **	2	\$6,000		
Egress Lighting				, -,		
Emergency, Service	49%	2028 **	1			
Emergency, Battery	1%	2028 **	10	\$4,300		
Exit, LED	20%	2051 **	1			
Exit, Service	30%	2023 \$155,700	1			
Exterior Lighting						
HID	100%	2028 **	10	\$5,200		
Lightning Protection						
Arresters/Cabling	1000/	2026	~			
Generic	100%	2026	5			
	Other Observation, Extent: Moderate, Location: A, B, C Wings	Area Affectea : 100%				
	Explanation : Copper					
Alarm	Ехрининон : Соррег					
Security System						
No Component	40%					
Generic	60%	2031 **	1	\$382,100		
	Other Observation, Extent : Moderate, A	Area Affected : 100%				
	Location: Public Spaces					
	Explanation: C C T V Surveillance S	ystem And Intrusion Alarm	System			
Fire/Smoke Detection						
No Component	30%					
Generic	70%	2031 **	1-3	\$735,600		
	Other Observation, Extent: Moderate, A					
	Location: Corridors, Offices And Exh		on Uom			
	Explanation: Smoke Detectors, Strob	e Lights, Manual Pull Statio	on, Horns	·		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART SECTION ESDA

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.U00 / 2308 Yr Built/Renovated : 1990 /

Area Sq Ft : 83,965 Project Type : CULTURAL AFFAIRS

Date of Survey : 13-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$52,800	\$128,200
Interior Architecture	\$88,600	\$135,900
Mechanical	\$44,500	\$1,163,800
Total	\$185,900	\$1,427,800
Importance Code A	\$97,300	\$128,200
Importance Code B	\$88,600	\$1,255,100
Importance Code C		\$44,500
Total	\$185,900	\$1,427,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$5,300	\$18,400	\$800	
Interior Architecture	\$3,100		\$712,700	
Mechanical	\$131,200	\$34,500	\$45,400	\$21,700
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$159,400	\$72,700	\$778,500	\$41,500
Importance Code A	\$6,200	\$19,200	\$1,600	\$800
Importance Code B	\$153,300	\$53,400	\$776,900	\$40,700
Importance Code C				
Total	\$159,400	\$72,700	\$778,500	\$41,500



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2308

System Component Type Exterior Exterior Walls Stucco Cement 5% 2036 Window Wall 35% 2043 No Component 60% Windows Aluminum 10% 2039 No Component 90% Parapets Concrete Masonry Unit 10% LIFE Metal Rail 90% 0-2 \$5,300 2036 Corrosion/Rusting, Extent: Moderate, Area Affected: Location: Throughout	** **	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$10,000 \$105,500 \$1,500	Priority
Exterior Walls Stucco Cement 5% 2036 Window Wall 35% 2043 No Component 60% Windows Aluminum 10% 2039 No Component 90% Parapets Concrete Masonry Unit 10% LIFE Metal Rail 90% 0-2 \$5,300 2036 Corrosion/Rusting, Extent: Moderate, Area Affected: Accation: Throughout	* * *	5 5	\$105,500	
Stucco Cement 5% 2036 Window Wall 35% 2043 No Component 60% Windows 309 2039 Aluminum 10% 2039 No Component 90% 2039 Parapets Concrete Masonry Unit 10% LIFE Metal Rail 90% 0-2 \$5,300 2036 Corrosion/Rusting, Extent : Moderate, Area Affected : Accation : Throughout	* * *	5 5	\$105,500	
Window Wall 35% 2043 No Component 60% Windows Aluminum 10% 2039 No Component 90% Parapets Concrete Masonry Unit 10% LIFE Metal Rail 90% 0-2 \$5,300 2036 Corrosion/Rusting, Extent: Moderate, Area Affected: Accation: Throughout	* * *	5 5	\$105,500	
No Component 60% Windows 3039 Aluminum 10% 2039 No Component 90% Parapets Concrete Masonry Unit 10% LIFE Metal Rail 90% 0-2 \$5,300 2036 Corrosion/Rusting, Extent: Moderate, Area Affected: Accation: Throughout 100 100 100	* *	5		
Windows Aluminum 10% 2039 No Component 90% Parapets Concrete Masonry Unit 10% LIFE Metal Rail 90% 0-2 \$5,300 2036 Corrosion/Rusting, Extent: Moderate, Area Affected: 2 Location: Throughout	* *	5	\$1,500	
Aluminum 10% 2039 No Component 90% Parapets Concrete Masonry Unit 10% LIFE Metal Rail 90% 0-2 \$5,300 2036 Corrosion/Rusting, Extent : Moderate, Area Affected : Accation : Throughout	* *	5	\$1,500	
No Component 90% Parapets Concrete Masonry Unit 10% LIFE Metal Rail 90% 0-2 \$5,300 2036 Corrosion/Rusting, Extent: Moderate, Area Affected: 2 Location: Throughout	* *	5	\$1,500	
Parapets Concrete Masonry Unit 10% LIFE Metal Rail 90% 0-2 \$5,300 2036 Corrosion/Rusting, Extent: Moderate, Area Affected: 2 Location: Throughout	* *			
Concrete Masonry Unit 10% LIFE Metal Rail 90% 0-2 \$5,300 2036 Corrosion/Rusting, Extent: Moderate, Area Affected: 2 Location: Throughout	* *			
Metal Rail 90% 0-2 \$5,300 2036 Corrosion/Rusting, Extent: Moderate, Area Affected: 2 Location: Throughout	* *		\$100	
Corrosion/Rusting, Extent : Moderate, Area Affected : Location : Throughout			\$100 \$6,600	
Location: Throughout	2370	5	\$0,000	
· · · · · · · · · · · · · · · · · · ·				
Deteriorated Finish, Extent : Moderate, Area Affected :	25%			
Location: Throughout	2370			
Roof				
Metal Panel 10% 2036	* *	10	\$5,200	
Modified Bitumen 5% 2028	* *	10	\$1,400	
Modified Bitumen 55% 2028	* *	10	\$15,600	
Single Ply Membrane 5% 2028	* *	10	\$1,400	
Skylight, Plastic 5% 2036	* *	1		
Sloped Glazing 20% LIFE	* *	5	\$75,400	
Condensation Present, Extent : Moderate, Area Affected	d: 10%			
Location : Sculpture Court				
Water Penetration, Extent : Moderate, Area Affected : I	10%			
Location : Sculpture Court, Gutters				
Interior				
Floors		_		
Carpet 40% 2019	\$685,900	3	\$75,400	
Ceramic Tile 5% 2032	**	5	\$6,300	
Granite Panels 10% LIFE	* *	5	\$9,400	
Marble Panels 20% LIFE	**	5	\$18,900	
Terrazzo 5% LIFE	**	5	\$4,900	
Vinyl Tile 10% 2028	**	3	\$4,700	
Wood 10% Now \$88,600 2051 Deteriorated Finish, Extent: Moderate, Area Affected:		5	\$11,800	
Location: Room 553	23/0			
Staining/Discoloring, Extent : Moderate, Area Affected	. 20%			
Location : Room 553	. 20/0			
Interior Walls				
Concrete Masonry Unit 5% LIFE	* *	5	\$1,900	
Gypsum Board 80% LIFE	* *	5	\$44,500	
Masonry: Brick 10% LIFE	* *	3	ψττ,500	
Masonry: Limestone 5% LIFE				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2308

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	5%		2036	* *	5	\$7,600	
AcousTileSusp.Lay-In	25%		2036	* *	5	\$30,500	
Exposed Concrete	10%		LIFE	* *	5	\$1,900	
Gypsum Board	60%		LIFE	* *	5	\$91,400	
Ţ	Water Pei	netration, Extent : Moderate, A	rea Affe	cted : 10%			
	Location	n : Sculpture Court					

echanical		Current I	Repair	Futur	e Replacement	M	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source Utility Steam	100%			2033	* *	1		
			Extent : Light, Area at D Channel	Affected	: 100%			
	Explana	tion : Stean	n Provided By Con	Edison				
Conversion Equipment								
Heat Exchanger	20% Other Ob.		Extent : Light, Area	2032 Affected	* *	1	\$8,300	
		n : Mech Ro	_	33				
	Explana	tion : The U	Init Has Not Yet Be	en Insul	ated			
Pres. Reducing Valve/LF Steam	80%	0-2	\$44,500	2038	* *	5	\$2,000	
	Leak Evia	lent, Extent	: Severe, Area Affe	cted : 3%	6			
	Location	n: PRVS	tation, Mech Room					
Distribution								
Hot Wtr Piping/Pump	20%		\$2,800	2039	**	4	\$800	
		, Extent : M n : Various	oderate, Area Affe Areas	cted : 10	%			
			Areas Extent : Moderate,	Area Af	facted · 20%			
		erioraning, n : Through		111eu 11jj	ecieu . 2070			
Steam Piping/Pump	80%		\$31,300	2033	* *	4	\$3,300	
steam i iping i amp			evere, Area Affecte			•	Ψ2,300	
	Location	n : Various	Areas					
			Extent : Moderate,	Area Af	fected : 40%			
		n : Through						
			Extent : Moderate,	Area Aff	fected : 20%			
m : 1D :	Locanoi	n : Various	Areas					
Terminal Devices Air Handler	70%	Now	\$6,800	2023	\$338,800	1	\$32,700	
All Hallulei			په پ			1	φ32,700	
			nections, Mech Ro	00	- / -			
Convector/Radiator	20%			2028	* *	1	\$5,400	
Fan Coil Unit/Heat	10%			2023	\$134,400	1	\$2,700	

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.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2308

Mechanical	ical Current Repai		Current Repair Future Replacement	Current Repair		Future Replacement		ent Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning										
Energy Source										
Electricity	100%			2031	* *	1				
Conversion Equipment										
Centrifugal, Elec Chiller				2026	\$157,900	1	\$90,900			
	-	_	Extent: Light, Area	a Affecte	d: 100%					
		: A C Roo								
			Extent : Light, Area	Affected	: 100%					
		: A C Roo								
-	Explana	tion : R-12	3 Refrigerant							
Distribution										
Chilled Wtr Pipe/Pump	100%		\$21,400	2033	* *	4	\$4,100			
			loderate, Area Affed	cted : 25	%					
	Location	: Various	Areas							
Terminal Devices	1000/			2022	Φ201 2 00		Φ.7.1.000			
Air Handler/Cool/Ht	100%			2023	\$381,300	1	\$51,900			
Heat Rejection	1000/			2021	Φ1 5 1 400	2	#04.500			
Water Cool Tower	100%			2021	\$151,400	2	\$84,500			
Ventilation										
Distribution	1000/	N	¢10.000	LIDD	* *	2.5	¢46,000			
Ductwork/Diffusers	100%		\$10,000	LIFE		2-5	\$46,800			
		iniake, Ex i : Various	tent : Moderate, Ar	еа Ајјесі	ea : 40%					
			Areus Extent : Moderate,	Area Aff	Control . 500%					
		-	exiem : Moderale, Spers Are Not Work			c.				
Exhaust Fans	Locuitor	. All Dun	pers Are Not Work	ing i rop	erty, various Area	3				
	40%			2023	\$11.100	2	\$1,000			
Interior Roof	40% 60%			2023	\$11,100 * *	2 2	\$1,500			
	00%			2028			\$1,300			
Plumbing H/C Water Piping										
Brass/Copper	100%			2033	* *	1				
Water Heater	10070			2033		1				
Electric	100%			2022	\$13,900	4	\$700			
Sanitary Piping	10070			2022	Ψ13,700		Ψ700			
Cast Iron	100%			LIFE	* *	1				
Storm Drain Piping	10070			LII L						
Cast Iron	100%			LIFE	* *	1				
Sump Pump(s)	10070			LII L		-				
Rigid Piping	100%	0-2	\$11,800	2033	* *	4	\$1,600			
rugia i iping			nt : Severe, Area Aj		50%	•	Ψ1,000			
	-	-	evel Of Basement	jeerea	20,0					
Sewage Ejector(s)			· - J							
Electric	100%	0-2	\$11,800	2033	* *	4	\$1,600			
Liconio			tent : Moderate, Ar		ted : 100%	•	Ψ1,000			
			evel Of Basement							
Fixtures			· - J							
Generic	100%									
Vertical Transport	100/0									

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 METROPOLITAN MUSEUM OF ART SECTION ESDA

Mechanical	Current Repair	Future Repl	lacement	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estin FY	nated Cost Cycl (Yrs		Priority
Vertical Transport					
Elevators	1000/	LICE	* *		
Geared Traction	100%	LIFE			
	Other Observation, Extent : I	Light, Area Affected : 100%	%		
	Location: (2) B, G, 1, M, 4,	5e, 5w (2) Freight G, 1, 1	M, 2, 3, 4, Roof		
	Explanation: 4 Units				
Fire Suppression					
Standpipe					
Generic	100%	2033	* * 1-5	\$42,300	
Sprinkler					
No Component	80%				
Generic	20%	2049	** 1-2	\$4,700	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING A

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.A00 / 2304 Yr Built/Renovated : 1880 /

Area Sq Ft : 58,392 Project Type : CULTURAL AFFAIRS

Date of Survey : 13-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,atc

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,440,100	\$374,100
Interior Architecture	\$123,300	\$3,911,000
Mechanical	\$73,500	\$568,400
Total	\$1,636,900	\$4,853,500
Importance Code A	\$1,440,100	\$412,800
Importance Code B	\$196,800	\$529,700
Importance Code C		\$3,911,000
Total	\$1,636,900	\$4,853,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$57,400	\$2,500		
Interior Architecture			\$14,600	
Mechanical	\$31,300	\$46,700	\$12,600	\$7,600
Total	\$88,800	\$49,100	\$27,200	\$7,600
Importance Code A	\$57,400	\$2,500		
Importance Code B	\$31,300	\$46,700	\$21,300	\$7,600
Importance Code C			\$5,900	
Total	\$88.800	\$49,100	\$27,200	\$7,600



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture	Current Rep	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior									
Exterior Walls									
Concrete Masonry Unit			LIFE	* *	5	\$2,600			
Copper/Terne	5%		2043	* *	10	\$9,600			
Masonry: Brick	10% Now	\$52,800	LIFE	* *	5	\$8,200			
	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Courtyard								
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location: Courtyard								
	Jnt Mortar Miss/Erod, I	Extent : Moderat	e, Area A	Affected : 50%					
	Location: Courtyard								
No Component	80%								
r to component	Other Observation, Extent : Light, Area Affected : 0%								
	Location:								
	Explanation : Most Of	Perimeter Is En	iclosed B	y Adjacent Wings					
Windows									
Steel	10%		2022	\$45,600	5	\$10,200			
No Component	90%								
Parapets									
Masonry: Brick	65% Now	\$20,900	LIFE	* *	5	\$1,700			
•	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Courtyard								
	Worn/Eroded, Extent : I	Moderate, Area	Affected	: 25%					
	Location: Courtyard								
Masonry: Limestone	5%		LIFE	* *	5	\$200			
Metal Rail	30% Now	\$4,500	2028	* *	5	\$5,600			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Throughout								
	Deteriorated Finish, Extent: Moderate, Area Affected: 25% Location: Throughout								

Asset #: 2304

Architecture	Current Repair			Future	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	5 0/			2020	* *	10	¢2.500	
IRMA/Protected Membrane	5%			2028	25. 25.	10	\$2,500	
Metal Panel	35%	Now	\$20,800	2036	* *			
Wictai i anci			\$20,800 Extent : Moderate, A		rted : 20%			
		ı : At Ridge						
Modified Bitumen	10%		\$6,100	2028	* *			
Woulder Brumen			derate, Area Affect					
			Of Roof Near West					
Sloped Glazing	45%	Now	\$1,387,300	LIFE	* *	5	\$295,700	
T I I			t, Extent : Modera		ffected : 15%		, ,	
		ı : Attic Spo						
	Corrosion	/Rusting, E	Extent : Severe, Are	a Affected	l : 60%			
	Location	ı : Mullions	s And Structural Su	pport				
			Extent : Moderate, A	Area Affec	rted : 15%			
		ı : Attic Spo						
			Extent : Moderate, A	Area Affe	cted : 100%			
		ı : Over Att	=		~.			
		tion: This	Roof Is Actually Co					
Sloped Glazing	5%			LIFE	* *	5	\$32,900	
Interior								
Floors Carpet	20%			2022	\$238,500	3	\$26,200	
Granite Panels	25%			LIFE	\$250,500 * *	5	\$16,400	
Marble Panels	20%			LIFE	* *	5	\$13,100	
Slate	5%			LIFE	* *	5	\$4,600	
Terrazzo	10%			LIFE	* *	5	\$6,800	
Wood	20%	Now	\$123,300	2038	* *	5	\$16,400	
	Deteriora	ted Finish,	Extent : Moderate,	Area Affa	ected : 50%			
	Location	ı : Exhibit A	Areas					
Interior Walls								
Fabric on Framing	20%			2024	\$3,840,500	5	\$11,800	
Gypsum Board	20%			LIFE	* *	5	\$14,100	
Masonry: Limestone	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	\$14,100	
Wood	15%			LIFE	* *	5	\$70,500	
Ceilings	1.50/			2026	* *	_	¢12.200	
AcousTileSusp.Lay-In	15%			2036	* *	5	\$12,300	
Glass: Susp Panels Plaster	20%			LIFE	* *	5	\$22.200	
Piaster	65%			LIFE	* *	5	\$33,200	

Mechanical	Current Repair			Futu	re Replacement	М		
System Component Type	% of Fail I Total (Yea		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2304

Mechanical	Current Repair Future Re				e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source	1.000/			2022	* *	1		
Utility Steam	100%	amation I	Extent : Light Anga	2033		1		
			Extent : Light, Area nt D Channel	Ајјестеа	: 100%			
			n Provided By Con	Edison				
Conversion Equipment	Ехрини	iioii . Sicur	n I Toriaca By Con	Laison				
Pres. Reducing Valve/LI	P 100%			2026	\$38,700	5	\$3,500	
Steam								
Distribution								
Hot Wtr Piping/Pump	10%		\$400	2022	\$19,600	4	\$300	
			loderate, Area Affe	cted : 5%	6			
		ı : Mech Ro						
Steam Piping/Pump	90%		\$73,500	2033	* *	4	\$2,600	
			evere, Area Affecte	d : 40%				
		ı : Through	out nt : Severe, Area A	Cantad.	200/			
	-	-	nı . severe, Area A tic Control System	јјестеа	2070			
			Extent : Moderate,	Area Aff	ected · 20%			
		ı : Various		1110011199	2070			
Terminal Devices								
Air Handler	60%	Now	\$20,200	2023	\$201,900	1	\$19,500	
	Corroded,	Extent: M	loderate, Area Affe	cted : 309	%			
	Location	ı : Fan Hoı	isings Rusted Thro	ugh				
Convector/Radiator	10%			2028	* *	1	\$1,900	
Fan Coil Unit/Heat	30%			2028	* *	1	\$5,700	
			Extent : Light, Area	Affected	: 20%			
		_	2nd Floor Gallery					
a Constitution	Explana	tion : Rehe	at Units					
r Conditioning Energy Source								
District C.W.	90%			2033	* *	1		
District C. W.		servation, E	Extent : Light, Area		: 90%	1		
		ı: W Wing	0	55				
	Explana	tion : Chill	ed Water Comes Fi	rom W W	ing			
Electricity	10%			2031	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2021	\$141,300	2	\$400	
No Component	90%							
			Extent : Light, Area	Affected	: 0%			
		: W Wing						
Distribution	Explana	tıon : Chill	ed Water Comes F	rom W W	ing			
Distribution Chilled Wtr Pine/Pump	90%	Now	\$700	2023	\$13,400	Л	\$2,600	
Chilled Wtr Pipe/Pump			۵/00 Ioderate, Area Affe			4	\$2,000	
		i : Various		. 10,	• •			
No Component	10%							
No Component	10%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Terminal Devices Air Handler/Cool/Ht	90% Now Leak Evident, Exter Location : Coils (\$500 nt : Moderate, Area A Connections	2023 Affected :	\$23,900 10%	1	\$29,300	
No Component	10%						
Ventilation Distribution Ductwork/Diffusers	100% Now Corroded, Extent : Location : Sheet I	\$7,000 Moderate, Area Affe Metal Ducts Rusted T Extent : Severe, Area	hrough		2-5	\$32,600	
	Location: Louve	rs Are Inoperable, Ai	r Dampe	rs Are Not Workin	g Proper	rly	
Exhaust Fans Interior Roof	80% 20%		2023 2018	\$15,500 \$3,100	2 2	\$1,400 \$400	
Plumbing	20%		2016	\$5,100		\$ 4 00	
H/C Water Piping Brass/Copper	100%		2023	\$186,400	1		
Water Heater Electric No Component	20% 80%		2018	\$1,900	4	\$100	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%		2018	\$11,800	4	\$2,500	
Sewage Ejector(s) Electric	100%		2018	\$11,800	4	\$2,500	
Fixtures Generic	100%						
Fire Suppression Standpipe Generic	100%		2033	* *	1-5	\$29,400	
Sprinkler No Component	80%		26.15	<i>a.</i> .	4 -	,	
Generic	20%		2049	* *	1-2	\$3,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING B

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 71,738 Project Type : CULTURAL AFFAIRS

Date of Survey : 13-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,atc

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,455,800	\$488,600
Interior Architecture	\$75,700	
Mechanical	\$255,800	\$221,100
Total	\$1,787,200	\$709,800
Importance Code A	\$1,455,800	\$536,200
Importance Code B	\$331,500	\$173,600
Total	\$1,787,200	\$709,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$30,600	\$300		
Interior Architecture	\$2,700		\$10,700	
Mechanical	\$43,600	\$37,000	\$15,100	\$8,700
Total	\$76,900	\$37,200	\$25,800	\$8,700
Importance Code A	\$30,600	\$300		
Importance Code B	\$46,300	\$37,000	\$25,800	\$8,700
Importance Code C				
Total	\$76,900	\$37,200	\$25,800	\$8,700



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture	Current Repair	Future	Replacement	Maintenance		
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•	•				
Exterior Walls						
Masonry: Brick	20% Now \$ Diagonal Cracks, Extent: M Location: Fan Room Horizontal Cracks, Extent: I Location: Fan Room Jnt Mortar Miss/Erod, Exten	Moderate, Area Affec	ted : 10%	5	\$25,600	
	Location: Fan Room	і . мойетиге, Атей Ај	jecieu . 2070			
Masonry: Limestone	30% Now \$ Cracking/Crumbling, Extent Location: Wall Adjacent T Staining/Discoloring, Extent Location: West Facade	o Esda Wing		5	\$28,800	
No Component	50%					
Windows						
Metal Clad	20% Now \$ Corrosion/Rusting, Extent : I Location : Bulkheads, Fan Deformed/Dented, Extent : N Location : Bulkheads, Fan Thermally Inefficient, Extent Location : Bulkheads, Fan	Room Aoderate, Area Affect Room : Moderate, Area Aff	ed : 25%	5	\$13,100	
No Component	80%					
Parapets Masonry: Brick	70% Now Cracking/Crumbling, Extent Location: Bulkheads, Fan Diagonal Cracks, Extent: M	Room		5	\$1,800	
	Location: Bulkheads, Fan Misaligned/Bulging, Extent: Location: Bulkheads, Fan	Room Moderate, Area Affe				
Masonry: Limestone	5%	LIFE	* *	5	\$200	
Metal Panel	5%	2043	* *	5	\$500 \$500	
Metal Rail	20%	2036	* *	5-10	\$9,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2305

Architecture		Current Repair			e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	5%			2031	* *	10	\$3,300		
Metal Panel		Now Rusting, E : Sloped R	\$8,000 Extent : Moderate, 2 oof	2036 Area Affe	* * cted : 10%				
Modified Bitumen		place Evide : Flat Sec	ent, Extent : Light, tions	2031 Area Affe	* * ected : 100%	10	\$20,000		
Sloped Glazing	Location	: Attic Spo	\$833,700 at, Extent : Modera ace Extent : Severe, Are			5	\$444,200		
	Glazing Ba Location Water Pen Location Other Obs Location	: Attic Spo etration, E : Attic Spo ervation, E : Over Att	ked, Extent : Mode ace Extent : Moderate, 1 ace Extent : Moderate, 1 ic Spaces	Area Affe Area Affe	cted : 10% cted : 100%				
Sloped Glazing	5%	ion: Inis	Roof Is Actually Co	LIFE	i Giazing. **	5	\$44,400		
Interior	3 70			LIII			\$44,400		
Floors									
Carpet	20%			2022	\$293,000	3	\$32,200		
Ceramic Tile	5%			2032	**	5	\$5,400		
Marble Panels	15%			LIFE	* *	5	\$12,100		
Terrazzo	15%			LIFE	* *	5	\$12,600		
Wood	20%	Now	\$75,700						
**************************************	2070	11011		2038	* *	5	\$20,100		
		ed Finish, : Exhibit 1	Extent : Moderate,	2038 , Area Aff		5	\$20,100		
Under Construction			Extent : Moderate,			5	\$20,100		
Under Construction Interior Walls	Location		Extent : Moderate,			5	\$20,100		
	Location		Extent : Moderate,			5	\$20,100		
Interior Walls	Location 25%		Extent : Moderate,	, Area Aff	fected : 25%				
Interior Walls Gypsum Board	25% 25%		Extent : Moderate,	, Area Aff	**				
Interior Walls Gypsum Board Masonry: Brick	25% 25% 5%		Extent : Moderate,	, Area Aff LIFE LIFE	** **				
Interior Walls Gypsum Board Masonry: Brick Marble Panels	25% 25% 5% 5%		Extent : Moderate,	LIFE LIFE LIFE LIFE	** ** **	5	\$4,400		
Interior Walls Gypsum Board Masonry: Brick Marble Panels Plaster	25% 25% 5% 5% 10%		Extent : Moderate,	LIFE LIFE LIFE LIFE LIFE	** ** ** **	5	\$4,400 \$900		
Interior Walls Gypsum Board Masonry: Brick Marble Panels Plaster Plaster Under Construction	25% 25% 5% 5% 10% 30%		Extent : Moderate,	LIFE LIFE LIFE LIFE LIFE	** ** ** **	5	\$4,400 \$900		
Interior Walls Gypsum Board Masonry: Brick Marble Panels Plaster Plaster	25% 25% 5% 5% 10% 30%		Extent : Moderate,	LIFE LIFE LIFE LIFE LIFE	** ** ** **	5	\$4,400 \$900		
Interior Walls Gypsum Board Masonry: Brick Marble Panels Plaster Plaster Under Construction Ceilings	25% 25% 5% 5% 10% 30% 25%		Extent : Moderate,	LIFE LIFE LIFE LIFE LIFE LIFE	** ** ** **	5	\$4,400 \$900		
Interior Walls Gypsum Board Masonry: Brick Marble Panels Plaster Plaster Under Construction Ceilings Glass: Susp Panels	25% 25% 5% 5% 10% 30% 30%		Extent : Moderate,	LIFE LIFE LIFE LIFE LIFE LIFE	** ** ** ** **	5 5 5	\$4,400 \$900 \$2,700		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2305

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Utility Steam	100%			2033	* *	1		
			Extent : Light, Area	Affected	: 100%			
			nt D Channel					
	Explana	ttion : Stear	n Provided By Con	Edison				
Conversion Equipment	1000/			2026	Φ4 7 (00	~	#4.200	
Pres. Reducing Valve/Ll	P 100%			2026	\$47,600	5	\$4,300	
Steam								
Distribution	1.00/	NT	Φ1 2 00	2022	#24.100	4	ф.4 0 0	
Hot Wtr Piping/Pump	10%		\$1,200	2022	\$24,100	4	\$400	
			Ioderate, Area Affe or Mech Room	стеа : 10	% 0			
Steam Piping/Pump	90%		\$90,400	2033	* *	4	\$3,200	
			evere, Area Affecte	d : 30%				
		n : Through						
			Extent : Moderate,	Area Aff	ected : 20%			
	Location	n : Various	Areas					
Terminal Devices								
Air Handler	40%			2018	\$165,400	1	\$17,700	
Air Handler	20%			2028	* *	1	\$8,900	
Convector/Radiator	10%			2028	* *	1	\$2,300	
Fan Coil Unit/Heat	30%			2028	* *	1	\$7,000	
			Extent : Light, Area	Affected	: 20%			
			2nd Floor Gallery					
	Explana	tion : Rehe	at Units					
ir Conditioning								
Energy Source								
District C.W.	90%			2033	* *	1		
Electricity	10%			2031	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2021	\$173,600	2	\$400	
No Component	90%				20.4			
			Extent : Light, Area	Affected	: 0%			
		n: W Wing						
	Explana	tion : Chill	ed Water Comes Fi	om W W	ing			
Distribution	0.004		Φ2.200	2022	de de		Φ2.200	
Chilled Wtr Pipe/Pump	90%		\$3,300	2033	* *	4	\$3,200	
			evere, Area Affecte	1:30%				
		n : Through	out					
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	50%		\$300	2018	\$16,300	1	\$20,000	
			: Moderate, Area A	Affected :	10%			
	Location	n : Coils Co	onnections					
Air Handler/Cool/Ht	30%			2028	* *	1	\$13,300	

Ventilation

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$8,600	LIFE	* *	2-5	\$40,000	
	Faulty Air	· Intake, Ex	tent : Severe, Area	Affected	: 30%			
	Location	ı : Air Dam	pers Are Not Work	ing Prop	erly			
Exhaust Fans								
Interior	80%			2023	\$19,000	2	\$1,800	
Roof	20%			2023	\$3,900	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$22,900	2033	* *	1		
	Corroded,	Extent: M	oderate, Area Affe	cted : 15	%			
	Location	: Basemen	t					
Water Heater								
Electric	10%			2018	\$1,200	4	\$100	
No Component	90%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$36,200	
Sprinkler							•	
No Component	80%							
Generic	20%			2049	* *	1-2	\$4,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING C

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.C00 / 2306 Yr Built/Renovated : 1894 /

Area Sq Ft : 87,468 Project Type : CULTURAL AFFAIRS

Date of Survey : 13-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,atc

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026	
Exterior Architecture	\$786,600	\$249,300	
Interior Architecture	\$184,600	\$5,880,800	
Mechanical	\$412,700	\$443,100	
Total	\$1,383,900	\$6,573,200	
Importance Code A	\$786,600	\$307,300	
Importance Code B	\$597,300	\$590,000	
Importance Code C		\$5,675,900	
Total	\$1,383,900	\$6,573,200	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,100	\$24,000		
Interior Architecture	\$1,600		\$379,100	\$1,600
Mechanical	\$79,800	\$72,400	\$18,600	\$12,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$86,500	\$100,400	\$401,600	\$17,600
Importance Code A	\$1,100	\$24,000		
Importance Code B	\$85,300	\$76,300	\$392,900	\$17,600
Importance Code C			\$8,700	
Total	\$86,500	\$100,400	\$401,600	\$17,600



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						<u> </u>		
Exterior Walls								
Masonry: Brick	20%	Now	\$66,000	LIFE	* *	5	\$20,500	
	Horizonta	l Cracks, E	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	ı : Fan Roo	m Wall					
	Misaligne	d/Bulging,	Extent : Moderate,	Area Af	fected : 5%			
	Location	ı : Fan Roo	m Wall					
	Recent Re	pair Evider	ıt, Extent : Light, A	rea Affe	cted : 20%			
	Location	ı : Through	out					
Panel/Paver: Limestone	30%			LIFE	* *	5	\$23,000	
No Component	50%							
Windows								
Glass Block	2%			LIFE	* *	5	\$200	
Metal Clad	13%	Now	\$119,000	2048	* *	5	\$6,700	
	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	ected : 50%			
	Location	ı : Bulkhead	ds, Courtyard					
	Deformed	/Dented, E	xtent : Moderate, A	rea Affe	cted : 25%			
	Location	ı : Bulkhead	ds, Courtyard					
No Component	85%							
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	\$300	
Masonry: Brick	70%			LIFE	* *	5	\$1,800	
Masonry: Limestone	5%			LIFE	* *	5	\$200	
Metal Rail	15%	Now	\$1,100	2028	* *	5	\$2,800	
		/Rusting, E ı : Bulkhea	Extent : Moderate, A ds	Area Affe	ected : 25%			
	Deteriora	ted Finish,	Extent : Moderate,	Area Af	fected : 25%			
	Location	ı : Bulkhead	ds					
Roof								
IRMA/Protected Membrane	10%			2028	* *	10	\$5,300	
IRMA/Protected	10%			2028	* *	10	\$5,300	
Membrane	1070			2026		10	Φ5,500	
Wellibrane	Paver Blo	ck Ballast	Extent : Moderate,	Area Af	fected : 100%			
		ı : Flat Rooj		11,00,119,	, cerea : 10070			
Metal Panel	5%			2036	* *	10	\$4,900	
Modified Bitumen	25%			2030	* *	10	\$13,400	
Skylight, Metal/Glass	20%			2043	* *	10	\$35,600	
Sloped Glazing	30%		\$601,600	LIFE	* *	5	\$213,700	
Stoped Glazing			t, Extent : Modera			5	Ψ213,700	
		ı : Over Att		,	-JJ 2010W . 2070			
			rked, Extent : Mode	rate. Ar	ea Affected : 25%			
	_	ı : Over Att		,	-JJ -			
			xtent : Moderate, A	Area Affe	ected : 15%			
		ı : Over Att		33 -				

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

rchitecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors							
Carpet	20%		2019	\$357,300	3	\$39,300	
Cast in Place Concrete	5%		LIFE	* *	5	\$14,300	
Marble Panels	10%		LIFE	* *	5	\$9,800	
Slate	5%		LIFE	* *	5	\$7,000	
Terrazzo	10%		LIFE	* *	5	\$10,200	
Vinyl Tile	10%		2023	\$119,000	3	\$6,500	
	Other Observation	, Extent : Moderate, A	Area Affe	cted : 10%			
	Location: Labor	atory					
	Explanation: 92	X 9 Tiles					
Wood	40% Now	\$184,600	2038	* *	5	\$49,100	
	Poor Subfloor Evi	dent, Extent : Light, A	rea Affe	cted : 10%		, , , , ,	
	•	d Floor Exhibit Areas					
	Split/Cracked, Ext	ent : Moderate, Area .	Affected	: 15%			
	•	d Floor Exhibit Areas					
	Worn/Eroded, Ext	ent : Moderate, Area	Affected	: 40%			
	Location : Throu		33				
Interior Walls		0					
Fabric on Framing	35%		2024	\$5,675,900	5	\$17,400	
Gypsum Board	10%		LIFE	* *	5	\$6,000	
Masonry: Brick	5%		LIFE	* *			
Plaster	15%		LIFE	* *	5	\$4,500	
Plaster	35%		LIFE	* *	5	\$10,400	
Ceilings						. ,	
Exposed Concrete	5%		LIFE	* *	5	\$1,000	
Glass: Susp Panels	40%		LIFE	* *		. ,	
Gypsum Board	10%		LIFE	* *	5	\$16,400	
Plaster	35%		LIFE	* *	5	\$28,600	
_ 100001	22,0				5	\$ - 0,500	

Mechanical	hanical Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2033	* *	1		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement D Channel					
	Explanation: Steam Provided By Con	Edison				
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2026	\$58,000	5	\$5,200	
Steam						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

Mechanical	Current	Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution	40	44 700		***		***	
Hot Wtr Piping/Pump	10% Now Corroded, Extent: M. Location: Mech Ro		2022 cted : 10%	\$29,400	4	\$400	
Steam Piping/Pump	90% Now Corroded, Extent: So Location: Through	\$110,200 evere, Area Affected	2033 d : 40%	* *	4	\$3,900	
	Malfunctioning, Exte Location: Pneuma Steam Traps Faulty, Location: Various	tic Control System Extent : Moderate,					
Terminal Devices							
Air Handler	60% Now Corroded, Extent: M Location: 3rd Floo Leak Evident, Extent Location: Drip Pa	or Mech Room : Moderate, Area A	Affected : 5%	\$302,500	1	\$29,200	
C		n, 5ra F 1007 Meen 1		* *	1	Φ2.000	
Convector/Radiator Fan Coil Unit/Heat	10% 30%		2028 2028	**	1 1	\$2,800	
ran Con Omorieat	Other Observation, I Location: Attic Of Explanation: Rehe	2nd Floor Gallery			1	\$8,500	
Air Conditioning							
Energy Source District C.W.	95% Other Observation, I Location: W Wing	_	2033 Affected : 90	* *	1		
	Explanation : Chill		om W Wing				
Electricity	5%		2031	* *	1		
Conversion Equipment Int Pkg Unit - Cooling No Component	5% 95%		2021	\$105,800	2	\$300	
	Other Observation, E Location: W Wing	_		ó			
Distribution	Explanation: Chill	ea waier Comes Fi	om w wing				
Chilled Wtr Pipe/Pump	95% Now Corroded, Extent: So Location: Condens			\$10,600	4 ther Area	\$4,100	
No Component	5%	and Line, Stat 1001	meen Room	a various Oi	1116U		
Terminal Devices Air Handler/Cool/Ht	95% Leak Evident, Extent Location: Coils Co		2018 Affected : 10%	\$18,900	1	\$51,400	

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.

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution Ductwork/Diffusers	100%	Now	\$10,400	LIFE	* *	2-5	\$48,800	
			ight, Area Affected	: 5%				
		: Supply L						
	-		tent : Severe, Area				*	
	Location	: Louvers	Are Inoperable, Ai	r Dampe	rs Are Not Workin	g Proper	ly	
Exhaust Fans	000/			2010	¢2< 100	2	¢2.400	
Interior Roof	90% 10%			2018 2018	\$26,100	2 2	\$2,400 \$300	
Plumbing	10%			2018	\$2,400		\$300	
H/C Water Piping								
Brass/Copper	100%	0-2	\$27,900	2023	\$279,300	1		
Diamo Copper			oderate, Area Affe			-		
		: Various						
Water Heater								
Electric	10%			2021	\$1,500	4	\$100	
No Component	90%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/				de de			
Cast Iron	100%			LIFE	* *	1		
Fixtures	1000/							
Generic Vertical Transport	100%							
Elevators								
Hydraulic	100%			LIFE	* *			
11 y di ddiic		ervation, E	Extent : Light, Area		: 100%			
		a : G, 1, M,	_					
		tion : 1 Uni						
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$44,100	
Sprinkler								
No Component	80%			20.46	d. d.		4.000	
Generic	20%			2049	* *	1-2	\$4,900	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING CC

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.CC0 / 152 Yr Built/Renovated : 1979 /

Area Sq Ft : 50,854 Project Type : CULTURAL AFFAIRS

Date of Survey : 15-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$141,000
Interior Architecture	\$151,300	
Mechanical		\$494,700
Total	\$151,300	\$635,800
Importance Code A		\$141,000
Importance Code B	\$151,300	\$494,700
Total	\$151,300	\$635,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$12,500	\$29,300		
Interior Architecture			\$7,600	
Mechanical	\$44,600	\$19,200	\$12,000	\$7,500
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$62,000	\$53,500	\$24,500	\$12,500
Importance Code A	\$14,100	\$29,600	\$300	\$300
Importance Code B	\$47,900	\$23,900	\$24,300	\$12,200
Importance Code C				
Total	\$62,000	\$53,500	\$24.500	\$12,500



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 152

Architecture		Current F	Repair	Futur	re Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,100		
Window Wall	10%			2043	* *	5	\$13,600		
No Component	85%								
Parapets									
Metal Rail	100%			2028	* *	5-10	\$6,900		
Roof									
IRMA/Protected	25%			2023	\$78,400	10	\$9,200		
Membrane									
IRMA/Protected	20%	Now	\$12,500	2023	\$62,700				
Membrane									
			xtent : Moderate, A	rea Affe	ected : 10%				
			nbers Lounge						
			: Moderate, Area		: 20%				
	Location	: Over Ne	w Members Lounge	?					
Modified Bitumen	50%			2028	* *	10	\$18,400		
Skylight, Plastic	5%			2036	* *	1			
nterior									
Floors									
Carpet	20%			2022	\$207,700	3	\$22,800		
Cast in Place Concrete	10%			LIFE	* *	5	\$16,700		
Marble Panels	30%			LIFE	* *	5	\$17,100		
Terrazzo	40%	Now	\$151,300	LIFE	* *	5	\$23,800		
	Cracking/ Location		Extent : Moderate	, Area A	ffected : 10%				
Interior Walls									
Gypsum Board	50%			LIFE	* *	5	\$21,400		
Plaster	25%			LIFE	* *	5	\$5,300		
Plywood/Hardboard	25%			LIFE	* *		•		
Ceilings									
Exposed Concrete	35%			LIFE	* *	5	\$4,100		
Gypsum Board	15%			LIFE	* *	5	\$14,000		

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Energy Source

Utility Steam 100% 2033 ** 1

Other Observation, Extent: Light, Area Affected: 100%

Location: Basement D Tunnel

Explanation: Steam Provided By Con Edison

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 152

Mechanical		Current	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam	10% 90%			2026 2032	\$1,200 * *	1 5	\$2,500 \$2,700	
Distribution Hot Wtr Piping/Pump		, Extent : M	\$900 Ioderate, Area Affe or Mech Equip Roon		* *	4	\$300	
Steam Piping/Pump			\$10,700 Ioderate, Area Affe Areas	2033 cted : 15	**	4	\$2,300	
Terminal Devices Air Handler	Location Malfuncti	lent, Extent n : Coil Coi oning, Exte	\$13,200 : Moderate, Area Annections nt: Moderate, Area tic Control System			1	\$25,500	
Convector/Radiator	10%			2028	* *	1	\$1,600	
Air Conditioning Energy Source District C.W.	100% Other Ob Location	servation, E n : Basemer	Extent : Light, Area nt ed Water From W V	2033 Affected	** :100%	1	. ,	
Distribution Chilled Wtr Pipe/Pump	100% Corroded	0-2	\$6,500 Ioderate, Area Affe	2033	**	4	\$2,500	
Terminal Devices Air Handler/Cool/Ht	100%			2023	\$230,900	1	\$31,500	
Ventilation Distribution Ductwork/Diffusers	Location Unbalance	r Intake, Ex n : Louvers	\$6,100 tent : Severe, Area Are Inoperable, Th Extent : Moderate, out	roughou	t	2-5	\$28,400	
Exhaust Fans Interior Roof	70% 30%	Now , Extent : M	\$800 Ioderate, Area Affe	2023 2018 cted : 10	\$11,800 \$4,100	2 2	\$1,100 \$400	
Plumbing H/C Water Piping Brass/Copper	100%			2033	* *	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future Replac	cement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 100%				
	Location: G, 1, M, 2, 3, 4					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$25,600	
Sprinkler						
No Component	80%					
Generic	20%	2049	* *	1-2	\$2,900	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING D

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.D00 / 2307 Yr Built/Renovated : 1902 /

Area Sq Ft : 115,293 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,atc

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,055,200	\$496,000
Interior Architecture		\$355,400
Mechanical	\$158,400	\$118,600
Total	\$1,213,600	\$970,000
Importance Code A	\$1,055,200	\$496,000
Importance Code B	\$158,400	\$434,300
Importance Code C		\$39,700
Total	\$1,213,600	\$970,000

Interior Architecture Mechanical	\$6,600 \$16,400	\$8,100 \$34,100	\$366,100 \$26,500	\$1,100 \$16,900
Elevators/Escalators	\$14,000	\$14,000	\$14,000	\$14,000
Total	\$37,100	\$56,300	\$407,300	\$32,000
Importance Code A	\$3,400		\$600	
Importance Code B	\$28,100	\$56,300	\$406,700	\$32,000
Importance Code C	\$5,500			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2307

Architecture	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component		te Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priority
Туре	Total (Year	s)	FY		(Yrs)		
Exterior	•		1				
Exterior Walls							
Masonry: Brick	10%		LIFE	* *	5	\$7,400	
Masonry: Granite	5%		LIFE	* *	5	\$2,800	
Masonry: Limestone	70%		LIFE	* *	5	\$39,100	
Stucco Cement	15%		2036	* *	5	\$27,900	
Windows							
Aluminum	30%		2039	* *	5	\$1,200	
Bronze/Brass	70%		2031	* *	5	\$17,500	
Parapets	600/		LIPE	* *	~	Φς ς00	
Masonry: Limestone	60%		LIFE	**	5	\$6,600	
Metal Rail Roof	40%		2036	* *	5-10	\$62,800	
IRMA/Protected Membrane	40%		2028	* *	10	\$43,100	
Wembrane	Paver Block Balla	st, Extent : Moderate,	Area Af	fected : 100%			
	Location : Flat S		111 000 1199	, , , , , , , , , , , , , , , , , , , ,			
Metal Panel	30%		2036	* *	10	\$59,300	
Skylight, Plastic	5%		2036	* *	10	φ39,300	
Sloped Glazing	25% Now	\$1,012,100	LIFE	* *	5	\$359,500	
Stoped Glazing		, Extent : Moderate, A		cted : 60%	J	Ψ337,300	
	Location : Throu		33				
		racked, Extent : Mode	erate, Are	ea Affected : 10%			
	Location : Over	Attic					
	Water Penetration	, Extent : Moderate, A	Area Affe	cted : 10%			
	Location : Attic	Over Domes					
	Other Observation	, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Throu	ghout					
	Explanation: Th	is Is Actually Corrug	ated Gla	zing.			
Interior							
Floors							
Carpet	15%		2019	\$353,200	3	\$38,800	
Cast in Place Concrete	10%		LIFE	* *	5	\$37,700	
Granite Panels	5%		LIFE	* *	5	\$6,500	
Terrazzo	10%		LIFE	* *	5	\$13,500	
	- C	ng, Extent : Moderate	e, Area Aj	ffected : 10%			
	Location : Mezza	inine					
Terrazzo	50%		LIFE	* *	5	\$67,400	
Vinyl Tile	5%		2023	\$78,400	3	\$4,300	
Wood	5%		2038	* *	5	\$16,200	
Interior Walls	7 0.		2025	مار بار	-	644.00 0	
Ceramic Tile	5%		2032	* *	5	\$11,000	
Gypsum Board	30%		LIFE	* *	5	\$39,700	
Placeton	40%		LIFE	* *	_	Ø17 700	
Plaster	25%		LIFE	* *	5	\$16,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2307

Architecture	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
Exposed Concrete	5%	LIFE	* *	5	\$1,300	
	Recent Repair Evident, Extent	: Light, Area Affected : 50%	%			
	Location: Mechanical Space	e Below Front Steps				
Glass: Susp Panels	10%	LIFE	* *			
Gypsum Board	35%	LIFE	* *	5	\$75,500	
Masonry: Infill Arch	10%	LIFE	* *			
Plaster	25%	LIFE	* *	5	\$27,000	
Plaster	15%	LIFE	* *	5	\$16,200	
	Water Penetration, Extent : M	oderate, Area Affected : 10	%			
	Location : Budda Gallery					

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Utility Steam	100%			2033	* *	1		
	Other Obse	rvation, Ext	ent : Light, Area	Affected	: 100%			
	Location .	: Basement						
	Explanati	on : Steam I	Provided By Con	Edison				
Conversion Equipment								
Pres. Reducing Valve/LI Steam	P 100%			2032	* *	5	\$6,800	
Distribution								
Hot Wtr Piping/Pump	10%			2031	* *	4	\$600	
Steam Piping/Pump	90%	Now	\$38,700	2033	* *	4	\$5,100	
	Leak Evide	nt, Extent : l	Moderate, Area A	ffected :	5%			
	Location	: Vacuum C	ondensate Pump	& Piping	g, Various Areas			
	_	s Faulty, Ex : Various Ar	tent : Moderate, eas	Area Aff	fected : 5%			
Terminal Devices								
Air Handler	100%	Now	\$66,500	2028	* *	1	\$64,200	
	Leak Evide	nt, Extent : l	Moderate, Area A	ffected :	5%			
	Location	: Coil Conn	ections, Various I	Areas				
	Malfunction	ning, Extent	: Moderate, Area	ı Affecte	d : 5%			
	Location	: Pneumatic	Control System					
	Other Obse	rvation, Ext	ent : Severe, Are	a Affecte	d : 10%			
	Location	: Attic						
	Explanati Ductwork		ting Device In A	tic, Cau	sing Condensae W	ater To	Drip From	

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2307

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Energy Source District C.W.	95% Other Observation, Extent : L Location : W Wing Basemen Explanation : Chilled Water	t	**	1			
Electricity	5%	2031	* *	1			
Conversion Equipment Int Pkg Unit - Cooling	5% R-22 Refrigerant, Extent : Lig Location : Office	2021 ht, Area Affected : 5%	\$79,400	2	\$400		
No Component	95% Other Observation, Extent : L Location : W Wing Explanation : Chilled Water		ó				
Distribution	-	0					
Chilled Wtr Pipe/Pump	95% 0-2 Corroded, Extent : Moderate, Location : Throughout	\$2,900 2033 Area Affected : 20%	* *	4	\$5,400		
No Component	5%						
Terminal Devices Air Handler/Cool/Ht	95% Other Observation, Extent : M. Location : Throughout Explanation : Lack Of A C I.			1 Enginee	\$67,700		
No Component	5%						
Ventilation Distribution Ductwork/Diffusers		erable, Throughout		2-5	\$64,300		
Exhaust Fans	600/	2029	* *	2	¢2 100		
Interior Roof	60% 40%	2028 2023	\$39,200	2 2	\$2,100 \$1,400		
Plumbing	4 U%	2023	\$39,200		\$1,400		
H/C Water Piping Brass/Copper	100%	2033	* *	1			
Sanitary Piping Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping Cast Iron	100%	LIFE	* *	1			
Sump Pump(s) Not Accessible	100%						
Sewage Ejector(s) Not Accessible	100%						

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected	: 40%			
	Location: G, 1, 2, 3, 4, 5					
	Explanation: 1 Unit					
Escalators						
Over 20' Rise	50%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected	: 30%			
	Location: G To 1					
	Explanation: 1 Unit					
Under 20' Rise	50%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected	: 30%			
	Location: 1 To 1m, 1m To 2					
	Explanation: 2 Units					
Fire Suppression	•					
Standpipe						
Generic	100%	2033	* *	1-5	\$58,100	
Sprinkler						-
No Component	80%					
Generic	20%	2049	* *	1-2	\$6,500	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING E

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.E00 / 150 Yr Built/Renovated : 1911 /

Area Sq Ft : 43,776 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,atc

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$461,100	\$330,700
Mechanical	\$238,600	\$176,000
Total	\$699,800	\$506,700
Importance Code A	\$461,100	\$330,700
Importance Code B	\$238,600	\$176,000
Total	\$699,800	\$506,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$33,000			
Interior Architecture	\$226,400		\$1,200	\$8,200
Mechanical	\$28,800	\$41,000	\$10,000	\$5,900
Total	\$288,300	\$41,000	\$11,300	\$14,100
Importance Code A	\$34,300			
Importance Code B	\$252,600	\$41,000	\$11,300	\$14,100
Importance Code C	\$1,300			
Total	\$288,300	\$41,000	\$11,300	\$14,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 150

		Current F	Repair	Futur	e Replacement	M	aintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior										
Exterior Walls										
Masonry: Brick	25%	Now	\$28,800	LIFE	* *	5	\$8,900			
,	Jnt Morta	r Miss/Eroc	l, Extent : Moderat	e, Area A	Affected : 25%		. ,			
			ls, Courtyard							
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 20%					
	Location	n : Courtyar	·d							
Masonry: Granite	5%			LIFE	* *	5	\$1,300			
Panel/Paver: Limestone	45%			LIFE	* *	5	\$12,000			
No Component	25%						, ,			
Windows										
Aluminum	30%			2031	* *	5	\$200			
Bronze/Brass	60%			2031	* *	5	\$2,900			
Steel	10%	Now	\$4,300	2048	* *	5	\$500			
	Corrosion	Corrosion/Rusting, Extent: Moderate, Area Affected: 25%								
	Location	n : Courtyar	d							
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 50%					
	Location : Courtyard Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
	-			e, Area Ą	ffected : 50%					
	Location	n : Courtyar	rd							
Parapets										
Masonry: Brick	28%			LIFE	* *	5	\$200			
Masonry: Limestone	70%			LIFE	* *	5	\$500			
Masonry: Limestone	2%			LIFE	* *	5				
Roof	400/			2022	ф120 coo	1.0	Φ1 C 400			
IRMA/Protected Membrane	40%			2023	\$139,600	10	\$16,400			
		-	, Extent : Moderate	e, Area A	ffected : 10%					
	Location	n : Over Eg	yptian Offices							
Metal Panel	25%			2036	* *	10	\$18,800			
Sloped Glazing	30%		\$461,100	LIFE	* *	5	\$163,800			
	Condensa Location		t, Extent : Severe, A	Area Affe	ected : 30%					
			rtant . Madanata	l noa Affa	atad . 500/					
	Corrosion/Rusting, Extent: Moderate, Area Affected: 50% Location: Throughout Mullions And Structural Supports									
	Location: Throughout Mullions And Structural Supports Cracking/Crumbling, Extent: Moderate, Area Affected: 40%									
	_	n : Through		, лгеи лј	<i>Jeciea</i> . 40 /0					
			oui xtent : Moderate, A	Aroa Affo	ected · 30%					
	Location		nom . moueruie, F	пси пује	cica . 50/0					
			Extent : Moderate, A	Area Affa	ected : 100%					
	Julei OU	servanon, E	лин . 1110иетине, 1	псилује	cica . 100/0					
		n : Over Att	ic							
	Location	n : Over Att ution : This (ic Component Is Cori	rugated (Glass.					

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture	Curre	ent Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	25% 2-4	\$223,500	2025	\$223,500	3	\$24,600	
	Punct/Tear/Impa	ct Damage, Extent : M	oderate,	Area Affected : 20	%		
	Location: Second Floor						
	Wrinkling, Exten	t : Moderate, Area Affe	ected : 25	5%			
	Location : Seco	nd Floor					
Ceramic Tile	5%		2032	* *	5	\$3,300	
Granite Panels	30%		LIFE	* *	5	\$14,700	
Marble Panels	10%		LIFE	* *	5	\$4,900	
Slate	5%		LIFE	* *	5	\$3,500	
Terrazzo	10%		LIFE	* *	5	\$5,100	
Vinyl Tile	15%		2028	* *	3	\$3,700	
Interior Walls							
Ceramic Tile	5%		2032	* *	5	\$2,600	
Gypsum Board	20%		LIFE	* *	5	\$6,100	
Plaster	75%		LIFE	* *	5	\$11,500	
Ceilings							
Glass: Susp Panels	15%		LIFE	* *			
Gypsum Board	20%		LIFE	* *	5	\$16,400	
• •	Water Penetratio						
	Location: Exhi	bit Space On Second I	Floor				
Masonry: Infill Arch	10%		LIFE	* *			
Plaster	55%		LIFE	* *	5	\$22,500	

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2033	* *	1		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement D Channel					
	Explanation : Steam Provided By Con	Edison				
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2032	* *	5	\$2,600	
Steam						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 150

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution	40		44 700				**	
Hot Wtr Piping/Pump		Now Extent: Se : Basemen	\$1,500 evere, Area Affected et	2022 d: 10%	\$14,700	4	\$200	
Steam Piping/Pump		Now Extent: Se	\$36,800 evere, Area Affected	2033 d : 30%	* *	4	\$1,900	
	Insul. Dete Location	eriorating, : Through	Extent : Moderate,					
	-	_	tic Control System	,, cereu .				
Terminal Devices								
Air Handler			\$10,100 : Severe, Area Affe nnections, Various		\$201,900	1	\$19,500	
Convector/Radiator	10%			2028	* *	1	\$1,400	
Fan Coil Unit/Heat	10%			2023	\$70,100	1	\$1,400	
Air Conditioning								
Energy Source	000/			2022	* *	1		
District C.W.	90%	amustian E	Extent : Light, Area	2033		1		
		: W Wing	_	Ајјестеи	. 9070			
			ed Water Comes Fi	rom W W	ino			
Electricity	10%			2031	**	1		
Conversion Equipment	1070			2031				
Int Pkg Unit - Cooling	10%			2021	\$105,900	2	\$300	
No Component	90%				,,		,	
•	Other Obs	ervation, E	Extent : Light, Area	Affected	: 0%			
	Location	: W Wing						
	Explana	tion : Chille	ed Water Comes Fi	rom W W	'ing			
Distribution								
Chilled Wtr Pipe/Pump	90%	Now	\$3,000	2033	* *	4	\$1,900	
			evere, Area Affecte	d:60%				
		: Through	oui Extent : Severe, Ar	oa Affaa	tad · 70%			
	Location	: Through		eu Ajjeci	ea . 7070			
No Component	10%							
Terminal Devices	700/	Ma	6700	2010	¢12.000	1	¢17.100	
Air Handler/Cool/Ht		Now ent, Extent : Coils Co	\$700 : Moderate, Area A nnections	2018 Affected :	\$13,900	1	\$17,100	
Fan Coil - Cool/Heat	20%			2023	\$17,700	1	\$2,800	
No Component	10%				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		, ,	
Ventilation								

Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical		Current Repa	air	Future Replacement Maintenance		aintenance		
System Component Type		Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$10,400	LIFE	* *	2-5	\$24,400	
	•		: Severe, Area			_	_	
			-	_	rs Are Not Working	g Proper	ly	
			ent : Moderate,	Area Afj	fected : 15%			
	Location :	Various Area	as					
Exhaust Fans								
Interior	80%			2018	\$11,600	2	\$1,100	
Roof	20%			2018	\$2,400	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
Water Heater								
Electric	10%			2018	\$700	4		
No Component	90%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2023	\$11,800	4	\$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$22,100	
Sprinkler								
No Component	80%							
Generic	20%			2049	* *	1-2	\$2,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING F

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 44,931 Project Type : CULTURAL AFFAIRS

Date of Survey : 15-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,atc

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$57,800	\$157,700
Interior Architecture	\$118,600	
Mechanical	\$84,300	\$341,800
Total	\$260,600	\$499,500
Importance Code A	\$57,800	\$157,700
Importance Code B	\$202,900	\$341,800
Total	\$260,600	\$499,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,900			
Interior Architecture	\$233,000			\$8,400
Mechanical	\$18,400	\$12,900	\$11,000	\$7,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$274,200	\$16,800	\$14,900	\$19,300
Importance Code A	\$18,900			
Importance Code B	\$253,500	\$16,800	\$14,900	\$19,300
Importance Code C	\$1,900			
Total	\$274,200	\$16,800	\$14,900	\$19,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2292

rchitecture		Current l	Repair	Futur	e Replacement	M	Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls	70 0/			LIEE	* *	~	Φ 2 < 000		
Masonry: Brick	50%			LIFE	* *	5	\$26,000		
No Component	50%								
Windows Aluminum	100%			2039	* *	5	\$115,500		
	100%			2039			\$113,300		
Parapets Masonry: Brick	75%			LIFE	* *	5	\$2,700		
Masonry: Limestone	5%			LIFE	* *	5	\$2,700		
Metal Rail	20%			2036	* *	5-10	\$13,000		
Roof	2070			2030		3-10	Ψ13,000		
IRMA/Protected	30%			2023	\$100,000	10	\$11,700		
Membrane	3070			2023	φ100,000	10	ψ11,700		
Metal Panel	40%	Now	\$18,900	2036	* *				
Wietar Farier			Extent : Moderate, A		cted : 10%				
			ıd South Ends	33					
			xtent : Moderate, A	rea Affe	cted : 10%				
			nd South Ends	33					
Modified Bitumen	30%			2031	* *	10	\$11,700		
Wodified Bitainen		place Evide	ent, Extent : Light, .		ected : 100%	10	ψ11,700		
	-		_	JJ -					
		. Piui sec	tion At West Side						
erior		. Plai Sec	tion At West Side						
erior Floors		. Fun Sec.	tion At West Side						
	25%	Now	\$229,400	2025	\$229,400	3	\$25,200		
Floors	25%	Now					\$25,200		
Floors	25% Punct/Tea	Now	\$229,400 Jamage, Extent : Mo				\$25,200		
Floors	25% Punct/Tea Location	Now r/Impact D	\$229,400 Jamage, Extent : Mo	oderate, 1	Area Affected : 20		\$25,200		
Floors	25% Punct/Tea Location Staining/L	Now r/Impact D	\$229,400 amage, Extent : Mo Floor . Extent : Moderate	oderate, 1	Area Affected : 20		\$25,200		
Floors	25% Punct/Tea Location Staining/E Location	Now r/Impact D : Second I Discoloring : Second I	\$229,400 amage, Extent : Mo Floor . Extent : Moderate	oderate, A , Area Aj	Area Affected: 20		\$25,200		
Floors	25% Punct/Tea Location Staining/D Location Wrinkling,	Now r/Impact D : Second I Discoloring : Second I	\$229,400 amage, Extent : Mo Floor , Extent : Moderate Floor Ioderate, Area Affe	oderate, A , Area Aj	Area Affected: 20		\$25,200		
Floors	25% Punct/Tea Location Staining/D Location Wrinkling,	Now r/Impact D : Second I : Second I : Second I Extent : M	\$229,400 amage, Extent : Mo Floor , Extent : Moderate Floor Ioderate, Area Affe	oderate, A , Area Aj	Area Affected: 20		\$25,200 \$3,400		
Floors Carpet	25% Punct/Tea Location Staining/D Location Wrinkling, Location	Now r/Impact D : Second I : Second I : Second I Extent : M	\$229,400 amage, Extent : Mo Floor , Extent : Moderate Floor Ioderate, Area Affe	oderate, A , Area Aj cted : 25	Area Affected : 20 ffected : 50% %	9%			
Floors Carpet Ceramic Tile	25% Punct/Tea Location Staining/L Location Wrinkling, Location 5% 45% Cracking/C	Now r/Impact D : Second I : Second I : Second I : Extent : M : Second I	\$229,400 amage, Extent : Mo Floor , Extent : Moderate Floor Ioderate, Area Affe Floor Extent : Moderate	oderate, Area Aj cted : 25 2032 LIFE	Area Affected : 20 ffected : 50% ** **	5	\$3,400		
Floors Carpet Ceramic Tile Marble Panels	25% Punct/Tea Location Staining/D Location Wrinkling, Location 5% 45% Cracking/C	Now r/Impact D : Second I Crumbling,	\$229,400 vamage, Extent : Mo versity	oderate, Area Aj cted : 25 2032 LIFE , Area Aj	Area Affected : 20 ffected : 50% ** **	5 5	\$3,400 \$22,700		
Floors Carpet Ceramic Tile	25% Punct/Tea Location Staining/L Location Wrinkling, Location 5% 45% Cracking/C Location 25%	Now r/Impact D : Second I Crumbling, : Room 37	\$229,400 vamage, Extent: Mo vamage, Extent: Moderate value of the second	oderate, Area Aj cted: 25 2032 LIFE , Area Aj 2038	Area Affected : 20 ffected : 50% ** ** ffected : 5%	5	\$3,400		
Floors Carpet Ceramic Tile Marble Panels	25% Punct/Tea Location Staining/L Location Wrinkling, Location 5% 45% Cracking/C Location 25% Deterioration	Now r/Impact D : Second I Crumbling, : Room 37	\$229,400 Samage, Extent: Mo Floor Extent: Moderate Floor Moderate, Area Affe Floor Extent: Moderate Floor \$118,600 Extent: Moderate,	oderate, Area Aj cted: 25 2032 LIFE , Area Aj 2038	Area Affected : 20 ffected : 50% ** ** ffected : 5%	5 5	\$3,400 \$22,700		
Floors Carpet Ceramic Tile Marble Panels Wood	25% Punct/Tea Location Staining/L Location Wrinkling, Location 5% 45% Cracking/C Location 25% Deterioration	Now r/Impact D is Second I Second I Extent: M : Second I Crumbling : Room 37 Now ted Finish,	\$229,400 Samage, Extent: Mo Floor Extent: Moderate Floor Moderate, Area Affe Floor Extent: Moderate Floor \$118,600 Extent: Moderate,	oderate, Area Aj cted: 25 2032 LIFE , Area Aj 2038	Area Affected : 20 ffected : 50% ** ** ffected : 5%	5 5	\$3,400 \$22,700		
Floors Carpet Ceramic Tile Marble Panels	25% Punct/Tea Location Staining/L Location Wrinkling, Location 45% Cracking/ Location 25% Deteriorat Location	Now r/Impact D is Second I Second I Extent: M : Second I Crumbling : Room 37 Now ted Finish,	\$229,400 Samage, Extent: Mo Floor Extent: Moderate Floor Moderate, Area Affe Floor Extent: Moderate Floor \$118,600 Extent: Moderate,	oderate, A , Area Aj 2032 LIFE , Area Aj 2038	Area Affected : 20 ffected : 50% ** ** ffected : 5%	5 5 5	\$3,400 \$22,700 \$15,800		
Ceramic Tile Marble Panels Wood Interior Walls Ceramic Tile	25% Punct/Tea Location Staining/L Location Wrinkling, Location 5% 45% Cracking/C Location 25% Deterioration	Now r/Impact D is Second I Second I Extent: M : Second I Crumbling : Room 37 Now ted Finish,	\$229,400 Samage, Extent: Mo Floor Extent: Moderate Floor Moderate, Area Affe Floor Extent: Moderate Floor \$118,600 Extent: Moderate,	oderate, Area Aj cted: 25 2032 LIFE , Area Aj 2038	Area Affected : 20 ffected : 50% ** ** ffected : 5% ** fected : 25%	5 5	\$3,400 \$22,700		
Ceramic Tile Marble Panels Wood	25% Punct/Tea Location Staining/L Location Wrinkling, Location 45% Cracking/c Location 25% Deteriorat Location	Now r/Impact D is Second I Second I Extent: M : Second I Crumbling : Room 37 Now ted Finish,	\$229,400 Samage, Extent: Mo Floor Extent: Moderate Floor Moderate, Area Affe Floor Extent: Moderate Floor \$118,600 Extent: Moderate,	oderate, A , Area Aj 2032 LIFE , Area Aj 2038 Area Aff	** ### ### ### ### ### ### ### ### ###	5 5 5	\$3,400 \$22,700 \$15,800 \$3,800		
Ceramic Tile Marble Panels Wood Interior Walls Ceramic Tile Gypsum Board	25% Punct/Tea Location Staining/L Location Wrinkling, Location 5% 45% Cracking/C Location 25% Deteriorat Location 5% 35%	Now r/Impact D is Second I Second I Extent: M : Second I Crumbling : Room 37 Now ted Finish,	\$229,400 Samage, Extent: Mo Floor Extent: Moderate Floor Moderate, Area Affe Floor Extent: Moderate Floor \$118,600 Extent: Moderate,	2032 LIFE, Area Aff 2032 LIFE 2038 Area Aff	** ** ** ** *fected : 5% ** *fected : 25% ** **	5 5 5 5	\$3,400 \$22,700 \$15,800 \$3,800 \$15,900		
Ceramic Tile Marble Panels Wood Interior Walls Ceramic Tile Gypsum Board Plaster Plaster	25% Punct/Tea Location Staining/L Location Wrinkling, Location 5% 45% Cracking/C Location 25% Deteriorat Location 5% 35% 30%	Now r/Impact D is Second I Second I Extent: M : Second I Crumbling : Room 37 Now ted Finish,	\$229,400 Samage, Extent: Mo Floor Extent: Moderate Floor Moderate, Area Affe Floor Extent: Moderate Floor \$118,600 Extent: Moderate,	2032 LIFE , Area Aff 2032 LIFE , Area Aff 2032 LIFE LIFE	** ** ** ** ** ** ** ** ** **	5 5 5 5 5	\$3,400 \$22,700 \$15,800 \$3,800 \$15,900 \$6,800		
Ceramic Tile Marble Panels Wood Interior Walls Ceramic Tile Gypsum Board Plaster	25% Punct/Tea Location Staining/L Location Wrinkling, Location 5% 45% Cracking/C Location 25% Deteriorat Location 5% 35% 30%	Now r/Impact D is Second I Second I Extent: M : Second I Crumbling : Room 37 Now ted Finish,	\$229,400 Samage, Extent: Mo Floor Extent: Moderate Floor Moderate, Area Affe Floor Extent: Moderate Floor \$118,600 Extent: Moderate,	2032 LIFE , Area Aff 2032 LIFE , Area Aff 2032 LIFE LIFE	** ** ** ** ** ** ** ** ** **	5 5 5 5 5	\$3,400 \$22,700 \$15,800 \$3,800 \$15,900 \$6,800		
Ceramic Tile Marble Panels Wood Interior Walls Ceramic Tile Gypsum Board Plaster Plaster Ceilings	25% Punct/Tea Location Staining/L Location Wrinkling, Location 45% Cracking/L Location 25% Deterioral Location 5% 35% 30%	Now r/Impact D is Second I Second I Extent: M : Second I Crumbling : Room 37 Now ted Finish,	\$229,400 Samage, Extent: Mo Floor Extent: Moderate Floor Moderate, Area Affe Floor Extent: Moderate Floor \$118,600 Extent: Moderate,	2032 LIFE Area Aff 2032 LIFE LIFE LIFE	** ### ### ### ### ### ### ### ### ###	5 5 5 5 5 5	\$3,400 \$22,700 \$15,800 \$3,800 \$15,900 \$6,800 \$6,800		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2292

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Utility Steam	100% Other Observation, Extent: Light, Are Location: Basement D Tunnel	2033 a Affected	* *	1		
	Explanation : Steam Provided By Co	n Edison				
Distribution Hot Wtr Piping/Pump	10% Now \$1,500 Corroded, Extent : Severe, Area Affect Location : Mech Room	2031 ed : 30%	* *	4	\$200	
Steam Piping/Pump	90% Now \$37,700 Corroded, Extent : Severe, Area Affect Location : Throughout		* *	4	\$2,000	
	Leak Evident, Extent : Severe, Area Af Location : Mech Room	tected : 5%)			
Terminal Devices Air Handler	90% Now \$46,600 Corroded, Extent : Severe, Area Affect Location : Coils Rusted & Clogged,		\$233,100	1	\$22,500	
	Malfunctioning, Extent: Severe, Area Location: Pneumatic Control System	ı	5%			
Convector/Radiator	10%	2028	* *	1	\$1,500	
Air Conditioning Energy Source						
District C.W.	90% Other Observation, Extent: Light, Are Location: W Wing Basement			1		
Electricity	Explanation : Chilled Water Comes 1		**	1		
Electricity Conversion Equipment	10%	2031	4- 4-	1		
Int Pkg Unit - Cooling No Component	10% 90% Other Observation, Extent: Light, Are Location: W Wing			2	\$300	
Distribution	Explanation : Chilled Water Comes	rom W Wi	ng			
Chilled Wtr Pipe/Pump	90% Now \$2,100 Corroded, Extent: Severe, Area Affect Location: Throughout Leak Evident, Extent: Severe, Area Af Location: Various Areas		**	4	\$2,000	
No Component	10%					
Terminal Devices Air Handler/Cool/Ht No Component	90%	2023	\$18,400	1	\$25,000	

Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical		Current Repair Future Replacement		e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%		\$10,700	LIFE	* *	2-5	\$25,100	
			tent : Severe, Area					
			Are Inoperable, Th	_				
	-		ent : Moderate, Are	a Affecte	ed : 5%			
	Location	ı : Various	Areas					
Exhaust Fans								
Interior	90%			2023	\$13,400	2	\$1,200	
Roof	10%			2023	\$1,200	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,600	
Sewage Ejector(s)	400							
Electric	100%			2031	* *	4	\$1,600	
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators	1000/			LIDE	* *			
Geared Traction	100%		Entant Liabt Anna	LIFE				
			Extent : Light, Area s, M, 2n, 2s.	Ајјестеа	: 100%			
E: G	Ехріапа	tion : One	Unit					
Fire Suppression Standpipe								
Generic	100%			2033	* *	1-5	\$22,700	
Sprinkler	100%			2033		1-3	\$22,700	
No Component	80%							
Generic	20%			2049	* *	1-2	\$2,500	
Generic	۷0%			2049		1-2	\$2,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING G

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 91,137 Project Type : CULTURAL AFFAIRS

Date of Survey : 15-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture		\$5,516,900
Mechanical	\$48,300	\$366,400
Total	\$48,300	\$5,883,300
Importance Code A	\$48,300	
Importance Code B		\$419,600
Importance Code C		\$5,463,700
Total	\$48,300	\$5,883,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$33,800	\$500	
Interior Architecture		\$35,000	\$30,100	
Mechanical	\$38,400	\$42,700	\$23,600	\$13,700
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$58,100	\$131,200	\$74,000	\$33,400
Importance Code A	\$900	\$34,700	\$3,600	\$900
Importance Code B	\$57,200	\$96,500	\$62,200	\$32,500
Importance Code C			\$8,200	
Total	\$58,100	\$131,200	\$74,000	\$33,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2319

chitecture		Current Repair	Future	Future Replacement Maintenance			
stem Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior							
Exterior Walls							
Masonry: Brick	10%		LIFE	* *	5	\$5,400	
Stucco Cement	15%		2036	* *	5	\$20,300	
Window Wall	5%		2043	* *	5	\$10,200	
No Component	70%						
Windows							
Aluminum	100%		2039	* *	5	\$1,000	
Parapets							
Masonry: Brick	50%		LIFE	* *	5	\$100	
Masonry: Limestone	5%		LIFE	* *	5		
Metal Rail	45%		2036	* *	5-10	\$1,900	
Roof							
IRMA/Protected	90%		2028	* *	10	\$25,900	
Membrane							
		k Ballast, Extent : Mo	derate, Area Affe	cted : 100%			
	Location	: Throughout					
Modified Bitumen	10%		2028	* *	10	\$2,900	
rior							
Floors							
Carpet	40%		2022	\$531,800	3	\$58,500	
	_	Extent: Moderate, Ar : Second Floor	ea Affected : 10%	ó			
	Locanon	: Secona r toor					
Panel/Paver: Cer/Brk		: Secona Floor	2031	* *	5	\$21.900	
Panel/Paver: Cer/Brk Marble Panels	10%	: Secona Floor	2031 LIFE	* *	5 5	\$21,900 \$7,300	
Marble Panels	10% 10%	: Secona Floor	LIFE		5	\$7,300	
Marble Panels Terrazzo	10% 10% 5%	: Secona Floor	LIFE LIFE	* *	5 5	\$7,300 \$3,800	
Marble Panels Terrazzo Vinyl Tile	10% 10% 5% 20%	: Secona Floor	LIFE LIFE 2028	* *	5 5 3	\$7,300 \$3,800 \$7,300	
Marble Panels Terrazzo Vinyl Tile Wood	10% 10% 5%	: Secona Floor	LIFE LIFE	* * * * * *	5 5	\$7,300 \$3,800	
Marble Panels Terrazzo Vinyl Tile Wood Interior Walls	10% 10% 5% 20%	: Secona Floor	LIFE LIFE 2028	* * * * * *	5 5 3 5	\$7,300 \$3,800 \$7,300 \$27,400	
Marble Panels Terrazzo Vinyl Tile Wood Interior Walls Fabric on Framing	10% 10% 5% 20% 15%	: Secona Floor	LIFE LIFE 2028 2038	* * * * * *	5 5 3 5	\$7,300 \$3,800 \$7,300 \$27,400 \$16,400	
Marble Panels Terrazzo Vinyl Tile Wood Interior Walls Fabric on Framing Gypsum Board	10% 10% 5% 20% 15% 20% 40%	: Secona Floor	LIFE LIFE 2028 2038	* * * * * * * *	5 5 3 5	\$7,300 \$3,800 \$7,300 \$27,400	
Marble Panels Terrazzo Vinyl Tile Wood Interior Walls Fabric on Framing Gypsum Board Masonry: Limestone	10% 10% 5% 20% 15% 20% 40% 5%	: Secona Floor	LIFE LIFE 2028 2038 2024 LIFE LIFE	** ** ** ** ** ** \$5,358,700 **	5 5 3 5 5	\$7,300 \$3,800 \$7,300 \$27,400 \$16,400 \$39,400	
Marble Panels Terrazzo Vinyl Tile Wood Interior Walls Fabric on Framing Gypsum Board	10% 10% 5% 20% 15% 20% 40%	: Secona Floor	LIFE LIFE 2028 2038 2024 LIFE LIFE LIFE	** ** ** \$5,358,700 ** **	5 5 3 5	\$7,300 \$3,800 \$7,300 \$27,400 \$16,400 \$39,400 \$12,300	
Marble Panels Terrazzo Vinyl Tile Wood Interior Walls Fabric on Framing Gypsum Board Masonry: Limestone Plaster Wood	10% 10% 5% 20% 15% 20% 40% 5% 25%	: Secona Floor	LIFE LIFE 2028 2038 2024 LIFE LIFE	** ** ** \$5,358,700 ** **	5 5 3 5 5 5	\$7,300 \$3,800 \$7,300 \$27,400 \$16,400 \$39,400	
Marble Panels Terrazzo Vinyl Tile Wood Interior Walls Fabric on Framing Gypsum Board Masonry: Limestone Plaster	10% 10% 5% 20% 15% 20% 40% 5% 25%	: Secona Floor	LIFE LIFE 2028 2038 2024 LIFE LIFE LIFE	** ** ** \$5,358,700 ** **	5 5 3 5 5 5	\$7,300 \$3,800 \$7,300 \$27,400 \$16,400 \$39,400 \$12,300	
Marble Panels Terrazzo Vinyl Tile Wood Interior Walls Fabric on Framing Gypsum Board Masonry: Limestone Plaster Wood Ceilings AcousTileConcealSpLn	10% 10% 5% 20% 15% 20% 40% 5% 25% 10%	: Secona Floor	LIFE LIFE 2028 2038 2024 LIFE LIFE LIFE LIFE 2028	** ** ** \$5,358,700 ** ** **	5 5 3 5 5 5 5	\$7,300 \$3,800 \$7,300 \$27,400 \$16,400 \$39,400 \$12,300 \$65,600	
Marble Panels Terrazzo Vinyl Tile Wood Interior Walls Fabric on Framing Gypsum Board Masonry: Limestone Plaster Wood Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In	10% 10% 5% 20% 15% 20% 40% 5% 25% 10%	: Secona Floor	LIFE LIFE 2028 2038 2024 LIFE LIFE LIFE LIFE 2028 2036	** ** ** \$5,358,700 ** ** **	5 5 3 5 5 5 5 5	\$7,300 \$3,800 \$7,300 \$27,400 \$16,400 \$39,400 \$12,300 \$65,600	
Marble Panels Terrazzo Vinyl Tile Wood Interior Walls Fabric on Framing Gypsum Board Masonry: Limestone Plaster Wood Ceilings AcousTileConcealSpLn	10% 10% 5% 20% 15% 20% 40% 5% 25% 10%	: Second Floor	LIFE LIFE 2028 2038 2024 LIFE LIFE LIFE LIFE 2028	** ** ** \$5,358,700 ** ** ** **	5 5 3 5 5 5 5 5	\$7,300 \$3,800 \$7,300 \$27,400 \$16,400 \$39,400 \$12,300 \$65,600	

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2319

Mechanical		Current l	Repair	Futur	Future Replacement Maintenance		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%			2033	* *	1			
			Extent : Light, Area	Affected	: 100%				
			nt D Channel						
	Explana	ition : Stean	n Provided By Con	Edison					
Conversion Equipment	200/			2022	* *	1	¢0,000		
Heat Exchanger	20%			2032		1	\$9,000		
Pres. Reducing Valve/LF Steam	P 80%			2019	\$48,300	5	\$4,300		
Distribution									
Hot Wtr Piping/Pump	20%	Now	\$3,100	2031	* *	4	\$900		
That was i iping/r unip			\$5,100 Ioderate, Area Affe			4	φ 2 00		
			ay And Inside The I						
			: Moderate, Area A	-					
		n : Cross Bo		255 001001	2,0				
Steam Piping/Pump	80%		\$17,000	2033	* *	4	\$3,600		
Steam riping/rump			Extent : Moderate,		Sected · 20%	4	\$3,000		
		n : Various		111001199	2070				
Terminal Devices	<u> Boetimo</u>		11.000						
Air Handler	80%			2028	* *	1	\$45,100		
Convector/Radiator	10%			2028	* *	1	\$2,900		
Fan Coil Unit/Heat	10%			2023	\$145,900	1	\$2,900		
air Conditioning					1 - 7		1 7		
Energy Source									
District C.W.	90%			2043	* *	1			
	Other Ob	servation, E	Extent : Light, Area	Affected	: 90%				
	Location	n : W Wing	Basement						
	Explana	tion : Chill	ed Water Comes Fi	rom W W	'ing				
Electricity	10%			2031	* *	1			
Conversion Equipment									
Int Pkg Unit - Cooling	10%			2021	\$220,500	2	\$600		
No Component	90%								
			Extent : Light, Area	Affected	: 0%				
		n: W Wing							
	Explana	tion : Chill	ed Water Comes Fi	rom W W	'ing				
Distribution	0.007	N	Ф.400	2022	* *		#4.000		
Chilled Wtr Pipe/Pump	90%		\$400	2033		4	\$4,000		
		teriorating, n : Various	Extent: Moderate,	Area Afj	tectea : 30%				
				1 ffacts J	20/				
			: Moderate, Area A	ујестеа :	5/0				
N. C.		n : Cross Bo	ıy						
No Component	10%								
Terminal Devices	0.004			2020	* *	1	Ø50 700		
Air Handler/Cool/Ht	90%			2028	* *	1	\$50,700		
No Component	10%								

Ventilation

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Re	pair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation								
Distribution								
Ductwork/Diffusers	100% Now	' /	LIFE	* *	2-5	\$50,800		
	Faulty Air Intake, Exte							
	Location : Louvers A	re Inoperable, Air I	Dampe	rs Are Not Workin	g Proper	ly		
Exhaust Fans								
Interior	90%		2028	* *	2	\$2,500		
Roof	10%		2028	* *	2	\$300		
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2033	* *	1			
Water Heater								
Electric	100%		2018	\$15,100	4	\$800		
Sanitary Piping								
Cast Iron	100%]	LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%]	LIFE	* *	1			
Sump Pump(s)								
Rigid Piping	100%		2023	\$11,800	4	\$1,600		
Vertical Transport								
Elevators								
Geared Traction	70%		LIFE	* *				
	Other Observation, Ex		ffected	: 70%				
	Location : (2) G, 1-5.	, ,						
	Explanation: 3 Units							
Hydraulic	30%		LIFE	* *				
	Other Observation, Ex	-	ffected	: 30%				
	Location : (1) 1-3, 3n	n						
	Explanation: 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%		2033	* *	1-5	\$46,000		
Sprinkler								
No Component	80%							
Generic	20%		2049	* *	1-2	\$5,100		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING H

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.H00 / 2293 Yr Built/Renovated : 1913 /

Area Sq Ft : 150,652 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,atc

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,267,900	\$557,200
Interior Architecture		\$292,900
Mechanical	\$1,039,800	\$1,285,400
Total	\$2,307,700	\$2,135,500
Importance Code A	\$1,267,900	\$657,100
Importance Code B	\$1,039,800	\$1,432,200
Importance Code C		\$46,300
Total	\$2,307,700	\$2,135,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$28,200	\$100	\$900	
Interior Architecture	\$9,900	\$59,900	\$19,700	
Mechanical	\$23,300	\$43,600	\$33,400	\$21,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$73,300	\$115,400	\$65,900	\$33,000
Importance Code A	\$28,200	\$100	\$900	
Importance Code B	\$40,800	\$115,400	\$65,000	\$33,000
Importance Code C	\$4,300			
Total	\$73,300	\$115,400	\$65,900	\$33,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2293

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре		(====)				()		
xterior								
Exterior Walls	5 0/			LIDE	ماه ماه	~	Φ2.000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,800	
Masonry: Brick	15%			LIFE	* *	5	\$13,300	
Masonry: Granite	5%			LIFE	* *	5	\$3,300	
Masonry: Limestone	50%			LIFE	* *	5	\$33,400	
Metal, Corrugated	5%			2033	* *	1		
No Component	20%							
Windows	250/			2020	* *	~	φ1 000	
Aluminum	25%			2039	**	5	\$1,800	
Bronze/Brass	75%			2031	* *	5	\$34,300	
Parapets	2001			TIPE	یار داد	~	44.00	
Masonry: Brick	20%			LIFE	* *	5	\$100	
Masonry: Limestone	35%		44.200	LIFE	* *	5	\$300	
Masonry: Limestone	5%		\$1,200	LIFE	**	5		
			d, Extent : Moderat	e, Area A	Affected: 25%			
		: Coping						
			ed, Extent : Modera	te, Area	Affected : 25%			
		ı : Coping						
Metal Panel	5%			2043	* *	5	\$100	
Metal Rail	35%			2036	* *	5-10	\$4,700	
Roof								
IRMA/Protected Membrane	25%	Now	\$27,000	2023	\$134,900			
	Insul Miss	:/Displaced	, Extent : Moderate	e, Area A	ffected : 20%			
	Location	ı : Through	out					
Metal, Corrugated	5%			2028	* *	1		
Metal Panel	20%			2036	* *	10	\$23,200	
Sloped Glazing	20%	Now	\$792,400	LIFE	* *	5	\$168,900	
233711 233233	Condensa		t, Extent : Modera		Affected : 25%	-	7-00,200	
				4	ACC . 1 150/			
			ked, Extent : Sever	e, Area A	Affectea : 15%			
		ı : Over Ası		A CC	. 1 250/			
		ietration, E i : Astor Co	xtent : Moderate, A purt	Area Affe	cted : 25%			
Sloped Glazing	30%	Now	\$475,500	LIFE	* *	5	\$253,300	
1 0			ked, Extent : Mode		ea Affected : 15%		. ,	
	Location	ı : Attic Spe	ісе					
		_	xtent : Moderate, A	Area Affe	cted : 10%			
		ı : Attic Spe						
		-	Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Through		33				

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2022	\$461,500	3	\$50,700	
Ceramic Tile	5%			2032	* *	5	\$11,300	
Granite Panels	25%			LIFE	* *	5	\$42,300	
Marble Panels	10%			LIFE	* *	5	\$16,900	
Slate	10%			LIFE	* *	5	\$24,000	
Terrazzo	10%			LIFE	* *	5	\$17,600	
Vinyl Tile	10%			2028	* *	3	\$8,500	
Wood	15%			2038	* *	5	\$63,400	
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$8,600	
Gypsum Board	45%			LIFE	* *	5	\$46,300	
Marble Panels	5%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$12,900	
Plaster	20%			LIFE	* *	5	\$10,300	
Ceilings								
AcousTileSusp.Lay-In	25%			2028	* *	5	\$56,400	
Glass: Susp Panels	10%			LIFE	* *			
-	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Attic Spo	ice					
Gypsum Board	15%			LIFE	* *	5	\$42,300	
Plaster	25%			LIFE	* *	5	\$35,200	
Plaster	20%			LIFE	* *	5	\$28,200	
Wood	5%			LIFE	* *	5	\$98,700	

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2033	* *	1		
	Other Observation, Extent : Light, Arc	ea Affected .	: 100%			
	Location: Basement D Channel					
	Explanation : Steam Provided By Co	on Edison				
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2026	\$99,900	5	\$8,900	
Steam						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2293

Mechanical	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Distribution	100/ Na	¢£ 100	2021	* *	4	\$700	
Hot Wtr Piping/Pump	10% Now Corroded, Extent: S	\$5,100	2031	4. 4.	4	\$700	
	Location: Baseme		a. 1070				
	Insul. Deteriorating,		Area Affe	ected : 10%			
	Location : Baseme		33				
Steam Piping/Pump	90% Now	\$189,700	2033	* *	4	\$6,700	
r & r	Corroded, Extent : S		d: 70%			, -,,	
	Location : Through	hout					
	Insul. Deteriorating,	Extent: Moderate,	Area Affe	ected : 70%			
	Location : Through						
	Malfunctioning, Ext		ffected : 3	80%			
m : 15 :	Location : Pneumo	atic Control System					
Terminal Devices Air Handler	80% Now	\$69,500	2018	\$694,700	1	\$67,100	
All Hallulei	Not Energy Efficient				1	\$07,100	
	Location : Attic &		eu rijjeer	ca . 1070			
	On Extended Life, E.	xtent : Moderate, Ai	rea Affect	ed : 80%			
	Location : Attic &		33				
	Recent Repair Evide	nt, Extent : Light, A	rea Affec	ted : 15%			
	Location : 1 Unit I	Being Removed Fron	n Baseme	nt			
Convector/Radiator	10%		2028	* *	1	\$4,900	
Fan Coil Unit/Heat	10%		2023	\$241,100	1	\$4,900	
ir Conditioning							
Energy Source	0.004		2022	de de			
District C.W.	90%	Entant : Liabt Anag	2033	**	1		
	Other Observation, Location: W Wing	_	Ајјестеа .	7570			
		led Water Comes Fi	rom W Wi	no			
Electricity	10%	iea waier comes i r	2031	**	1		
Conversion Equipment	1070		2031	<u> </u>	1		
Int Pkg Unit - Cooling	10%		2021	\$364,500	2	\$900	
No Component	90%			1 7		,	
Distribution							
Chilled Wtr Pipe/Pump	90% Now	\$6,900	2033	* *	4	\$6,700	
	Corroded, Extent : S		d : 40%				
	Location: Through	rout					
No Component	10%						
Terminal Devices	0004	* 0 -	2022		,	4	
Air Handler/Cool/Ht	90% Now	\$6,200	2023	\$61,600	1	\$75,500	
	Corroded, Extent : N Location : Various		ctea : 20%	O			
	Leak Evident, Exten		Affected .	10%			
		a . Moderdie, Area F onnections, Various		10/0			
No Component	10%		- 27 0 040				
entilation	10/0						

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.

Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
		2-5	\$84,000	
		ъ	,	
ole, Air Dampers	Are Not Working	g Proper	ly	
2010	450.000	2	Φ4.600	
2018	\$50,000	2	\$4,600	
2022	¢401 000	1		
2023	\$481,000	1		
2021	\$2.500	4	¢100	
2021	\$2,300	4	\$100	
LIEE	* *	1		
LIFE		1		
LIEE	* *	1		
LIFE		1		
2023	\$11.800	1	\$1,600	
2023	Ψ11,000		Ψ1,000	
LIFE	* *			
	40%			
33				
I IFF	* *			
	60%			
meany cerea .	0070			
2033	* *	1-5	\$76,000	
			* *	
2049	* *	1-2	\$8,400	
	PY 900 LIFE Area Affected: 2018 2023 2021 LIFE LIFE 2023 LIFE Area Affected: LIFE Area Affected:	### PATE FY POOL LIFE * * * * * * * * * * * * * * * * * *	FY (Yrs) 900 LIFE	FY (Yrs) 900 LIFE

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING J

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.J00 / 2298 Yr Built/Renovated : 1917 /

Area Sq Ft : 104,316 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,atc

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$673,800	\$668,000
Interior Architecture	\$43,900	\$146,400
Mechanical		\$1,012,200
Total	\$717,700	\$1,826,500
Importance Code A	\$673,800	\$737,200
Importance Code B	\$43,900	\$1,089,400
Total	\$717,700	\$1,826,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$3,800	
Interior Architecture			\$23,400	
Mechanical	\$21,600	\$29,600	\$24,000	\$14,000
Total	\$21,600	\$29,600	\$51,300	\$14,000
Importance Code A			\$3,800	
Importance Code B	\$21,600	\$29,600	\$47,500	\$14,000
Importance Code C				
Total	\$21,600	\$29,600	\$51,300	\$14.000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2298

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	* *	5	\$8,800	
Masonry: Granite	5%			LIFE	* *	5	\$3,300	
Masonry: Limestone	45%			LIFE	* *	5	\$29,500	
No Component	40%							
Windows								
Aluminum	25%			2039	* *	5	\$7,700	
Bronze/Brass	75%			2031	* *	5	\$143,800	
Parapets								
Masonry: Brick	20%			LIFE	* *	5	\$2,400	
Masonry: Limestone	75%			LIFE	* *	5	\$11,500	
Masonry: Limestone	5%			LIFE	* *	5	\$800	
Roof								
IRMA/Protected	60%			2028	* *	10	\$59,000	
Membrane								
	Paver Blo	ck Ballast,	Extent : Moderate,	Area Af	fected : 100%			
	Location	: Fat Roof						
Sloped Glazing	15%			LIFE	* *	5	\$196,600	
Sloped Glazing	25%	Now	\$614,800	LIFE	* *	5	\$327,600	
Stopen Starting			t, Extent : Modera		Affected : 25%		<i>\$627</i> ,000	
		: Attic Spa		,	33			
		-	xtent : Moderate, A	Area Affe	cted : 10%			
			ce Over Roman Sc					
nterior								
Floors								
Carpet	30%			2022	\$639,200	3	\$70,300	
Marble Panels	25%			LIFE	**	5	\$29,300	
Terrazzo	15%			LIFE	* *	5	\$18,300	
Wood	30%			2038	* *	5	\$87,800	
Interior Walls	3070			2000			Ψ07,000	
Gypsum Board	50%			LIFE	* *	5	\$23,000	
Masonry: Limestone	25%			LIFE	* *	3	Ψ23,000	
Marble Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$4,600	
Ceilings	20%			LII.E	. •	3	φ4,000	
AcousTileSusp.Lay-In	10%			2036	* *	5	\$15,600	
Glass: Susp Panels					* *	3	\$13,000	
	10%			LIFE	* *	=	¢40 000	
Gypsum Board	25%			LIFE	**	5	\$48,800	
Plaster	25%			LIFE		5	\$24,400	
Plaster	30%			LIFE	* *	5	\$29,300	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2298

Mechanical	Current	Current Repair Future		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%	7	2033	**	1		
	Other Observation, E Location: Basemen		Affected	: 100%			
	Explanation : Stear		Edison				
Conversion Equipment	Explanation . Stear	n i roviaea by Con	Luison				
Pres. Reducing Valve/Ll Steam	P 100%		2026	\$69,200	5	\$6,200	
	Other Observation, E Location : Basemen	_	Affected	: 100%			
	Explanation : Shar	es The Prv With " K	" Wing				
Distribution							
Steam Piping/Pump	100% Malfunctioning, Exte Location: Pneuma		2033 a Affected	* * d : 20%	4	\$7,700	
Terminal Devices							
Air Handler	80%		2023	\$481,000	1	\$51,600	
Convector/Radiator	10%		2028	* *	1	\$3,400	
Fan Coil Unit/Heat	10%		2023	\$167,000	1	\$3,400	
Air Conditioning							
Energy Source	0.004		20.42	de de			
District C.W.	90% Other Observation, I Location: K Wing	_	2043 Affected	* * : 90%	1		
	Explanation : Chill	ed Water Comes Fi	om K Wi	ing			
Electricity	10%		2039	* *	1		
Conversion Equipment Int Pkg Unit - Cooling No Component	10% 90%		2021	\$252,400	2	\$600	
1	Other Observation, I Location :	Extent : Light, Area	Affected	: 0%			
	Explanation: Chill	ed Water Comes Fi	om K Wi	ing			
Distribution							
Chilled Wtr Pipe/Pump	90%		2033	* *	4	\$6,900	
No Component	10%						
Terminal Devices Air Handler/Cool/Ht	90% Now Leak Evident, Extent Location : Coils Co			\$42,600 10%	1	\$52,300	
No Component	10%						
Ventilation	- * / *						
Distribution							
Ductwork/Diffusers	100% Now Faulty Air Intake, Ex Location: Louvers				2-5	\$58,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	70%		2023	\$24,200	2	\$2,200	
Roof	30%		2023	\$8,400	2	\$1,000	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		
Water Heater							
Electric	100%		2021	\$17,300	4	\$900	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2023	\$11,800	4	\$1,600	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2033	* *	1-5	\$52,600	
Sprinkler							
No Component	80%						
Generic	20%		2049	* *	1-2	\$5,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING K

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 27,730 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,atc

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026 \$237,100 \$50,000	
Exterior Architecture Mechanical	\$291,300		
Total	\$291,300	\$287,100	
Importance Code A Importance Code B	\$291,300	\$237,100 \$50,000	
Total	\$291,300	\$287,100	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$5,800	\$3,100	
Interior Architecture		\$5,200	\$3,100	
Mechanical	\$14,200	\$16,800	\$13,000	\$12,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$26,000	\$39,700	\$31,000	\$24,500
Importance Code A	\$100	\$6,000	\$3,200	\$100
Importance Code B	\$25,900	\$33,700	\$27,800	\$24,400
Importance Code C	,	,	,	,
Total	\$26,000	\$39,700	\$31,000	\$24,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2299

Architecture	Curi	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Granite	5%		LIFE	* *	5	\$2,300	
Masonry: Limestone	45%		LIFE	* *	5	\$20,500	
No Component	50%						
Windows							
Aluminum	25%		2039	* *	5	\$6,100	
Bronze/Brass	75%		2031	* *	5	\$115,100	
Parapets	0-			_	_		
Masonry: Limestone	80%		LIFE	* *	5	\$4,000	
Metal Rail	20%		2036	* *	5-10	\$14,300	
Roof						* * • • • •	
IRMA/Protected	35%		2028	* *	10	\$5,800	
Membrane	D DI 1 D :						
	Location : Fla	last, Extent : Moderat t Section	e, Area Afj	tected: 100%			
Metal Panel	10%		2036	* *	10	\$3,000	
Sloped Glazing	35% No	w \$291,300	LIFE	* *	5	\$77,600	
Stoped Stazing	Condensation P. Location : Atti Corrosion/Rusti	resent, Extent : Moder c Space ng, Extent : Severe, Ar	ate, Area A ea Affecte		3	Ψ77,000	
		llions And Structural S on, Extent : Moderate, mic Exhibit	Area Affe	cted : 10%			
Sloped Glazing	20%		LIFE	* *	5	\$44,300	
Interior							
Floors			• • • •	40	_	фо. т	
Carpet	15%		2022	\$85,000	3	\$9,300	
Mosaic Tile	10%		2028	* *	5	\$10,400	
Granite Panels	25%		LIFE	* *	5	\$7,800	
Marble Panels	30%		LIFE	* *	5	\$9,300	
Wood	20%		2051	* *	5	\$15,600	
Interior Walls	40-				_	.	
Gypsum Board	100%		LIFE	* *	5	\$17,200	
Ceilings							
Glass: Susp Panels	50%		LIFE	* *	_		
Plaster	50%		LIFE	* *	5	\$13,000	

Mechanical	Current Re	epair Futu	re Replacement	Ma	intenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2033	* *	1		
	Other Observation, Ext	tent : Light, Area Affectea	!: 100%			

Location: Basement D Channel

Explanation: Steam Provided By Con Edison

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2299

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•			•				•
Conversion Equipment								
Heat Exchanger	10%			2032	* *	1	\$1,400	
Pres. Reducing Valve/LP Steam	90%			2026	\$16,500	5	\$1,500	
Distribution	1.007			2021	* *	4	ф100	
Hot Wtr Piping/Pump	10%		¢5,000	2031	* *	4	\$100	
Steam Piping/Pump			\$5,800 Extent : Moderate, Areas	2043 Area Affa		4	\$1,200	
Terminal Devices								
Air Handler	80%			2028	* *	1	\$13,700	
Convector/Radiator	10%			2028	* *	1	\$900	
Fan Coil Unit/Heat	10%			2028	* *	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2032	* *	1	\$30,000	
(Extent : Light, Area	Affected	: 100%			
			nt A C Room					
	Explana	tion : R-12.	3 Refrigerant					
Distribution Chilled W. Chilled W	1000/			20.42	* *	4	¢1 400	
Chilled Wtr Pipe/Pump Terminal Devices	100%			2043	-11-	4	\$1,400	
Air Handler/Cool/Ht	90%			2028	* *	1	¢15.400	
Fan Coil - Cool/Heat	10%			2028	* *	1 1	\$15,400 \$900	
Heat Rejection	10%			2028		1	\$900	
Water Cool Tower	Location	servation, E	Extent : Light, Area	2024 Affected	\$50,000 : 100%	2	\$27,900	
Ventilation	Zivp verve.		, 0					
Distribution								
Ductwork/Diffusers	100%	Now	\$1,300	LIFE	* *	2-5	\$15,500	
i	Faulty Air	r Intake, Ex	tent : Moderate, Ar	ea Affect	red : 10%			
	Location	ı : Louvers	Are Inoperable, Va	rious Are	eas			
Exhaust Fans								
Interior	80%			2028	* *	2	\$700	
Roof	20%			2028	* *	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater	_					_		
Electric	10%			2021	\$500	4		
No Component	90%							
HW Heat Exchanger								
Low Temp	100%			2043	* *	4	\$2,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed 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)						
Rigid Piping	100%	2023	\$11,800	4	\$1,600	
Sewage Ejector(s)						
Electric	100%	2023	\$11,800	4	\$1,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected .	: 100%			
	Location : (2) G, Ll, 1m, 1-4	(1) G, Ll, 1m, 1-	3 (1) B, G, M, 2			
	Explanation: 3 Units					
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$14,000	
Sprinkler						
No Component	80%					
Generic	20%	2049	* *	1-2	\$1,600	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 207,261 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$636,700	\$862,800
Interior Architecture		\$466,300
Mechanical		\$1,273,000
Total	\$636,700	\$2,602,100
Importance Code A	\$636,700	\$862,800
Importance Code B		\$1,581,100
Importance Code C		\$158,200
Total	\$636,700	\$2,602,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$5,400	\$300	
Interior Architecture		\$14,500	\$58,200	
Mechanical	\$83,700	\$106,400	\$70,600	\$79,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$95,600	\$138,200	\$140,800	\$91,200
Importance Code A		\$5,400	\$300	
Importance Code B	\$95,600	\$132,800	\$140,600	\$91,200
Importance Code C				
Total	\$95,600	\$138,200	\$140,800	\$91.200



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2294

Architecture	Curi	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Concrete Masonry Unit	5%		LIFE	* *	5	\$3,900	
Panel/Paver: Limestone	35% No	,	LIFE	* *	5	\$32,900	
		Erod, Extent : Light, A	Area Affec	eted : 10%			
	Location: Nor			CC . 1 200/			
	Location : Nor	oring, Extent : Moderat	e, Area Ą	<i>пестеа : 20%</i>			
**** 1 *** 11		ін ғасаае	20.12	* *		φ1.41.100	
Window Wall	30%		2043	* *	5	\$141,100	
No Component	30%						
Windows Aluminum	100%		2039	* *	5	\$500	
	100%		2039		3	\$300	
Parapets Concrete Masonry Unit	50%		LIFE	* *	5	\$2,300	
Metal Panel	5%		2043	* *	5	\$800	
Metal Rail	45%		2036	* *	5-10	\$33,600	
Roof	1570		2030		2 10	Ψ22,000	
Modified Bitumen	35%		2031	* *	10	\$34,700	
		Evident, Extent : Light,		ected : 100%		, - ,	
	Location : Fla						
Single Ply Membrane	5%		2028	* *	10	\$5,000	
Sloped Glazing	50% No	w \$309,800	LIFE	* *	5	\$660,200	
, ,	Caulking Deteri	orated, Extent : Moder	ate, Area	Affected : 25%			
	Location: Thr	oughout					
		on, Extent : Moderate,		cted : 10%			
	Location: Exh	ibit Space At Mezzanir	ne e				
Sloped Glazing	10%		LIFE	* *	5	\$132,000	
	Recent Replace	Evident, Extent : Light,	Area Aff	ected : 100%			
	Location : Wes	t Slope					
nterior							
Floors					_		
Carpet	15%		2022	\$635,000	3	\$69,800	
Panel/Paver: Cer/Brk	10%		2039	* *	5	\$69,800	
Granite Panels	15%		LIFE	* *	5	\$34,900	
Granite Panels	5%		LIFE	* *	5	\$11,600	
Marble Panels	30%		LIFE	* *	5	\$69,800	
Marble Panels	5% Recent Replace	Evident, Extent : Light,	LIFE		5	\$11,600	
	Location : Sec		Aгеа АД	eciea . 100%			
Wasd		71th 1 1001	2051	* *	-	¢07.200	
Wood	15%		2051	* *	5	\$87,200 \$29,100	
	50/		2042				
Wood	5% Recent Replace	Evident, Extent : Light,	2063		5	\$29,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture	Current	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Gypsum Board	35%		LIFE	* *	5	\$66,400	
Gypsum Board	15%		LIFE	* *	5	\$28,500	
	Recent Replace Evid	ent, Extent : Light, A	Area Affe	ected : 100%			
	Location: Second	Floor					
Masonry: Limestone	10%		LIFE	* *			
Masonry: Limestone	20%		LIFE	* *			
Plaster	15%		LIFE	* *	5	\$14,200	
Wood	5%		LIFE	* *	5	\$63,300	
Ceilings							
AcousTileConcealSpLn	15%		2036	* *	5	\$55,700	
AcousTileSusp.Lay-In	20%		2036	* *	5	\$59,400	
Exposed Struc: Wood	5%		LIFE	* *			
Glass: Susp Panels	35%		LIFE	* *			
•	Water Penetration, I	Extent : Moderate, A	rea Affe	cted : 10%			
	Location: Exhibit	Area					
Gypsum Board	25%		LIFE	* *	5	\$92,900	
71	Water Penetration, E	Extent : Light, Area	Affected	: 5%		. ,	
	Location : Gallery						

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2033	* *	1		
•	Other Observation, Exter	nt : Light, Area Affected	: 100%			
	Location: Basement D	Tunnel				
	Explanation : Steam Pr	rovided By Con Edison				
Distribution						
Steam Piping/Pump	100%	2033	* *	4	\$15,300	
Terminal Devices						
Air Handler	60%	2031	* *	1	\$76,900	
Air Handler	20%	2023	\$238,900	1	\$25,600	
Convector/Radiator	20%	2028	* *	1	\$13,400	
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2294

Mechanical		Current	Repair	Future Replacement		M	aintenance	
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	Other Obs	servation, E 1 : Basemer	Extent : Light, Area nt	2026 a Affected	\$311,800 : 80%	1	\$179,400	
Int Pkg Unit - Cooling	10% R-22 Refri		its - Refrigerant R. tent : Light, Area A Areas	2021	\$501,500	2	\$1,300	
No Component	10%							
Distribution	1070							
Chilled Wtr Pipe/Pump No Component	80% 20%			2033	* *	4	\$12,300	
Terminal Devices								
Air Handler/Cool/Ht Air Handler/Cool/Ht No Component	60% 20% 20%			2031 2023	* * \$169,400	1	\$76,900 \$25,600	
Heat Rejection Water Cool Tower No Component	80% 20%			2028	* *	2	\$166,900	
entilation	2070							
Distribution Ductwork/Diffusers	Location Unbalance	· Intake, Ex 1 : Intake L	\$24,700 tent : Severe, Area ouvers - Various A Extent : Moderate,	reas		2-5	\$115,600	
Exhaust Fans	Locuiton	i. various	Areas					
Interior	70%			2031	* *	2	\$4,400	
Roof Roof	10% 20%			2031 2023	* * \$11,200	2 2	\$600 \$1,300	
lumbing H/C Water Piping					, , , , , , , , , , , , , , , , , , , ,		, ,	
Brass/Copper	100%			2033	* *	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Rigid Piping	100%			2023	\$11,800	4	\$1,600	
Fixtures Generic	100%							
ertical Transport Elevators								
Geared Traction	Location		Extent : Light, Area -5 (1) G, 1, 1m, 2 Units		* * : 100%			

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Mechanical	Curre	nt Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
Generic	100%		2043	* *	1-5	\$104,500	
Sprinkler							
No Component	40%						
Generic	60%		2049	* *	1-2	\$34,800	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING O

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 44,195 Project Type : CULTURAL AFFAIRS

Date of Survey : 13-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$71,500	\$332,800
Interior Architecture		\$1,078,500
Mechanical		\$106,900
Total	\$71,500	\$1,518,300
Importance Code A	\$71,500	\$332,800
Importance Code B		\$106,900
Importance Code C		\$1,078,500
Total	\$71,500	\$1,518,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$17,000	\$5,100		
Interior Architecture			\$18,200	
Mechanical	\$26,000	\$27,600	\$11,200	\$6,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$51,000	\$40,600	\$37,300	\$14,800
Importance Code A	\$17,500	\$5,500	\$400	\$400
Importance Code B	\$33,500	\$35,100	\$34,400	\$14,300
Importance Code C			\$2,500	
Total	\$51,000	\$40,600	\$37,300	\$14,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2295

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Panel/Paver: Limestone	75%			LIFE	* *	5	\$30,600	
Window Wall	5%			2043	* *	5	\$10,200	
No Component	20%							
Parapets								
Metal Rail	30%			2036	* *	5-10	\$40,500	
Panel/Paver: Limestone	70%			LIFE	* *	5	\$5,700	
Roof							•	
IRMA/Protected	35%	Now	\$17,000	2023	\$85,200			
Membrane					,			
	Drains Inc	ad/Misposn	, Extent : Moderate	e, Area A	ffected : 25%			
	Location	i : Flat Sec	tions					
	Insul Miss	/Displaced	, Extent : Moderate	, Area A	ffected : 15%			
	Location	ı : Flat Sec	tions		-			
Sloped Glazing	45%			LIFE	* *	5	\$171,400	
Sloped Glazing	20%	Now	\$71,500	LIFE	* *	5	\$76,200	
Stoped Glazing			ings, Extent : Mod		ea Affected : 10%	3	Ψ70,200	
		ı : At Pyran	_	, 11.	curijjecieu i 1070			
nterior								
Floors								
Carpet	25%			2022	\$225,700	3	\$24,800	
Panel/Paver: Cer/Brk	10%			2039	**	5	\$14,900	
Marble Panels	40%			LIFE	* *	5	\$19,800	
Slate	10%			LIFE	* *	5	\$7,000	
Wood	15%			2051	* *	5	\$18,600	
Interior Walls	1570			2001			Ψ10,000	
Fabric on Framing	15%			2024	\$1,078,500	5	\$5,000	
Gypsum Board	40%			LIFE	ψ1,070,500 * *	5	\$15,900	
Masonry: Brick	15%			LIFE	* *	3	Ψ15,700	
Masonry: Limestone	30%			LIFE	* *			
Ceilings	3070			ти г				
Exposed Concrete	45%			LIFE	* *	5	\$3,700	
Glass: Susp Panels	20%			LIFE	* *	3	φ3,700	
Gypsum Board	35%			LIFE	* *	5	\$22,700	
Gypsuiii board	33%			LILE		J	φ22,700	

Mechanical	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Utility Steam 100% 2033 ** 1

Other Observation, Extent: Light, Area Affected: 100%

Location: Basement D Channel

Explanation: Steam Provided By Con Edison

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2295

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Conversion Equipment Heat Exchanger Pres. Reducing Valve/Ll Steam	20% P 80%			2026 2026	\$2,000 \$23,400	1 5	\$4,400 \$2,100	
Distribution								
Hot Wtr Piping/Pump		eriorating,	\$600 Extent : Moderate, nt Mech Room	2045 Area Afj	* * fected : 20%	4	\$400	
Steam Piping/Pump	Location Steam Tra	eriorating, 1 : Basemer	\$16,500 Extent : Moderate, nt Mech Room Extent : Severe, Ara Areas			4	\$1,700	
Terminal Devices								
Air Handler	100%			2031	* *	1	\$27,300	
Air Conditioning								
Energy Source	000/			20.42	ماد ماد			
District C.W.	90%		Extent : Light, Area	2043	* *	1		
	Location Explana	ı: W Wing		om W W	ing			
Electricity	10%			2031	* *	1		
Conversion Equipment Int Pkg Unit - Cooling No Component	10% 90%			2021	\$106,900	2	\$300	
5.0 5.0.p	Other Obs	ı: W Wing	Extent : Light, Area					
	Explana	tion : Chill	ed Water Comes Fi	om W W	ing			
Distribution Chilled Wtr Pipe/Pump No Component	90% 10%			2043	* *	4	\$2,000	
Terminal Devices Air Handler/Cool/Ht No Component	90% 10%			2031	* *	1	\$24,600	
Ventilation	10/0							
Distribution								
Ductwork/Diffusers	100%	Now	\$2,100	LIFE	* *	2-5	\$24,600	
			tent : Moderate, Ar		ted : 20%	-	, ,-,-	
	-		Are Inoperable, Ai			g Proper	ly	
Exhaust Fans				-				
Interior	100%			2028	* *	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater								
Electric	20%			2018	\$1,500	4	\$100	
No Component	80%							

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed 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)						
Rigid Piping	100%	2018	\$11,800	4	\$2,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Lig		100%			
	Location: (1) G, 1, 2 (1) G	<i>i, 1</i>				
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$22,300	
Sprinkler						
No Component	80%					
Generic	20%	2049	* *	1-2	\$2,500	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING P

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 57,680 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture		\$215,000
Mechanical	\$43,100	\$631,900
Total	\$43,100	\$846,900
Importance Code B	\$43,100	\$682,700
Importance Code C		\$164,300
Total	\$43,100	\$846,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$100	\$100	
Interior Architecture	\$2,200		\$11,200	\$4,100
Mechanical	\$46,600	\$23,500	\$63,500	\$14,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$58,600	\$33,400	\$84,700	\$28,800
Importance Code A	\$600	\$600	\$32,700	\$600
Importance Code B	\$58,100	\$32,800	\$51,600	\$28,300
Importance Code C			\$400	
Total	\$58,600	\$33,400	\$84,700	\$28,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2807

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$700	
No Component	90%							
Windows								
Aluminum	10%			2039	* *	5	\$300	
No Component	90%							
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5	\$400	
Metal Panel	5%			2043	* *	5	\$100	
Metal Rail	45%			2036	* *	5-10	\$5,600	
Roof								
Under Construction	100%							
nterior								
Floors								
Carpet	25%			2022	\$294,500	3	\$32,400	
Ceramic Tile	5%			2032	* *	5	\$4,300	
Granite Panels	25%			LIFE	* *	5	\$16,200	
Marble Panels	10%			LIFE	* *	5	\$6,500	
Terrazzo	25%			LIFE	* *	5	\$16,900	
Wood	10%			2051	* *	5	\$16,200	
Interior Walls								
Fabric on Framing	10%			2024	\$164,300	5	\$800	
Gypsum Board	55%			LIFE	* *	5	\$5,000	
Plaster	35%			LIFE	* *	5	\$1,600	
Ceilings								
AcousTileSusp.Lay-In	10%			2040	* *	5	\$8,100	
AcousTileSusp.Lay-In	40%			2036	* *	5	\$32,500	
Gypsum Board	50%			LIFE	* *	5	\$50,800	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2033	* *	1		
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Basement D Channel					
	Explanation : Steam Provided By Con	n Edison				
Conversion Equipment						
Heat Exchanger	20%	2026	\$2,600	1	\$5,700	
Pres. Reducing Valve/LP Steam	80%	2019	\$30,600	5	\$2,700	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2807

Mechanical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution						4.00	
Hot Wtr Piping/Pump	20% Now	\$7,700	2031	* *	4	\$600	
	Corroded, Extent : Location : 3rd F	Severe, Area Affecte	d: 20%				
		, Extent : Severe, Are	a Affaata	4.200/			
	Location : Mech		и Ајјесте	a. 2070			
	Explanation : Ex						
Steam Piping/Pump	80% Now	\$43,100	2033	* *	4	\$2,300	
Steam Fiping/Fump		\$45,100 Severe, Area Affecte			4	\$2,300	
	Location: Throu		. 2070				
		ent : Moderate, Area A	Affected :	3%			
	Location : 3rd F		33				
	Malfunctioning, E.	xtent : Moderate, Are	a Affected	d: 20%			
	Location : Pneur	natic Control System					
	Steam Traps Fault	y, Extent : Moderate,	Area Aff	ected : 20%			
	Location : Vario	us Areas					
Terminal Devices							
Air Handler	80%		2023	\$266,000	1	\$28,500	
Convector/Radiator	20%		2028	* *	1	\$3,700	
Air Conditioning							
Energy Source	100%		2031	* *	1		
Electricity Conversion Equipment	100%		2031		1		
Centrifugal, Elec Chille	r 100%		2032	* *	1	\$62,400	
Continugui, Elec Cinne		, Extent : Light, Area		: 100%	•	ψ02,100	
	Location : Garas	-	33				
	Explanation: R-	123 Refrigerant					
Distribution							
Chilled Wtr Pipe/Pump	100% 0-2	\$7,400	2033	* *	4	\$2,800	
		Moderate, Area Affe	cted : 159	%			
	Location: 3rd F	loor Mech Room					
Terminal Devices	400			** ** ** **		*** ***	
Air Handler/Cool/Ht	100% Now	\$5,200	2023	\$261,900	1	\$32,100	
		nt : Moderate, Area A Connections, Various		10%			
Heat Deiesties	Location . Cons	Connections, various	Areas				
Heat Rejection Water Cool Tower	100%		2021	\$104,000	2	\$58,100	
water coor rower		, Extent : Light, Area			2	φ36,100	
	Location: Roof	, 2 2.5, 11. ea.	11,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	. 100,0			
	=	tal Of 8 Units. 3 New	And 5 Oi	lder Units - They A	Also Servi	ice Other	
Ventilation	injacen Bandill	o~					
Distribution							
Ductwork/Diffusers	100% Now	\$2,800	LIFE	* *	2-5	\$32,200	
		Extent : Severe, Area		: 30%			
	Location : Louve	rs Are Inoperable, Ai	r Dampe	rs Are Not Workin	g Proper	ly	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Ventilation				
Exhaust Fans				
Interior	80%	2023 \$15,300		
Roof	20%	2023 \$3,100	2 \$400	
Plumbing				
H/C Water Piping				
Brass/Copper	100%	2033 **	1	
Sanitary Piping				
Cast Iron	100%	LIFE **	1	
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	
Fixtures				
Generic	100%			
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		
	Other Observation, Extent : Light,	Area Affected : 100%		
	Location: B-3			
	Explanation: Two Units			
Fire Suppression				
Standpipe				
Generic	100%	2033 **	1-5 \$29,100	
Sprinkler				
No Component	80%			
Generic	20%	2049 **	1-2 \$3,200	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING R

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.R00 / 2300 Yr Built/Renovated : 1973 /

Area Sq Ft : 281,614 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$73,100	\$1,402,200
Interior Architecture		\$2,808,800
Mechanical	\$186,200	\$2,387,400
Total	\$259,300	\$6,598,500
Importance Code A	\$222,500	\$1,402,200
Importance Code B	\$36,800	\$2,978,900
Importance Code C		\$2,217,400
Total	\$259,300	\$6,598,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$32,500			
Interior Architecture	\$873,300	\$19,800	\$5,100	\$31,600
Mechanical	\$63,400	\$96,800	\$79,800	\$91,500
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$979,100	\$126,400	\$94,700	\$133,000
Importance Code A	\$35,300	\$2,800	\$9,500	\$2,800
Importance Code B	\$943,800	\$123,600	\$80,200	\$130,200
Importance Code C			\$5,100	
Total	\$979,100	\$126,400	\$94,700	\$133,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2300

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Panel/Paver: Limestone	5%		\$32,500	LIFE	* *	5	\$4,200	
			Extent : Severe, A					
			est Corner At Skyli	_				
			d, Extent : Moderat	e, Area 1	Affected : 20%			
	Location	ı : South Fo	ıcade					
Window Wall	35%			2043	* *	5	\$146,300	
No Component	60%							
Roof								
Built-Up (BUR)	5%			2023	\$25,700	10	\$5,200	
Sloped Glazing	95%			LIFE	* *	5	\$1,329,100	
nterior								
Floors								
Carpet	15%		\$862,700	2025	\$862,700	3	\$94,800	
	_	_	Extent : Moderate	, Area A	ffected : 25%			
			or Room 357					
			: Moderate, Area	Affected	: 25%			
	Location	ı : First Flo	or Room 357					
Cast in Place Concrete	20%			LIFE	* *	5	\$184,400	
Ceramic Tile	5%			2032	* *	5	\$21,100	
Granite Panels	20%			LIFE	* *	5	\$63,200	
Terrazzo	15%			LIFE	* *	5	\$49,400	
Wood	20%			2051	* *	5	\$158,100	
Wood	5%			2058	* *	5	\$39,500	
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,700	
Fabric on Framing	15%			2024	\$2,217,400	5	\$10,200	
Gypsum Board	27%			LIFE	* *	5	\$22,000	
Gypsum Board	5%			LIFE	* *	5	\$4,100	
			ent, Extent : Light,	Area Aff	ected : 100%			
	Location	ı : Through	out					
Marble Panels	3%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$10,200	
Wood	5%			LIFE	* *	5	\$27,200	
Ceilings							•	
AcousTileSusp.Lay-In	15%			2036	* *	5	\$59,500	
Exposed Concrete	15%			LIFE	* *	5	\$9,300	
Glass: Susp Panels	25%			LIFE	* *			
Glass: Susp Panels	5%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	\$99,200	
Metal Panel	5%			LIFE	* *	5	\$24,800	
Plaster	15%			LIFE	* *	5	\$37,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2300

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2033	**	1		
			Extent : Light, Area at D Channel	Affected	: 100%			
				Edigon				
Conversion Equipment	Ехріана	nion . Siean	n Provided By Con	Eaison				
Heat Exchanger	20%			2026	\$12,800	1	\$27,900	
Pres. Reducing Valve/LF				2019	\$149,400	5	\$13,400	
Steam	. 0070			2017	Ψ1 12,100	3	Ψ13,100	
Distribution								
Hot Wtr Piping/Pump	20%			2031	* *	4	\$2,800	
Steam Piping/Pump	80%			2033	* *	4	\$16,700	
Terminal Devices							•	
Air Handler	80%			2023	\$1,298,600	1	\$139,300	
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : In " P" V	Ving 3rd Floor Me	ch Room				
	Explana	tion : Air H	landlers					
Convector/Radiator	20%			2028	* *	1	\$18,200	
Air Conditioning								
Energy Source								
District C.W.	90%			2043	* *	1		
			Extent : Light, Area		: 90%			
		_	South Garage Mec					
			ed Water Comes Fi					
Electricity	10%			2031	* *	1		
Conversion Equipment					.	_	44 = 00	
Int Pkg Unit - Cooling	10%			2021	\$681,400	2	\$1,700	
No Component	90%			A CC	. 00/			
			Extent : Light, Area	Аဌјестеа	: 0%			
		n : K Wing	ed Water Comes Fi	V W	:			
Distribution	Ехріана	non : Chin	ea waier Comes Fi	OM K W	ing			
Chilled Wtr Pipe/Pump	90%			2043	* *	4	\$12,500	
No Component	10%			2043		4	\$12,500	
Terminal Devices	1070							
Air Handler/Cool/Ht	90%			2023	\$115,100	1	\$156,700	
7 III Tiundien Cool/Tit			Extent : Light, Area			1	Ψ130,700	
			Ving 3rd Floor Me					
		tion : Air H	-					
No Component	10%							
Heat Rejection	1070							
Water Cool Tower	90%			2024	\$45,700	2	\$255,100	
			Extent : Light, Area				,,	
	Location		<u> </u>					
		-	w Units For The Ch	illers In	K Wing			
No Component	10%							

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.

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution	400				***	
Ductwork/Diffusers		8,400 LIFE	**	2-5	\$157,000	
	Faulty Air Intake, Extent: Mode		30%			
	Location : Louvers Are Inopera	able, Various Areas				
Exhaust Fans	1000/	2022	фо 2 400	2	Φ0.600	
Interior	100%	2023	\$93,400	2	\$8,600	
Plumbing						
H/C Water Piping	1000/	2022	* *	1		
Brass/Copper	100%	2033		1		
Water Heater	1000/	2021	¢46.700	4	¢2 500	
Electric	100%	2021	\$46,700	4	\$2,500	
Sanitary Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE		1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
	100%	LIFE		1		
Fixtures Generic	100%					
	100%					
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
Geared Traction	Other Observation, Extent : Ligh		0%			
	Location: G, 1, M, 2	a, mea nyeetea . 10	070			
	Explanation: 2 Units					
Fire Suppression	Expression: 2 Omis					
Standpipe						
Generic	100%	2033	* *	1-5	\$142,000	
Sprinkler					Ŧ - · - , = 0	
No Component	80%					
Generic	20%	2049	* *	1-2	\$15,800	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING S

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 99,736 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$614,600	\$1,247,400
Interior Architecture		\$2,183,200
Mechanical	\$657,400	\$743,300
Total	\$1,271,900	\$4,173,800
Importance Code A	\$614,600	\$1,303,600
Importance Code B	\$657,400	\$1,013,000
Importance Code C		\$1,857,200
Total	\$1,271,900	\$4,173,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$21,500			-
Interior Architecture	\$1,900		\$532,100	\$1,900
Mechanical	\$32,300	\$42,000	\$29,200	\$26,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$67,400	\$53,800	\$573,200	\$40,500
Importance Code A	\$22,200	\$700	\$800	\$700
Importance Code B	\$45,200	\$53,100	\$568,200	\$39,800
Importance Code C			\$4,200	
Total	\$67,400	\$53,800	\$573,200	\$40,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2301

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,300	
Masonry: Limestone	5%		\$21,500	LIFE	* *	5	\$2,800	
			l, Extent : Moderat	e, Area A	Affected : 10%			
		ı : North Fa	ıcade					
Window Wall	40%			2043	* *	5	\$110,300	
No Component	50%							
Windows								
Aluminum	5%			2039	* *	5	\$100	
No Component	95%							
Roof								
Sloped Glazing	100%		\$559,400	LIFE	* *	5	\$1,192,300	
			xtent : Moderate, A	Area Affe	cted : 20%			
	Location	ı : North Si	de					
nterior								
Floors						_		
Carpet	25%			2019	\$509,200	3	\$56,000	
Cast in Place Concrete	5%			LIFE	**	5	\$16,300	
Ceramic Tile	5%			2026	\$154,600 * *	5	\$7,500	
Granite Panels	30%			LIFE	* *	5	\$33,600	
Marble Panels	10%			LIFE		5	\$11,200	
Vinyl Tile	10%			2023	\$135,700 * *	3	\$7,500	
Wood	15%			2051	* *	5	\$42,000	
Interior Walls	5 0/			TIPE	* *	-	\$2.200	
Concrete Masonry Unit	5%			LIFE		5	\$3,300	
Fabric on Framing	10% 35%			2024	\$1,822,100 * *	5	\$8,400	
Gypsum Board				LIFE	* *	5	\$35,100	
Panel/Paver: Limestone	45%			LIFE	* *	5	¢22.500	
Wood	5%			LIFE	7- 7-	5	\$33,500	
Ceilings	15%			2036	* *	5	¢26.700	
AcousTileConcealSpLn	15% 65%			LIFE	* *	3	\$26,700	
Glass: Susp Panels		atration E	xtent : Moderate, A					
		ıeıraноп, Е ı : Gallery	xieni . Mouerale, F	теи Ајје	ciea . 2070			
		i. Guilery		TIPE	* *		ΦΩΕ «ΩΩ	
Gypsum Board	20%			LIFE	* *	5	\$35,600	

Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2033	* *	1		
•	Other Observation, Extent : Ligh	t, Area Affected : 100%				
	Location: Basement D Tunnel					
	Explanation : Steam Provided I	By Con Edison				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2301

/lechanical	Current Repair Future Replacement			e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating	•							•
Conversion Equipment								
Heat Exchanger	Location	servation, E	Extent : Light, Area iators In Stairwells it		\$3,400 : 15%	1	\$7,400	
Pres. Reducing Valve/LP Steam			7	2026	\$56,200	5	\$5,000	
	Location	n : Basemen						
	Explana	tion : Servi	ces The AM & F	Wings A	As Well			
Distribution Hot Wtr Piping/Pump			\$5,000 evere, Area Affecte out	2022 d:10%	\$50,200	4	\$700	
	Location Leak Evid Location Steam Tra	, Extent : Se n : Through lent, Extent n : Various	: Severe, Area Affe Areas Extent : Severe, Ar	ected : 5%		4	\$4,200	
Terminal Devices								
Air Handler	Location Damaged Location Leak Evid Location Malfuncti	, Extent: M n: Coils, Vo , Extent: M n: Access L lent, Extent n: Coil Cor oning, Exte	\$48,900 Ioderate, Area Affe arious Areas Ioderate, Area Affe Doors, Various Are : Severe, Area Affe int: Severe, Area A tic Control System	ected : 5% as ected : 5% Areas	6	1	\$47,200	
Convector/Radiator	15%			2028	* *	1	\$4,800	
r Conditioning								
Energy Source District C.W.	Location	servation, E n : W Wing	Extent : Light, Area Mech Room ed Water Comes F.			1		
Electricity	10%			2031	**	1		
Conversion Equipment Int Pkg Unit - Cooling No Component	10% 90%			2021	\$241,300	2	\$600	
	Location	n: W Wing	Extent : Light, Area ed Water Comes F					

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2301

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	•			•				•
Distribution								
Chilled Wtr Pipe/Pump	90%	Now	\$4,600	2033	* *	4	\$4,400	
			evere, Area Affecte	d : 50%				
		ı : Through						
			: Severe, Area Affe	ected : 5%	6			
	Location	ı : Various	Areas					
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2018	\$40,800	1	\$55,500	
No Component	10%							
Ventilation Ventilation								
Distribution								
Ductwork/Diffusers	100%		\$11,900	LIFE	* *	2-5	\$55,600	
			lerate, Area Affecte					
			Doors & Flexible C					
	-		tent : Severe, Area					
	Location	ı : Louvers	Are Inoperable, Th	roughou	t			
	Unbalanc	ed System,	Extent : Moderate,	Area Aff	fected : 5%			
	Location	ı : Various	Areas					
Exhaust Fans								
Interior	100%			2023	\$33,100	2	\$3,100	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
Water Heater								
Electric	100%			2021	\$16,500	4	\$900	
HW Heat Exchanger								
Low Temp	100%			2043	* *	4	\$9,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,800	4	\$2,500	
Pool Filter/Treatment					1 7		1 7	
Sand	100%			2036	* *	4	\$24,700	
Sewage Ejector(s)							+,,,,,,	
Electric	100%			2023	\$11,800	4	\$1,600	
Fixtures					+,		+-,	
Generic	100%							
Vertical Transport	100/0							
Elevators								
Hydraulic	100%			LIFE	* *			
11, aradic			Extent : Light, Area		: 100%			
		ı : G, Ld, M	_	-,,,	/4			
		tion : 3 Un						
 	ьхрини	non. 5 On	1113					

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.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING S

Mechanical	Curr	ent Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
Generic	100%		2033	* *	1-5	\$50,300	
Sprinkler							
No Component	70%						
Generic	30%		2049	* *	1-2	\$8,400	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING T

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.T00 / 2302 Yr Built/Renovated : 1983 /

Area Sq Ft : 174,916 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$351,300	\$257,400
Interior Architecture		\$474,300
Mechanical	\$128,400	\$1,205,300
Total	\$479,700	\$1,937,000
Importance Code A	\$351,300	\$257,400
Importance Code B	\$128,400	\$1,581,100
Importance Code C		\$98,400
Total	\$479,700	\$1,937,000

Total	\$538,300	\$103.900	\$130,300	\$71,000
Importance Code B	\$439,500	\$81,500	\$128,600	\$69,300
Importance Code A	\$98,800	\$22,400	\$1,700	\$1,700
Total	\$538,300	\$103,900	\$130,300	\$71,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$69,800	\$71,400	\$95,500	\$46,100
Interior Architecture	\$363,800		\$22,900	\$13,100
Exterior Architecture	\$92,900	\$20,700		
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2302

rchitecture	Current Repair		Future	Future Replacement		Maintenance		
ystem Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
kterior								
Exterior Walls								
Concrete Masonry Unit	5%		LIFE	* *	5	\$4,200		
Masonry: Granite	5%		LIFE	* *	5	\$5,000		
Masonry: Limestone	50% Now	\$157,000	LIFE	**	5	\$50,400		
		rod, Extent : Modera	ite, Area Aj	ffected : 15%				
	Location: South							
		ng, Extent : Moderat	te, Area Aff	ectea : 20%				
	Location: Throu	-	A A CC	-4 - 1 - 400/				
	Location : Throu	n, Extent : Moderate,	Агеа Ајјес	nea : 40%				
		gnoui	20.12	de de		Φ27.200		
Window Wall	5%		2043	* *	5	\$25,200		
No Component	35%							
Windows	1000/ NI-	¢1.700	2020	* *	_	Φ000		
Aluminum	100% Now	\$1,700	2039		5	\$900		
	Location : South	, Extent : Moderate,	Area Ajjec	iea : 10%				
Dananata	Location . South	west window						
Parapets Concrete Masonry Unit	5% Now	\$1,600	LIFE	* *	5	\$200		
Concrete Masonry Onit		Extent : Moderate,			3	\$200		
	Location: Throu		mea myee	ica : 1070				
		rod, Extent : Modera	ite. Area Ai	ffected : 10%				
	Location : Throu		iic, 111 cu 11 ₉	yeerea : 1070				
Metal Rail	25%	8 · · · · ·	2028	* *	5-10	\$13,300		
Panel/Paver: Limestone	70%		LIFE	* *	5	\$2,300		
Roof	7070					Ψ2,300		
Built-Up (BUR)	3% Now	\$8,400	2033	* *				
Built of (Bolt)		Extent : Moderate,		ted : 15%				
	Location : At Pla		33					
	Worn/Eroded, Ext	ent : Moderate, Area	Affected :	25%				
	Location : At Pla		33					
Modified Bitumen	35% Now	\$25,100	2031	* *				
Wodiffed Bitainen		osn, Extent : Modera		fected : 25%				
	Location : Flat S		,,,,					
Plaza Roof: Stone Panel	s 25% Now	\$33,700	2043	* *				
raza Roor. Stone raner		Extent : Moderate,		ted : 30%				
	Location : At Fla		111 ca 119 cc	. 5070				
Sloped Glazing	27% Now	\$194,300	LIFE	* *	5	\$207,000		
Stoped Glazilig		, Extent : Moderate,			3	φ207,000		
		ns Lounge, Stair T-2		ica : 1070				
Spray on Ecom	10% Now	\$22,400	2033	* *	5	\$3,800	1	
Spray-on Foam		۶22,400 ng, Extent : Severe, A			3	\$3,800	1	
	Location: Throu	-	neu Ajjeci	си. 33/0				
		gnoui t Damage, Extent : S	evere Area	Affected · 25%				
	Location : Throu		evere, Aiel	. 1133ecieu . 25/0				
		ent : Severe, Area Af	fected · 25	%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2302

Cur	Current Repair		Future Replacement		Maintenance		
		l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
		*		3	\$39,300		
		oderate, Area A	ffected : 25%				
	,		250/				
		e, Area Affected	: 25%				
Location : Sec	tions 900, 901						
15%		2022	\$535,900		\$58,900		
10%		LIFE	* *	5	\$57,300		
5%		2032	* *	5	\$13,100		
15%		LIFE	* *	5	\$29,500		
20%		LIFE	* *	5	\$39,300		
5%		2036	* *	5	\$19,600		
10%		2028	* *	3	\$9,800		
10%		2051	* *	5	\$49,100		
80%		LIFE	* *	5	\$53,700		
5%		LIFE	* *				
5%		LIFE	* *				
10%		LIFE	* *	5	\$44,700		
25%		2036	* *	5	\$62,100		
10%		LIFE	* *	5	\$3,900		
5%		LIFE	* *				
Water Penetrati	on, Extent : Mod	lerate, Area Affe	cted : 10%				
Location : Sta	ir T-2						
55%		LIFE	* *	5	\$170,700		
	on, Extent : Mod		cted : 10%	-	, ,		
		, 33					
		LIFE	* *	5	\$108 600		
	10% 2- Staining/Discole Location: Sec Worn/Eroded, E Location: Sec 15% 10% 5% 15% 20% 5% 10% 10% 80% 5% 10% 5% 10% Location: Staining/Discole Location: Sec 15% 10% 5% 10% 5% 10% 5% Water Penetrati Location: Staining 55% Water Penetrati	% of Fail Date Total (Years) 10% 2-4 \$357 Staining/Discoloring, Extent: M Location: Sections 900, 901 Worn/Eroded, Extent: Moderate Location: Sections 900, 901 15% 10% 5% 10% 5% 10% 10% 80% 5% 5% 10% 5% 10% 25% 10% Location: Stair T-2 55% Water Penetration, Extent: Mode Location: Patrons Lounge	% of Total Fail Date (Years) Estimated Cost (Years) Year FY 10% 2-4 \$357,200 2025 Staining/Discoloring, Extent: Moderate, Area A Location: Sections 900, 901 Worn/Eroded, Extent: Moderate, Area Affected Location: Sections 900, 901 15% 2022 10% LIFE 5% 2032 15% LIFE 20% LIFE 5% 2036 10% 2028 10% 2051 80% LIFE 5% LIFE 10% LIFE 5% LIFE 10% LIFE 25% 2036 10% LIFE Water Penetration, Extent: Moderate, Area Affe Location: Stair T-2 55% LIFE Water Penetration, Extent: Moderate, Area Affe Location: Patrons Lounge	Nof Total Fail Date Estimated Cost Year Estimated Cost Total Years Estimated Cost Year System System	Not Total Satismated Cost Year Estimated Cost Cycle (Yrs)	Note Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	

Mechanical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2033	* *	1		
	Other Observation, Extent : Light, Area	ı Affected	! : 100%			
	Location: Basement D Channel					
	Explanation: Steam Provided By Con	ı Edison				
Conversion Equipment						
Heat Exchanger	20%	2026	\$8,000	1	\$17,300	
Pres. Reducing Valve/LP Steam	80%	2032	* *	5	\$8,300	

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2302

Mechanical	Current Repair		Future Replacement		M			
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		Now Extent : M 1 : Various A	\$5,900 Toderate, Area Affe Areas	2031 ected : 109	* *	4	\$1,700	
Steam Piping/Pump	80% Corroded	Now Extent : M	\$65,300 Toderate, Area Affe	2033 ccted : 159	* *	4	\$6,900	
	Steam Tra	i : Various . ps Faulty, I i : Through	Extent : Severe, Ar	ea Affecte	ed : 20%			
Terminal Devices								
Air Handler	80%			2028	* *	1	\$86,500	
Convector/Radiator	20%			2028	* *	1	\$11,300	
Air Conditioning Energy Source	1000			2020				
Electricity	100%			2039	* *	1		
Conversion Equipment Centrifugal, Elec Chiller				2032	* *	1	\$189,300	
	Location	i : Garage l	Extent : Light, Area M E R its For " T" & " R"					
Distribution	1			·	<i>J</i> 0			
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$12,900	
Terminal Devices Air Handler/Cool/Ht	100%			2023	\$794,200	1	\$108,200	
Heat Rejection Water Cool Tower	_		\$63,100 ent : Severe, Area A Need To Be Replace			2	\$140,800	
entilation entilation								
Distribution								
Ductwork/Diffusers	-		tent : Moderate, A Are Inoperable, Vo			2-5	\$97,500	
Exhaust Fans	Locanor	i. Louvers.	Tire moperable, ve	irious m	eus			
Interior	90%			2023	\$52,200	2	\$4,800	
Roof	10%			2028	**	2	\$500	
lumbing	70					<u> </u>	7- 30	
H/C Water Piping Brass/Copper	100%			2033	* *	1		
Water Heater								
Electric	100%			2021	\$29,000	4	\$1,500	
Sanitary Piping Cast Iron	_		\$8,100 Extent : Severe, Arc	LIFE ea Affecte	* * d : 5%	1		
	Corroded		r Kitchen Trap evere, Area Affecte r Kitchen	d : 10%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future Replac	ement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2028	* *	4	\$1,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : I	ight, Area Affected : 100%				
	Location: (2) 1, M, 2, 3, 4	(1) Freight 1, M, 2				
	Explanation: 3 Units					
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$88,200	
Sprinkler						
No Component	80%					
Generic	20%	2049	* *	1-2	\$9,800	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING W

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 20,574 Project Type : CULTURAL AFFAIRS

Date of Survey : 15-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$259,900
Interior Architecture		\$98,000
Mechanical		\$368,400
Total		\$726,200
Importance Code A		\$259,900
Importance Code B		\$466,300
Total		\$726,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$2,300			
Interior Architecture	\$2,000	\$6,000	\$87,100	\$1,300
Mechanical	\$61,400	\$13,000	\$11,700	\$6,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$73,600	\$26,900	\$106,700	\$15,900
Importance Code A	\$3,000	\$200	\$200	\$200
Importance Code B	\$69,900	\$26,700	\$106,500	\$15,700
Importance Code C	\$600			
Total	\$73,600	\$26,900	\$106,700	\$15,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2303

Architecture		Current l	Repair	Futur	Future Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$4,800	
Masonry: Brick	10%			LIFE	* *	5	\$3,900	
No Component	70%							
Parapets								
Metal Rail	100%			2036	* *	5-10	\$18,200	
Roof								
IRMA/Protected Membrane	80%			2023	\$210,500	10	\$19,800	
		ock Ballast, n : Through	Extent : Moderate, out	Area Afj	fected : 100%			
Modified Bitumen	5%	Now	\$2,300	2023	\$7,700			
		naged Flash n : Elevator	ings, Extent : Mod Shaft	erate, Ar	ea Affected : 20%			
		netration, E n : Elevator	xtent : Moderate, A Shaft	rea Affe	cted : 10%			
Sloped Glazing	15%			LIFE	* *	5	\$49,400	
		eplace Evide n : North Se	ent, Extent : Light, . ection	Area Aff	ected : 100%			
Interior								
Floors								
Carpet	20%			2019	\$84,000	3	\$9,200	
Cast in Place Concrete	10%			LIFE	* *	5	\$6,700	
Marble Panels	15%			LIFE	* *	5	\$3,500	
Terrazzo	15%			LIFE	* *	5	\$3,600	
Vinyl Tile	35%			2023	\$98,000	3	\$5,400	
Wood	5%			2038	* *	5	\$2,900	
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$1,300	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,000	
Gypsum Board	50%			LIFE	* *	5	\$7,600	
Plaster	25%			LIFE	* *	5	\$1,900	
Plywood/Hardboard	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	25%			2028	* *	5	\$9,200	
Exposed Concrete	60%			LIFE	* *	5	\$3,400	
Gypsum Board	15%			LIFE	* *	5	\$6,900	

Mechanical	Current Repair			Future Replacement Main			intenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2303

Mechanical	Current Repair	Future R	eplacement	M				
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating								
Energy Source								
Utility Steam	100%	2033	* *	1				
	Other Observation, Extent: Light		00%					
	Location: Basement D Tunnel							
Communication For insurant	Explanation: Steam Provided	By Con Edison						
Conversion Equipment Heat Exchanger	20%	2032	* *	1	\$2,000			
Heat Exchanger	Other Observation, Extent : Ligh		0%	1	\$2,000			
	Location: Basement	u, mea nyjeetea . 20	070					
	Explanation: 2 Units							
Pres. Reducing Valve/Ll Steam		2032	* *	5	\$1,000			
	Other Observation, Extent : Ligh	ht, Area Affected : 80	0%					
	Location: Basement Steam Ro	oom						
	Explanation: Incoming Steam	Valve For Entire M	useum					
Distribution								
Hot Wtr Piping/Pump		1,400 2022	\$13,800	4	\$200			
	Corroded, Extent : Severe, Area	Affected: 15%						
	Location: Throughout	4 4 66 . 1 20	,					
	Leak Evident, Extent : Moderate Location : Various Areas	, Area Affectea : 3%	0					
g	-	.	Φ. σ. ο ο ο		Φ000			
Steam Piping/Pump	Corroded, Extent: Severe, Area	5,400 2023 Affected : 50%	\$76,800	4	\$800			
	Location: Throughout	1.00						
	Leak Evident, Extent : Severe, Area Affected : 5% Location : Return Pipe, Steam Room And Various Other Areas							
	Steam Traps Faulty, Extent: Sev							
	Location: Various Areas		2,0					
	Other Observation, Extent : Seve	ere, Area Affected :	3%					
	Location: Basement Mech Equ							
	Explanation : Condensate And	Cooling Tanks Are	Undersized, Ru	sted, Led	ıking			
Terminal Devices								
Air Handler		8,900 2023	\$88,900	1	\$8,600			
	Corroded, Extent : Severe, Area							
	Location: Connection Of Coil							
	Leak Evident, Extent: Severe, A	==						
	Location: Connection Of Coil.							
	Malfunctioning, Extent: Severe, Location: Pneumatic Control							
Convector/Radiator	25%	2021	\$61,300	1	\$1,700			
Air Conditioning	2570	2021	Ψ01,500	1	ψ1,700			
•								
Energy Source								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2303

Mechanical		Current Repair F		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
air Conditioning	•							
Conversion Equipment								
Centrifugal, Elec Chille	r 100%			2026	\$38,700	1	\$22,300	
			Extent : Light, Area	Affected	: 100%			
			nt Mech Room			~		
	Explana	tion : 3 Un	its - R11 Being Use	ed - Prov	iding C. W. To Adj	acent Se	ctions	
Distribution	1000/	NT.	¢£ 200	2022	* *	4	¢1.000	
Chilled Wtr Pipe/Pump		Now Extent : N	\$5,200 Ioderate, Area Affe	2033		4	\$1,000	
		Extent . M : Through		ciea . 13	70			
		_	oui Extent : Moderate,	Araa Af	factod · 20%			
		: Various		AreuAjj	eciea . 270			
			: Moderate, Area A	Affected :	5%			
		: Return F		уусски.	370			
			nt : Severe, Area A	ffected :	3%			
	-	_	Water Pump	, journal .	5,0			
Terminal Devices			1					
Air Handler/Cool/Ht	90%			2023	\$84,100	1	\$11,500	
Fan Coil - Cooling	10%			2023	\$16,900	1	\$700	
Heat Rejection					•			
Water Cool Tower	50%			2027	* *	2	\$10,400	
Water Cool Tower	50%	Now	\$1,900	2021	\$18,600	2	\$8,300	
			evere, Area Affecte	d: 20%				
	Location	: Supporti	ng Structure, Roof					
entilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$2,500	LIFE	* *	2-5	\$11,500	
	-		tent : Severe, Area					
			Are Inoperable, Th Extent : Moderate,	_				
		ea System, e: Various		Агеи Ајј	eciea . 576			
Exhaust Fans	Locuiton	. various	Areas					
Interior	60%			2018	\$4,100	2	\$400	
Roof	40%			2023	\$2,200	2	\$300	
lumbing	1070			2023	Ψ2,200		Ψ	
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
HW Heat Exchanger								
Low Temp	100%	0-2	\$6,800	2053	* *	4	\$2,000	
	Corroded,	Extent: So	evere, Area Affecte	d: 10%				
	Location	: Coil						
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 100%			
			nt Mech Equip Roo					
			Extent : Light, Area	Affected	: 100%			
			nt Mech Room					
	Explana	tion : Majo	or Domestic Hot Wa	iter Prov	ider For The Muse	eum		
Sanitary Piping	1000							
Cast Iron	100%			LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair		Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing									
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1				
Sump Pump(s)									
Rigid Piping	100% Now	\$11,800	2033	* *	4	\$1,600			
	Malfunctioning, Extent: Severe, Area Affected: 50%								
	Location: Basement								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location: Basemen	t							
Sewage Ejector(s)									
Electric	100%		2028	* *	4	\$1,600			
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%		LIFE	* *					
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: (1) - Ll, G, 1, 1m, 2, 2m, 3m (1) Freight - G, 1, 1m, 2, 2m, 3m								
	Explanation: 2 Uni	its							
Fire Suppression									
Standpipe									
Generic	100%		2033	* *	1-5	\$10,400			
Sprinkler									
No Component	50%								
Generic	50%		2049	* *	1-2	\$2,900			
Fire Pump									
Generic	100%		2036	* *	1	\$3,800			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement								
	Explanation : Servi	ces The Entire Mus	eum						

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING X

Address : 5TH AVE & 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 9,298 Project Type : CULTURAL AFFAIRS

Date of Survey : 15-Jun-2012 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$36,200	
Interior Architecture		\$44,300
Mechanical		\$90,500
Total	\$36,200	\$134,700
Importance Code A	\$36,200	
Importance Code B		\$134,700
Total	\$36,200	\$134,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$4,100		
Interior Architecture	\$600	\$4,800	\$3,100	\$600
Mechanical	\$9,600	\$3,000	\$2,100	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$14,100	\$15,800	\$9,200	\$5,900
Importance Code A		\$4,100		
Importance Code B	\$14,100	\$11,700	\$9,200	\$5,900
Importance Code C				
Total	\$14.100	\$15,800	\$9.200	\$5,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING X

Asset #: 151

Architecture	С	urrent F	Repair	Futur	e Replacement	M	aintenance		
ystem Component		il Date (ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Туре	Total (curs)		1.1		(113)			
kterior									
Exterior Walls									
Concrete Masonry Unit	25%			LIFE	* *	5	\$4,300		
No Component	75%								
Windows									
Steel		low <i>Presen</i>	\$36,200 t, Extent : Moderat	2048 te. Area 1	* * Affected : 70%	5	\$4,100		
	Location: Throughout								
	Corrosion/Rusting, Extent: Moderate, Area Affected: 25%								
	Location: Throughout								
		_	: Moderate, Area	Affected	: 50%				
	Location : T			33					
No Component	90%								
Parapets									
Metal Panel	5%			2043	* *	5	\$100		
Metal Rail	95%			2036	* *	5-10	\$5,100		
Roof									
IRMA/Protected	50%			2028	* *	10	\$4,000		
Membrane									
			Extent : Moderate,	Area Af	fected : 100%				
	Location : T	hrough	out						
Modified Bitumen	50%			2033	* *	10	\$4,000		
	Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Throughout								
terior									
Floors									
Carpet	45%			2022	\$85,500	3	\$9,400		
Cast in Place Concrete	10%			LIFE	* *	5	\$3,000		
Vinyl Tile	35%			2023	\$44,300	3	\$2,400		
Wood	10%			2038	* *	5	\$2,600		
Interior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$100		
Gypsum Board	60%			LIFE	* *	5	\$2,200		
Masonry: Brick	10%			LIFE	* *				
Plaster	25%			LIFE	* *	5	\$500		
Ceilings									
AcousTile,Adhered	20%			2036	* *	5	\$2,800		
AcousTileSusp.Lay-In	50%			2028	* *	5	\$7,000		
Exposed Concrete	20%			LIFE	* *	5	\$400		
Exposed Struc: Steel	10%			LIFE	* *				

Mechanical	Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			2022	* *	1		
Utility Steam	100%	amustian E	Extent : Light, Area	2033		1		
			xieni . Ligni, Area at D Tunnel	Ајјестеи	. 100%			
			n Provided By Con	Edison				
Distribution	Вирини	itori . Bream	i i rovided By Con	Laison				
Hot Wtr Piping/Pump	10%	Now	\$300	2022	\$3,100	4		
1 0 1	Corroded,	Extent : Se	evere, Area Affected	d: 30%				
	Location	: Through	out					
	Leak Evid	ent, Extent	: Severe, Area Affe	cted : 5%	ó			
	Location	: Various	Areas					
Steam Piping/Pump	90%	Now	\$3,900	2033	* *	4	\$400	
			evere, Area Affected	d: 30%				
		: Through						
			: Severe, Area Affe	cted : 5%	ó			
	Location	: Various	Areas					
Terminal Devices	0.007	NT	φ1 000	2022	¢ 40, 2 00	1	¢4.700	
Air Handler	90%	Now	\$1,000 nt : Moderate, Area	2023	\$48,200	1	\$4,700	
			ni : Moaeraie, Arec tic Control System	и Ајјестес	l : 5%			
Convector/Radiator	10%	. I neumai	ic Control System	2028	* *	1	\$300	
Air Conditioning	1070			2028		1	\$300	
Energy Source								
District C.W.	100%			2049	* *	1		
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: W Wing	Mech Room					
	Explana	tion : Chille	ed Water Comes Fr	rom W W	ing			
Distribution								
Chilled Wtr Pipe/Pump	100%		\$2,400	2033	* *	4	\$500	
			oderate, Area Affe	cted : 30%	%			
	Location	: Through	out					
Terminal Devices	1000/			2022	\$42,200	1	¢5 000	
Air Handler/Cool/Ht Ventilation	100%			2023	\$42,200	1	\$5,800	
Distribution								
Ductwork/Diffusers	100%	Now	\$1,100	LIFE	* *	2-5	\$5,200	
2 det mont 2 magens			tent : Severe, Area		: 5%	- 0	φε,200	
	Location	: Various	Areas					
	Unbalance	ed System, 1	Extent : Moderate,	Area Aff	ected : 5%			
	Location	: Various	Areas					
Exhaust Fans								
Interior	90%			2023	\$2,800	2	\$300	
Roof	10%			2018	\$300	2		
Plumbing								
H/C Water Piping	1000			2022	* *	1		
Brass/Copper	100%			2033	~ *	1		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING X

Asset #: 151

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY	nted 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%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: G, 1, M.					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$4,700	
Sprinkler						
No Component	80%					
Generic	20%	2049	* *	1-2	\$500	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : MUSEUM OF JEWISH HERITAGE

Address : 36 BATTERY PLACE @BATTERY PARK CITY

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$278,500	\$408,400
Interior Architecture	\$47,300	\$122,600
Electrical	\$52,700	
Mechanical		\$61,700
Total	\$378,600	\$592,700
Importance Code A	\$278,500	\$470,100
Importance Code B	\$100,100	\$122,600
Total	\$378,600	\$592,700

Total	\$115,800	\$103,200	\$68,000	\$146,200
Importance Code C			\$1,100	
Importance Code B	\$115,300	\$85,400	\$66,800	\$137,800
Importance Code A	\$500	\$17,800		\$8,300
Total	\$115,800	\$103,200	\$68,000	\$146,200
Elevators/Escalators	\$26,500	\$26,500	\$26,500	\$26,500
Mechanical	\$16,600	\$41,400	\$27,100	\$53,500
Electrical	\$9,800	\$14,200	\$13,300	\$11,300
Interior Architecture	\$62,400	\$10,800	\$1,100	\$54,300
Exterior Architecture	\$500	\$10,400		\$600
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		
xterior								
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	1070			2031			Ψ70,300	
Aluminum	100%			2047	* *	5	\$1,100	
	10070			2047			φ1,100	
Parapets Cast in Place Concrete	40%			LIFE	* *	5	\$27,100	
Concrete Masonry Unit	10%			LIFE	* *	5	\$7,100	
Metal/Glass Panel	2%			2051	* *	3	\$700	
Metal Panel	5%			2045	* *	5	\$1,300	
Granite Panels	43%			LIFE	* *	5	\$3,100	
Roof	43/0			LIII			\$3,100	
IRMA/Protected	85%	Now	\$149,500	2030	* *			
Membrane	6370	NOW	\$149,500	2030				
Welliorane	Broken P	wer Blocks	, Extent : Severe, A	rea Affe	cted · 10%			
				теи Ајје	.iea . 1070			
		ı : Outer M	•	2.50/				
	_		vere, Area Affected	: 25%				
		ı : 1997 Wi	_					
	_	n Growth, I 1 : Third Fl	Extent : Moderate, 1 oor	Area Affe	ected : 5%			
Metal Panel	5%			2038	* *	10	\$10,400	
Sloped Glazing	10%	Now	\$129,100	LIFE	* *	5	\$150,600	
			Extent : Moderate, A		cted : 10%		, ,	
	Location	ı : Cupola (Of 1997 Wing					
terior								
Floors								
Carpet	50%			2026	\$1,072,800	3	\$172,100	
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	7 70			2000			Ψ22,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$3,700	
Fabric on Framing	10% 5%			2029	* *	5	\$2,300	
Glass Block	5% 5%			LIFE	* *	3	\$2,300	
				LIFE	**	5	\$6,900	
Glass: Single Pane	10%				**	5 5		
Gypsum Board	60% 5%			LIFE	**	3	\$32,900	
Granite Panels	5% 5%			LIFE	**	F	¢10.200	
Wood	5%			LIFE	**	5	\$18,300	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Architecture	(Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type		ail Date l (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	

ectrical	Current Repair	Future Replacement	Maintenance	
tem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
ler 600 Volts				
Service Equipment				
Fused Disc Sw	65%	2045 **	5 \$300	
	Other Observation, Extent : Moderate			
	Location: New Wing Electrical Roc			
	Explanation : Main Service Switch I	Rated @ 5000 Amperes		
Fused Disc Sw	30%	2035 * *	5 \$100	
	Other Observation, Extent : Moderate	-		
	Location : Old Wing Electrical Room			
	Explanation : Main Service Switch I	Rated @ 1200 Amperes		
Photovoltaic Panel(s)	5%	2038 **	1	
	Other Observation, Extent : Moderate	e, Area Affected : 100%		
	Location: New Wing Electrical Roc	om		
	Explanation: 3-100 Amperes Fused	d Disconnect Switches For Th	ne New Photovoltaic System	
Transformers				
Dry Type	35%	2038 **	5 \$100	
	Other Observation, Extent : Moderate	e, Area Affected : 100%		
	Location: New Wing Electrical Roc	om -		
	Explanation: 1-34 Kva, 230/2018/1	20v		
Dry Type	65%	2042 **	5 \$300	
	Other Observation, Extent : Moderate	e, Area Affected : 100%		
	Location: Roof			
	Explanation: 2-34 Kva, For Photo	voltaic System		
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Electrical	Current Repair	Futur	e Replacement	М				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%	2038	* *	5	\$800			
Ground								
Grounding Devices	100%	2038	* *	5	\$3,400			
Metal Water Pipe	Other Observation, Extent : Moderate, Location : Basement	Other Observation, Extent : Moderate, Area Affected : 100%						
	Line			J	T			
Stand-by Power								
Transfer Switches								
Automatic	100%	2038	* *	1	\$35,400			
Generators Diesel	100% Other Observation, Extent : Moderate,	2034	* *	1	\$44,500			
	Location: Roof Explanation: 610 Kw Nameplate Ra							
Batteries	Zipianani oro III I Italia piano Ita	8 capa						
Lead/Acid	100%	2019	\$1,500	5	\$4,300			
Fuel Storage					•			
Main Tank	100% Other Observation, Extent: Moderate, Location: Roof			5	\$3,400			
i alatin a	Explanation: 50 Gallons Nameplate	Rating Ca	pacity					
Lighting Interior Lighting								
Fluorescent	10%	2030	* *	10	\$10,500			
Thustescent	T-5 Lamps, Extent : Moderate, Area Af Location : Throughout The Building		00%	10	Ψ10,500			
Fluorescent	40%	2030	* *	10	\$42,200			
	T-8 Lamps, Extent : Moderate, Area Af Location : Throughout The Building		00%		, , , , ,			
HID	10%	2030	* *	10	\$400			
Incandescent	40%	2030	* *	2	\$1,000			
Egress Lighting								
Emergency, Service	50%	2030	* *	1				
Exit, LED	50%	2053	* *	1				
ightning Protection								
Arresters/Cabling								
No Component	70%	2015		_	** 00-			
Generic	30%	2040	**	5	\$1,000			
	Other Observation, Extent : Moderate, Location : Old Wing							
	Explanation: Lightning Rods In The	Old Wing	Only					

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.

Asset #: 4436

Electrical	Current	Repair	Futur	re Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Alarm									
Security System									
No Component	60%								
Generic	40%		2030	* *	1	\$17,200			
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%					
	Location: Hallwa	ys And Galleries							
	Explanation: C C	TV Surveillance C	'ameras						
Fire/Smoke Detection									
No Component	50%								
Generic, Digital	50%		2030	* *					
	Other Observation,	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallwa	ys And Galleries							
	Explanation : Man Bells	ual Pull Stations, H	orns, Sm	oke Detectors, Str	obe Ligh	ts And Alarm			

Mechanical		Current Repair	Futu	e Replacement	M					
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating										
Energy Source										
Electricity	100%		2045	* *	1					
Conversion Equipment										
Heat Pump	90%		2026	\$61,700	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	100%	Now \$200	2026	\$4,100	2	\$5,600				
_	Malfunctio	ning, 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								
	Explanat	ion: 19 Roof Top Units								
Terminal Devices	-	<u> </u>								
Direct Expansion	100%		2030	* *	1					
Heat Rejection										
Air Condenser Unit	100%		2030	* *	2	\$80,100				
Ventilation										
Distribution										
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$64,100				
Exhaust Fans										
Roof	100%		2030	* *	2	\$3,500				
Plumbing						•				

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.

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
H/C Water Piping						
Brass/Copper	100% Other Observation, Extent: Light, Area Location: Basement Explanation: House Duplex Pump Pa		**	1		
Water Heater						
Electric	100% Other Observation, Extent: Light, Area Location: Throughout Explanation: Point Of Use Heaters	2023 Affected :	\$17,400 100%	4	\$700	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2030	* *	4	\$2,500	
	Other Observation, Extent : Light, Area Location : Basement Explanation : Duplex Pkg	Ајјесіва :	100%			
Backflow Preventer						
Generic	100%	2030	* *	1	\$7,000	
Fixtures						
Generic	100%					
ertical Transport						
Elevators						
Geared Traction	60% Other Observation, Extent: Light, Area Location: (2) 1-4 (1) B-5 Freight Explanation: 2 Passenger, 1 Freight	LIFE Affected:	**			
Hydraulic	40%	LIFE	* *			
3	Other Observation, Extent : Light, Area Location : 1-3 Explanation : 2 Passenger Elevators		100%			
Escalators						
Escalators Under 20' Rise	100% Other Observation, Extent: Moderate, A Location: Floors 1-2, 2-3 @ Original Explanation: 2 Units		** ted : 100%			
Under 20' Rise	Other Observation, Extent: Moderate, A	Area Affeci				
Under 20' Rise Tire Suppression	Other Observation, Extent: Moderate, A Location: Floors 1-2, 2-3 @ Original	Area Affeci				
Under 20' Rise Tire Suppression Standpipe	Other Observation, Extent: Moderate, Location: Floors 1-2, 2-3 @ Original Explanation: 2 Units	Area Affect Wing		1-5	\$58,000	
Under 20' Rise Tire Suppression Standpipe Generic	Other Observation, Extent: Moderate, A Location: Floors 1-2, 2-3 @ Original	Area Affeci	ed : 100%	1-5	\$58,000	
Under 20' Rise Fire Suppression Standpipe Generic Sprinkler	Other Observation, Extent: Moderate, A Location: Floors 1-2, 2-3 @ Original Explanation: 2 Units	Area Affect Wing 2045	ed : 100%			
Under 20' Rise Tire Suppression Standpipe Generic	Other Observation, Extent: Moderate, Location: Floors 1-2, 2-3 @ Original Explanation: 2 Units	Area Affect Wing	**	1-5	\$58,000 \$32,200	

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : MUSEUM OF THE CITY OF NEW YORK

Address : 1220 FIFTH AVE. @ E. 104 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 153,637 Project Type : CULTURAL AFFAIRS

Date of Survey : 29-Jan-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 1609 Lot : 1 BIN : 1074157

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$951,800	\$277,300
Interior Architecture	\$887,700	\$7,987,500
Electrical	\$641,000	\$279,100
Mechanical	\$84,400	\$835,300
Total	\$2,564,900	\$9,379,200
Importance Code A	\$951,800	\$277,300
Importance Code B	\$1,613,100	\$2,190,700
Importance Code C		\$6,911,300
Total	\$2,564,900	\$9,379,200

Total	\$246,100	\$131,800	\$197,900	\$178,700
Importance Code C	. ,	,	. ,	\$15,400
Importance Code B	\$217,500	\$116,600	\$157,200	\$147,800
Importance Code A	\$28,600	\$15,200	\$40,700	\$15,500
Total	\$246,100	\$131,800	\$197,900	\$178,700
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Mechanical	\$84,700	\$91,200	\$86,500	\$108,500
Electrical	\$22,000	\$20,100	\$53,800	\$22,900
Interior Architecture	\$111,200	\$5,700	\$17,200	\$32,600
Exterior Architecture	\$13,400		\$25,400	
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Current	Repair	Futur	e Replacement	M	aintenance	
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				_		
				5	\$66,500	
			Affected : 25%			
10% Now	\$282,400	LIFE	* *	5	\$9,100	
Cracking/Crumbling	, Extent : Moderate	, Area Aj	fected : 25%		. ,	
18%		LIFE	* *	5	\$16,300	
			* *			
			* *			
	\$62,200		* *			
_	ed, Extent : Light, A	rea Affeo	cted : 15%		. ,	
5% Now		2049	* *	5	\$7,600	
Air Infiltration, Exten	nt : Moderate, Area	Affected	! : 50%			
Location : North F	acade					
Bent/Warped Elemen	nts, Extent : Modera	ite, Area	Affected : 20%			
Location: North Fo	acade					
_		Area Affe	cted : 45%			
		2046	* *	5	\$76,400	
Recent Repair Evider			eted : 100%	3	Ψ70,100	
15% Now	\$110,000	2049	* *	5	\$18,300	
_	ed, Extent : Modera	te, Area	Affected : 25%		, ,	
Water Penetration, E	Extent : Moderate, A	Area Affe	cted : 10%			
55%		2046	* *	5	\$134,400	
Recent Repair Evider			rted : 100%		, ,	
Location : South W	ıng, 2012					
5 0/			ታ ታ	£ 10	* * * * * * * * * *	
3 1/2		2044	4 4		\$/I \$(I)(I)	
5% 75%		2044 LIFE	**	5-10 5	\$4,800 \$6,700	
75%		LIFE		5	\$6,700	
75% 18%		LIFE LIFE	* *	5 5	\$6,700 \$2,000	
75%		LIFE	* *	5	\$6,700	
75% 18% 2%		LIFE LIFE 2037	* * * * * *	5 5 5-10	\$6,700 \$2,000 \$3,200	
75% 18%		LIFE LIFE	* *	5 5	\$6,700 \$2,000	
75% 18% 2%		LIFE LIFE 2037 2029	* * * * * *	5 5 5-10	\$6,700 \$2,000 \$3,200 \$8,300	
75% 18% 2% 10% 5%		LIFE LIFE 2037 2029 2037	** ** **	5 5 5-10 10	\$6,700 \$2,000 \$3,200 \$8,300 \$7,600	
75% 18% 2% 10% 5% 5%		LIFE LIFE 2037 2029 2037 2044	** ** ** **	5 5 5-10 10 10 10	\$6,700 \$2,000 \$3,200 \$8,300 \$7,600 \$5,500	
75% 18% 2% 10% 5%		LIFE LIFE 2037 2029 2037	** ** **	5 5 5-10 10	\$6,700 \$2,000 \$3,200 \$8,300 \$7,600	
	55% Now Jnt Mortar Miss/Ero Location: Various 10% Now Cracking/Crumbling Location: Various 18% 2% 5% 10% 0-2 Caulking Deteriorate Location: Courtyal 5% Now Air Infiltration, Exter Location: North Form Bent/Warped Elemen Location: North Form Corrosion/Rusting, Exter Location: North Form 25% Recent Repair Eviden Location: South W 15% Now Caulking Deteriorate Location: North W Water Penetration, Exter Location: North W Water Penetration, Exter Location: North W South W Form Courting Deteriorate Location: North W Recent Repair Eviden Location: North W South W South South South W South	Total (Years) 55% Now \$429,000 Jnt Mortar Miss/Erod, Extent: Moderate Location: Various Locations Through 10% Now \$282,400 Cracking/Crumbling, Extent: Moderate Location: Various Locations Through 18% 2% 5% 10% 0-2 \$62,200 Caulking Deteriorated, Extent: Light, A Location: Courtyard 5% Now \$68,200 Air Infiltration, Extent: Moderate, Area Location: North Facade Bent/Warped Elements, Extent: Moderate, A Location: North Facade Corrosion/Rusting, Extent: Moderate, A Location: North Facade 25% Recent Repair Evident, Extent: Light, A Location: South Wing, 2012 15% Now \$110,000 Caulking Deteriorated, Extent: Moderate, A Location: North Wing Water Penetration, Extent: Moderate, A Location: North Wing Water Penetration, Extent: Moderate, A Location: North Wing	Soft Fail Date Estimated Cost Total (Years) FY	Sow Salabate Stimated Cost Sty Sty	Solution	Sof Fail Date Estimated Cost Total Vear Stimated Cost Cycle (Yrs)

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

rchitecture	Cu	rent Repair	Futur	e Replacement	M	aintenance	
stem Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors							
Carpet		+ \$94,100	2025	\$470,700	3	\$51,700	
	-	Evident, Extent: Light,		ected : 100%			
		n Floor South Wing, 201					
		Extent : Moderate, Area	Affected	: 25%			
		ditorium In North Wing					
Cast in Place Concrete	15%		LIFE	* *	5	\$75,500	
Ceramic Tile	5%		2033	* *	5	\$11,500	
Marble Panels	15% No		LIFE	* *	5	\$25,900	
		cks, Extent : Moderate,	Area Affe	cted : 15%			
	Location : No	=		1 500/			
	•	Evident, Extent : Light, A	Area Affe	cted: 50%			
		uth Wing, 2012					
Sheet Vinyl/Rubber	10%		2024	\$729,500	5	\$34,500	
Wood	40%		2052	**	5	\$172,500	
		Evident, Extent : Light, A	Area Affe	cted: 50%			
Interior Wells	Location . So	uth Wing, 2012					
Interior Walls Fabric on Framing	15%		2025	\$6,694,100	5	\$30,700	
rablic on Framing		Evident, Extent : Light, A		1 - 1 1	3	\$30,700	
	=	uth Wing, 2012	rea rijje				
Gypsum Board	30%	,,	LIFE	* *	5	\$73,800	
Gypsum Board	2070	Evident, Extent : Light, A		cted: 50%	3	\$75,000	
	-	uth Wing, 2012					
Plaster	50%	<u> </u>	LIFE	* *	5	\$61,500	
Taster		Evident, Extent : Light, A			3	\$01,500	
	•	uth Wing, 2012	1.00.11,500				
Wood	5%		LIFE	* *	5	\$82,000	
Ceilings	370		LHL			ψ02,000	
AcousTileSusp.Lay-In	15%		2037	* *	5	\$34,200	
Exposed Concrete	5%		LIFE	* *	5	\$1,800	
Gypsum Board	50%		LIFE	* *	5	\$142,300	
• 1	Recent Repair	Evident, Extent : Light, A	Area Affe	cted : 50%			
	Location: So	uth Wing, 2012					
Plaster	30%		LIFE	* *	5	\$42,700	

Electrical	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Electrical		Current Repair Future Replac		e Replacement	M	<i>l</i> aintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment	250/			2050	ale ale	-	Φ200	
Fused Disc Sw	35%	11 .: 1	7 · 1 · 1	2050	**	5	\$200	
	Location :		Extent : Light, Area	Ајјестеа	1:100%			
			a Koom Extent : Moderate, 1	Area Affa	octed : 100%			
	Location :			rea rijje	cieu . 10070			
			2000 Amps Main D	isconnec	et Switch			
Fused Disc Sw	35%		2000 TIMPS 112001 2	2050	**	5	\$200	
Tused Disc 5w		rvation. F	xtent : Moderate, 1		ected : 100%	3	\$200	
	Location .			1.00.11990				
			3000 Amps Main D	isconnec	et Switch			
Fused Disc Sw	30%		-	2050	* *	5	\$200	
1 4504 2 150 5		rvation, E	xtent : Moderate, 1		ected : 100%		42 00	
	Location .	Electrica	ıl Room					
	Explanati	on : One .		isconnec	t Switch For Emer	gency		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	* *	5	\$4,000	
Raceway								
Conduit	30%			2050	* *	1		
			Extent : Light, Area	Affected	l : 100%			
	Location .	· Basemen	t					
Conduit	70%			2024	\$62,100	1		
Panelboards								
Fused Disc Sw	10%			2023	\$7,200	5	\$400	
Fused Disc Sw	5%			2046	* *	5	\$200	
Molded Case Bkrs	30%			2046	**	5	\$1,200	
Molded Case Bkrs	55%			2023	\$39,500	5	\$2,200	
Wiring Braided Cloth	50%	2-4	\$43,600	2049	* *	1		
Braided Cloth			943,000 ent : Moderate, Are			1		
	Location :	_		u rijjecie	. 10070			
Thermoplastic	50%			2050	* *	1		
Motor Controllers	3070			2030		1		
Locally Mounted	70%			2022	\$92,900	5	\$700	
Locally Mounted	30%			2029	**	5	\$300	
Ground	2070						Ψ200	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	\$47,300	
Generators				_				
Diesel	100%			2037	* *	1	\$59,500	
			xtent : Moderate, 1	Area Affe	ected : 100%			
	Location :							
	Explanati	on : One .	880 Kw					

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Batteries						
Lead/Acid	100%	2019	\$1,600	5	\$5,700	
Fuel Storage				_		
Day Tank	50%	2046	* *	5	\$14,300	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Gallery Roof					
	Explanation : One 50 Gals					
Main Tank	50%	2027	* *	5	\$2,300	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Sub Basement					
 	Explanation: One 8000 Gals					
ighting						
Interior Lighting	2007	2010	¢200.200	10	¢20,200	
Fluorescent	20%	2019	\$398,200	10	\$28,200	
	Other Observation, Extent: Moderate, Location: Throughout	Area Ajje	ciea : 100%			
	Explanation: Using T-12 Lamps					
-		2022	ate ate	10	φ ππ π οο	
Fluorescent	55%	2032	* *	10	\$77,500	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Throughout					
	Explanation: Using T-8 Lamps				*= 000	
Fluorescent	5%	2032	* *	10	\$7,000	
	T-5 Lamps, Extent : Moderate, Area Afj Location : Throughout	fected : 10	00%			
Incandescent	10%	2032	* *	2	\$300	
Incandescent	10%	2019	\$199,100	2	\$300	
Egress Lighting						
Emergency, Service	35%	2032	* *	1		
Emergency, Battery	15%	2024	\$33,200	10	\$5,600	
Exit, LED	20%	2059	* *	1		
Exit, Service	30%	2024	\$13,300	1		
Exterior Lighting						
HID	100%	2032	* *	10	\$500	
ightning Protection						
Arresters/Cabling						
Generic	100%	2039	* *	5	\$4,500	
larm						
Security System						
No Component	50%					
Generic	50%	2032	* *	1	\$28,700	
Fire/Smoke Detection						
No Component	40%					
Generic	60%	2032	* *	1-3	\$58,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Mechanical	Cu	rrent F	Repair	Futur	e Replacen	ent	M	aintenance	
System Component Type		Date ears)	Estimated Cost	Year FY	Estimated	Cost	Cycle (Yrs)	Estimated Cost	Priority
eating	•			•					•
Energy Source Interruptible Gas/Dual Fuel	100%			2050		* *	1		
	Location : Su	b Base	xtent : Light, Area ment Vault 000 Gallon Tank	Affected	: 100%				
Conversion Equipment									
Steam Boiler	Location : Su	b Base	xtent : Light, Area ement Boiler Room al Fuel Steam Boile		: 100%	* *	1	\$152,200	
Distribution	Exprenential	2 2 10	ii I iici Sicam Boile	.75					
Steam Piping/Pump	Corroded, Exte Location : Al	l Floor	\$28,700 evere, Area Affected es Except Sub Base ent : Moderate, Area	ment		5,700	4	\$1,900	
			Valves, Throughou						
Steam Piping/Pump	Location: Bo	oiler Ro	xtent : Light, Area oom And Sub Baser		: 75%	* *	4	\$8,500	
Transitud David	Explanation .	New I	Piping						
Terminal Devices Air Handler	75%			2032		* *	1	\$71,300	
Convector/Radiator	25%			2022	\$38	7,800	1	\$12,400	
		rough	tent : Moderate, Ar out North Side Of T mit		ted : 25%		ors Are B		
ir Conditioning									
- C									
Energy Source Electricity	100%			2040		* *	1		
Energy Source	75%			2037	1 1000/	* *	1	\$124,700	
Energy Source Electricity Conversion Equipment	75% Malfunctioning		nt : Moderate, Area	2037 a Affected		* *	1		
Energy Source Electricity Conversion Equipment	75% Malfunctioning Location: Su	b Base	ment, Malfunction	2037 a Affected ing Oper	ation Gover	* *	1		
Energy Source Electricity Conversion Equipment	- 75% Malfunctioning Location : Su Other Observa	b Base tion, E	ment, Malfunction xtent : Light, Area	2037 a Affected ing Oper Affected	cation Gover : 75%	* *	1		
Energy Source Electricity Conversion Equipment	T5% Malfunctioning Location: Su Other Observa Location: Su Explanation:	b Base tion, E b Base 2 Nev	ment, Malfunction	2037 The Affected ing Open Affected ning Equivalent the State of the	ration Gover : 75% ip. Room rigerant 410	* *	1 n 2 Of 2 (Chillers	
Energy Source Electricity Conversion Equipment	T5% Malfunctioning Location: Su Other Observa Location: Su Explanation:	b Base tion, E b Base 2 Nev	ment, Malfunction xtent: Light, Area ment Air Condition Wy Installed Units	2037 The Affected ing Open Affected ning Equivalent the State of the	cation Gover : 75% ip. Room rigerant 410	* *	1 n 2 Of 2 (Chillers	
Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller	75% Malfunctioning Location: Su Other Observa Location: Su Explanation Preserve Exh	b Base tion, E b Base 2 Nev	ment, Malfunction xtent: Light, Area ment Air Condition Wy Installed Units	2037 a Affected ing Oper Affected ning Equ With Ref	cation Gover : 75% ip. Room rigerant 410	* * rnor O:	1 n 2 Of 2 of a crating Co	Chillers	
Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller Window/Wall Unit Distribution Chilled Wtr Pipe/Pump	- 75% Malfunctioning Location: Su Other Observa Location: Su Explanation: Preserve Exh 25%	b Base tion, E b Base 2 Nev	ment, Malfunction xtent: Light, Area ment Air Condition Wy Installed Units	2037 a Affected ing Oper Affected ning Equ With Ref	cation Gover : 75% ip. Room rigerant 410	* * rnor O:	1 n 2 Of 2 of a crating Co	Chillers	
Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller Window/Wall Unit Distribution	T5% Malfunctioning Location: Su Other Observa Location: Su Explanation: Preserve Exh 25% 75% 25%	b Base tion, E b Base 2 Nev ibits. E	ment, Malfunction xtent: Light, Area ment Air Condition Wy Installed Units	2037 a Affected ing Open Affected ning Equ With Ref Varranty 2019	ation Gover : 75% ip. Room rigerant 410 \$84	* * nor O	1 n 2 Of 2 of rating Co	Chillers Ontinuously To	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Con Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	75%	2032	* *	1	\$71,300		
No Component	25%						
Heat Rejection	1000/	2020	ale ale		4.7.4.500		
Water Cool Tower	100% Other Observation, Extent: Light, An Location: Roof	2028 rea Affected :	**	2	\$154,600		
	Explanation: Equipment Runs Con	tinuously To	Preserve Exhibits	5			
Ventilation							
Distribution	-0-1				*		
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$17,100		
No Component	80%						
Exhaust Fans		2022		-	** * * * * * * *		
Interior	75%	2032	**	2	\$3,500		
Roof	25%	2019	\$32,600	2	\$1,200		
	On Extended Life, Extent: Moderate,						
	Location : The Roof Top Exhaust F	ans Are Beyo	ond Their Useful I	ife Cycle	e Limit		
Plumbing							
H/C Water Piping							
Brass/Copper	75%	2050	**	1			
Galv Iron/Steel	25%	2022	\$122,600	1			
	On Extended Life, Extent : Moderate, Location : Throughout The North S						
Water Heater							
Gas Fired	100%	2022	\$38,200	2	\$2,200		
Sanitary Piping							
Cast Iron	75%	LIFE	* *	1			
Cast Iron	25%	LIFE	* *	1			
	On Extended Life, Extent : Moderate,	, Area Affecte	ed : 25%				
	Location : Throughout The North S	ide Of The B	uilding				
Storm Drain Piping							
Cast Iron	50%	LIFE	* *	1			
	On Extended Life, Extent : Moderate,	, Area Affecte	ed : 25%				
	Location : The North Side Risers						
Cast Iron	50%	LIFE	* *	1			
Sump Pump(s)							
Rigid Piping	100%	2029	* *	4	\$2,500		
Sewage Ejector(s)							
Electric	100%	2029	* *	4	\$2,500		
Backflow Preventer					, -, 0		
Generic	100%	2032	* *	1	\$9,400		
Fixtures	- 4 - 7 - 7				42,.30		
Generic	100%						
Sometic	100/0						

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 MUSEUM OF THE CITY OF NEW YORK

Asset #: 2376

Mechanical	Current Repair	t Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Est FY		ycle Estimated Cost Yrs)	Priority	
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent .	: Light, Area Affected : 10	0%			
	Location : (1) G-5 (2) Su	b Basement - 5				
	Explanation: 2 Of 3 Unit	s Under Going Renovation	n			
Fire Suppression						
Standpipe						
Generic	100%	2050	** 1	-5 \$80,300		
Sprinkler						
No Component	25%					
Generic	75%	2050	** 1	-2 \$32,300		
	Combination Sprinkler/Stdp	oipe, Extent : Light, Area I	Affected : 100%			
	Location: Sub Basement					
Fire Pump						
No Component	25%					
Generic	75%	2037	* *	1 \$21,500		

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK BOTANICAL GARDEN CAFE & VISITOR CENTER

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$7,200	\$800	\$400	
Interior Architecture	\$10,700	\$400	\$300	
Electrical	\$100	\$200		
Mechanical	\$1,400	\$100	\$600	\$100
Total	\$19,500	\$1,400	\$1,300	\$100
Importance Code A	\$7,500	\$900	\$700	\$100
Importance Code B	\$9,800	\$600	\$600	
Importance Code C	\$2,200			
Total	\$19,500	\$1,400	\$1,300	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13921

	Current	Repair	Futur	e Replacemen	t	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co		Cycle (Yrs)	Estimated Cost	Priority
		Entant Light Anga				5	\$1,500	
		_	Ајјестеа	: 100%				
			utharn Fa	ucada				
		d Overnang On Sou	imern ra	caae				
		Extent : Light Area	Affactad	. 00%				
		_	Ајјестеи	. 0/0				
			utdoor Pa	ortion Of Visito	rs Co	ntor		
Елрин		vans in covered of	11400110	Thon Of Visito	15 CE	niei		
80%	6 Now	\$1.900	2039	:	* *			
				cted : 15%				
orane 10%	<u> </u>		2031	>	* *	10	\$400	
		\$1,900		:	* *		Ψ100	
				: 50%		-		
		_						
Other Ol	servation, I	Extent : Light, Area	Affected	: 100%				
Locatio	n : Main C	overed Entrance						
Explan	ation : Can	opy Skylights						
		T			* *	5	\$1,100	
			Affected	: 100%				
		nanicai Spaces					* . •	
		T			* *	5	\$4,200	
	Other Observation, Extent: Light, Area Affected: 100%							
			mopy, Ca	ije Fioor				
		a Floor	2021		4 14		Φ	
38%)		2031		• •	3	\$700	
manata 50	,		LIEE		k »k	10	\$400	
35%			LILE			10	\$100	
33%	j							
	servation	Extent : Lioht Area	Affected	: 0%				
Other Ob		Extent : Light, Area utdoor Canopy	Affected	: 0%				
1	Total	tone 22% 8% te 5% 7% Other Observation, Location: Souther Explanation: Wood 25% Other Observation, Location: Main Explanation: No V 80% Now Water Penetration, It Location: At Extent brane 10% 10% Now Water Penetration, It Location: Interior Other Observation, Location: Main Content Explanation: Can 2% Other Observation, Location: Inside Explanation: Medication: Inside Explanation: Medication: Main Of Explanation: Plazing 38% oncrete 5% Other Observation, Location: Plazing 38% oncrete 5% 50% tone 5% 50%	tone 22% 8% te 5% 8% 25% 7% Other Observation, Extent: Light, Area Location: Southern Side Of Building Explanation: Wood Overhang On Sou 25% Other Observation, Extent: Light, Area Location: Main Entrance Canopy Explanation: No Walls In Covered On 80% Now \$1,900 Water Penetration, Extent: Moderate, A Location: At Exterior And Interior Sk, 10% 10% Now \$1,900 Water Penetration, Extent: Light, Area Location: Interior And Exterior Skylig Other Observation, Extent: Light, Area Location: Main Covered Entrance Explanation: Canopy Skylights 10% 10% 10% 10% 10% 10% 10% 10% 10% 10	tone 22% LIFE 8% 2046 te 5% LIFE 8% 2039 25% 2052 7% 2043 Other Observation, Extent: Light, Area Affected Location: Southern Side Of Building Explanation: Wood Overhang On Southern Fa 25% Other Observation, Extent: Light, Area Affected Location: Main Entrance Canopy Explanation: No Walls In Covered Outdoor Po 80% Now \$1,900 2039 Water Penetration, Extent: Moderate, Area Affected Location: At Exterior And Interior Skylights brane 10% \$2031 10% Now \$1,900 2039 Water Penetration, Extent: Light, Area Affected Location: Interior And Exterior Skylights Other Observation, Extent: Light, Area Affected Location: Main Covered Entrance Explanation: Canopy Skylights oncrete 5% LIFE Other Observation, Extent: Light, Area Affected Location: Inside Berm Explanation: Mechanical Spaces nestone 55% LIFE Other Observation, Extent: Light, Area Affected Location: Main Outdoor Entrance Canopy, Canopies Canop	tone	tone	Total (Years) FY (Yrs)	tone

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13921

Architecture	Current Repair	Future	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior								
Ceilings								
AcousTileSusp.Lay-In	15%	2043	* *	5	\$800			
Exposed Concrete	10%	LIFE	* *	5-10	\$600			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Outdoor En	trance						
	Explanation : Stucco Ceiling							
Exposed Struc: Wood	70%	LIFE	* *	10	\$5,300			
•	Other Observation, Extent : Li	Other Observation, Extent: Light, Area Affected: 45%						
	Location : Main Entrance							
	Explanation : Includes Covered Outdoor Area							
No Component	5%							
1	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Covered Outdoor	Portion						
	Explanation: Skylight - Cou.	nted As Roof Area						

Electrical	Current Repair	Future Replacem	ent	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2052	* *	3		
	Other Observation, Extent: Modera	ute, Area Affected : 100%				
	Location: Electrical Room					
	Explanation: 2500 Amps					
Transformers						
Dry Type	100%	2043	* *	3		
	Other Observation, Extent : Modera	ute, Area Affected : 100%				
	Location : Outside					
	Explanation : 4160/480/240 Rated	l At 575 Kva				
Feeders	•					
Busway	100%	2043	* *	1		
Raceway						
Conduit	100%	2052	* *	1		
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2052	* *	5		
	Other Observation, Extent: Modera	ute, Area Affected : 100%				
	Location : Electrical Room					
	Explanation: 1500 Amps					
Transformers						
Dry Type	100%	2043	* *	5		
	Other Observation, Extent : Modera	ute, Area Affected : 100%				
	Location : Rear Yard					
	Explanation: 500 Kva					
Switchgear / Switchboard						
Fused Disc Sw	100%	2052	* *	5		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13921

Electrical	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimate FY	d 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	\$200	
	Other Observation, Extent: Moderate	te, Area Affected : 1009	%			
	Location: Basement					
	Explanation : Water Main					
Lighting						
Interior Lighting						
Fluorescent	70%	2034	* *	10	\$2,200	
	Other Observation, Extent : Moderat	te, Area Affected : 1005	%			
	Location : Throughout					
	Explanation: T-8 Lamps					
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	* *			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Electricity	40%	2052 * *	1	
Natural Gas	60%	2052 **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13921

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Furnace	60%	2031	* *	1	\$1,000	
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location : Boiler Room	W D # 1 1		G.		
	Explanation : Gas Fired Ho					
Radiant Heater	40%	2031	* *	2	\$600	
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location: Various Areas			_		
	Explanation : Electric Heat	ers In Ducts Used T	o Supplement Gas	Furnace	?	
Air Conditioning						
Energy Source	1000/	2049	* *	1		
Electricity	100%	2048		1		
Conversion Equipment	CO0/	2021	* *	2	¢100	
Ext Pkg Unit - Cooling	60%	2031		2	\$100	
	Other Observation, Extent : L Location : Outside	ıgп <i>ı, Area А</i> յјестеа	: 100%			
	Explanation: 1 Unit					
N. C	<u> </u>					
No Component	40%					
Ventilation						
Distribution	1,000/	LIEE	* *	2.5	\$2,000	
Ductwork/Diffusers	100%	LIFE	sh sh	2-5	\$3,000	
Exhaust Fans Roof	100%	2031	* *	2	\$100	
	100%	2031			\$100	
Plumbing H/C Water Piping						
Brass/Copper	100%	2046	* *	1		
Water Heater	100/0	2040		1		
Electric	100%	2024	\$500	4		
Sanitary Piping	100/0	2024	ΨΟΟΟ	-T		
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer	100/0	Lift		1		
Generic	100%	2031	* *	1	\$200	
General	100/0	2031		1	Ψ200	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK BOTANICAL GARDEN CONSERVATORY

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$8,909,000	\$1,942,900
Interior Architecture	\$84,500	\$173,400
Electrical		\$233,400
Mechanical		\$1,386,700
Total	\$8,993,500	\$3,736,500
Importance Code A	\$8,909,000	\$2,243,800
Importance Code B	\$84,500	\$1,492,700
Total	\$8,993,500	\$3,736,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$44,100		\$30,500	
Interior Architecture	\$90,500			
Electrical	\$6,300	\$4,300	\$11,900	\$4,100
Mechanical	\$12,800	\$11,100	\$9,900	\$9,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$157,700	\$19,300	\$56,300	\$17,700
Importance Code A	\$49,900	\$5,700	\$36,300	\$5,700
Importance Code A Importance Code B	\$49,900 \$105,500	\$5,700 \$13,500	\$36,300 \$20,000	\$5,700 \$12,000
•	1 - 7	1-9		, - ,



Maintenance \$ are aggregated over a ten-year period. Site specific 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 Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Year Estim Total (Years) FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•				
Exterior Walls					
Cast Iron	10% Now \$80,700 LIFE Corrosion/Rusting, Extent: Moderate, Area Affected: 2 Location: Primary Entrance Vestibules	* *			
Masonry: Brick	5% Now \$14,700 LIFE Diagonal Cracks, Extent: Moderate, Area Affected: 10 Location: Restroom Wing Horizontal Cracks, Extent: Moderate, Area Affected: Location: Restroom Wing		5	\$2,300	
Masonry: Limestone	25% 2-4 \$26,600 LIFE Cracking/Crumbling, Extent: Light, Area Affected: 20 Location: Various Locations Jnt Mortar Miss/Erod, Extent: Light, Area Affected: 20 Location: Throughout		5	\$8,500	
	Staining/Discoloring, Extent: Light, Area Affected: 25 Location: Throughout	%			
Window Wall	55% Now \$112,700 2046 Corrosion/Rusting, Extent: Light, Area Affected: 15% Location: Interior Face Of Window Walls Other Observation, Extent: Moderate, Area Affected: Location: Throughout Vertical Window Wall	* *	5	\$47,000	
	Explanation: Framing Made Of Cast Iron				
Wood	5% Now \$48,700 2031 Deteriorated Finish, Extent: Moderate, Area Affected: Location: Secondary Entry Vestibules Dry Rot/Decay, Extent: Severe, Area Affected: 30% Location: Secondary Entry Vestibules	**	5	\$5,700	1
Windows					
Steel	10% 2034 Other Observation, Extent: Moderate, Area Affected: Location: Upper Explanation: Cast Iron - Operable Portion Of Windo		5	\$61,000	
No Component	90%				

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Roof								
Built-Up (BUR)	Location Water Pen Location Worn/Eroc	: Over Res etration, E : Over Boo	xtent : Severe, Ared iler Room : Moderate, Area	a Affecte				
Roll Roofing	8% Water Pen	Now	\$2,900 xtent : Moderate, A	2022 Area Affe	\$57,300 cted : 20%	5	\$10,800	
Skylight, Metal/Glass	2%			2036	* *	10	\$10,800	
Sloped Glazing	Location Corrosion/ Location Glazing Cl Location Gut/DS No Location Caulking I Location Other Obse Location	: Green M /Rusting, E : Interior (louded, Ext : Through on Func/Mi : Corrode Deteriorate : Lower P ervation, E : Conserva	ss, Extent : Moder d Gutters In Variou d, Extent : Modera ortion Of Slope extent : Moderate, a ptory Roof	lazing Jo Area Affe Framing Affected ate, Area as Locati tte, Area Area Affe	ints - Throughout cted : 25% : 25% Affected : 25% ons Affected : 25%	5 um On E	\$1,838,700	
nterior Floors								
Cast in Place Concrete Ceramic Tile		2-4 ded, Extent : Bathrooi	\$26,700 : Moderate, Area	LIFE 2022 Affected	* * \$88,900	5 5	\$169,000 \$2,100	
Panal/Pavar Car/Rel				2042	* *	5	920 000	
Panel/Paver: Cer/Brk Panel/Paver: Bluestone	15%			2042 LIFE	* *	5 5	\$29,000 \$38,600	
Panel/Paver: Bluestone	15% 30%			LIFE		5	\$38,600	
	15%				* *			
Panel/Paver: Bluestone Terrazzo	15% 30% 5% 5% 5% Worn/Eroc		\$1,900 : Moderate, Area . ns Throughout	LIFE LIFE 2041	**	5	\$38,600	
Panel/Paver: Bluestone Terrazzo Interior Walls Cast in Place Concrete Ceramic Tile	15% 30% 5% 5% 5% Worn/Erod Location	ded, Extent	: Moderate, Area	LIFE LIFE LIFE 2041 Affected	**	5 5 10 5	\$38,600 \$6,700 \$200	
Panel/Paver: Bluestone Terrazzo Interior Walls Cast in Place Concrete	15% 30% 5% 5% 5% Worn/Eroc	ded, Extent	: Moderate, Area	LIFE LIFE 2041	* * * * * * * * * * * * * * * * * * *	5 5	\$38,600 \$6,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	15%			LIFE	* *	5-10	\$16,200	
Metal Panel	5%			LIFE	* *	5	\$10,800	
Plaster	5%			LIFE	* *	5-10	\$7,400	
No Component	75%						•	

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Over 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2046 **	3 \$200	
	Other Observation, Extent: Moderate,	, Area Affected : 100%		
	Location : Rear Yard			
	Explanation : 4160/208v/108v			
Transformers				
Dry Type	100%	2039 **	3 \$300	
	Other Observation, Extent: Moderate,	, Area Affected : 100%		
	Location : Rear Yard			
	Explanation: One 750 Kva			
Feeders				
Cable	100%	2042 **	1	
Raceway				
Conduit	100%	2046 **	1	
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2056 **	5 \$200	
	Other Observation, Extent: Moderate,	, Area Affected : 100%		
	Location : Electrical Room			
	Explanation: One 1200 Amps Service	re		
Switchgear / Switchboard				
Molded Case Bkrs	100%	2046 * *	5 \$1,500	
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				

Ground

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground		•				
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,700	
	Other Observation, Extent : Moderat	e, Area Affect	ed : 100%			
	Location : Boiler Room					
	Explanation : Water Main					
Stand-by Power						
Transfer Switches	1000/	2020	* *	1	ф1 7 000	
Automatic	100%	2039	* *	1	\$17,800	
Generators Diesel	100%	2035	* *	1	¢22.400	
Diesei	Other Observation, Extent : Moderat			1	\$22,400	
	Location : Outside	е, лгеи Ајјесі	ей. 100/0			
	Explanation : One 156 Kva Caterpa	illar Genset				
Batteries	Explanation: One 130 Rva Caterpl	iliai Gensei				
Lead/Acid	100%	2019	\$1,600	5	\$2,100	
Fuel Storage	10070		\$1,000		Ψ 2 ,100	
Day Tank	100%	2034	* *	5	\$10,700	
,	Other Observation, Extent : Moderat	e, Area Affect	ed : 100%		, ,	
	Location: Basement					
	Explanation: 250 Gal. Tank					
Lighting						
Interior Lighting						
Fluorescent	50%	2036	* *	10	\$26,500	
	Other Observation, Extent : Moderat	e, Area Affect	ed : 100%			
	Location: Throughout					
	Explanation: Using T-8 Lamps					
Incandescent	50%	2034	* *	2	\$600	
Egress Lighting	700/	2024	-1- ·	,		
Exit, Service	70%	2034	**	1	Φ1 3 00	
Exit, Battery	30%	2026	\$17,100	10	\$1,200	
Exterior Lighting	1000/	2026	¢222 400	10	0000	
HID	100%	2026	\$233,400	10	\$200	
Alarm Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2034	* *			
Generic, Analog	2070	2034				

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2036	* *	1		
Fuel							

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Mechanical	Current Repair		e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating	•						
Conversion Equipment Steam Boiler	100%	2024	\$300,800	1	\$57,300		
Steam Boner	Other Observation, Extent : Light, Are			1	φ57,500		
	Location : Basement Boiler Room						
	Explanation: 2 Units						
Distribution							
Steam Piping/Pump	100%	2026	\$431,500	4	\$4,300		
	On Extended Life, Extent : Severe, Are	ea Affected	: 100%				
Terminal Devices	Location: Throughout						
Air Handler	15%	2021	\$50,000	1	\$5,400		
Convector/Radiator	85%	2021	\$496,200	1	\$15,900		
Air Conditioning	0070	2021	ψ120,200		Ψ15,700		
Energy Source							
Electricity	100%	2034	* *	1			
Conversion Equipment							
Ext Pkg Unit - Cooling	5%	2021	\$14,300	2	\$200		
No Component	95%						
Ventilation							
Distribution Ductwork/Diffusers	10%	LIFE	* *	2-5	\$5,100		
No Component	90%	LIFE		2-3	\$3,100		
Exhaust Fans	9070						
Interior	10%	2034	* *	2	\$200		
211002201	Other Observation, Extent : Light, Are		: 10%	_	42 00		
	Location: In Basement						
	Explanation: 1 New Unit						
Roof	5%	2021	\$2,500	2	\$100		
No Component	85%						
Plumbing						_	
H/C Water Piping	1000/	2025	مار داد	4			
Brass/Copper	100%	2036	* *	1			
Water Heater Electric	100%	2021	\$9,600	1	\$500		
Sanitary Piping	10070	2021	\$9,000	4	\$300		
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	20070	211 11		1			
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer							
Generic	100%	2026	\$6,000	1	\$3,500		
Fixtures							
Generic	100%						

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Service I	From B-1					
	Explana	tion : One l	Unit					
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2026	\$108,200	1-2	\$2,400	
Fire Pump								
Generic	100%	0-2	\$2,300	2029	* *	1	\$9,700	
	Corroded,	Extent : M	oderate, Area Affe	cted : 10	%			
	Location	ı : Boost Pı	итр					

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,105,500	\$271,000
Interior Architecture	\$143,900	\$266,300
Electrical	\$45,500	\$489,300
Mechanical	\$86,700	\$208,500
Total	\$1,381,600	\$1,235,100
Importance Code A	\$1,105,500	\$395,200
Importance Code B	\$276,100	\$839,900
Total	\$1,381,600	\$1,235,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$6,200		\$6,300	
Interior Architecture	\$47,000		\$700	\$3,200
Electrical	\$12,700	\$200	\$500	\$200
Mechanical	\$56,900	\$3,800	\$32,600	\$5,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$126,800	\$7,900	\$44,000	\$12,600
Importance Code A	\$6,200	\$2,700	\$6,300	\$2,700
Importance Code B	\$104,300	\$5,300	\$37,000	\$9,900
Importance Code C	\$16,300		\$700	
Total	\$126,800	\$7,900	\$44,000	\$12,600



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2372

				aintenance	
% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Horizontal Cracks, Exten Location : Throughout Jnt Mortar Miss/Erod, E.	at : Moderate, Area Aff	ected : 10%	5	\$17,300	1
Loose Units, Extent : Sev Location : Penthouse	•				
	· Severe, in early ee				
Rusting Masonry Supt, E. Location: Lintels And S	Spandrels				
Location : Penthouse	u . Severe, mea ny eer	. 1070			
10%	LIFE	* *	5	\$4.300	
		* *			
		Affected : 10%		72,000	
20% Now Air Infiltration, Extent: 1 Location: Throughout			5	\$10,800	
Location: Throughout	-				
Location: Throughout	-				
		ed : 20%			
	Severe, Area Affected		5	\$9,600	
Water Penetration, Exten Location : Throughout	t : Severe, Area Affect	ed : 10%			
5%	2029	* *	10	\$6,300	
15%	2031	* *	5-10		
85%					
Location : Throughout Ponding, Extent : Moder	te, Area Affected : 25%	6			
	60% Now Horizontal Cracks, Extent Location: Throughout Jnt Mortar Miss/Erod, Extent: Sev Location: Penthouse Misaligned/Bulging, Extent Location: Throughout Rusting Masonry Supt, Extent Location: Lintels And Swater Penetration, Extent Location: Penthouse 10% 10% Now Cracking/Crumbling, Extent Location: Overhang 20% Now Air Infiltration, Extent: Location: Throughout Corrosion/Rusting, Extent Location: Throughout Caulking Deteriorated, Extent Location: Various Lab 95% Now Unit Inoperable, Extent: Location: Throughout Some Unit Inoperable, Extent: Location: Throughout Location: Throughout Some Unit Inoperable, Extent: Location: Throughout Some Unit Inoperable, Extent: Location: Throughout	60% Now \$204,000 LIFE Horizontal Cracks, Extent: Moderate, Area Aff Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Area Location: Throughout Loose Units, Extent: Severe, Area Affected: 10 Location: Penthouse Misaligned/Bulging, Extent: Severe, Area Affect Location: Throughout Rusting Masonry Supt, Extent: Moderate, Area Location: Lintels And Spandrels Water Penetration, Extent: Severe, Area Affect Location: Penthouse 10% LIFE 10% Now \$4,100 2031 Cracking/Crumbling, Extent: Moderate, Area Affected Location: Overhang 20% Now \$54,200 2026 Air Infiltration, Extent: Moderate, Area Affected Location: Throughout Corrosion/Rusting, Extent: Moderate, Area Affected Location: Throughout Caulking Deteriorated, Extent: Severe, Area Affected Location: Throughout Water Penetration, Extent: Severe, Area Affected Location: Various Labs And Offices 95% Now \$781,900 2051 Unit Inoperable, Extent: Severe, Area Affected Location: First Floor Labs, Various Others Water Penetration, Extent: Severe, Area Affected Location: Throughout 5% 2029 15% 2031 Bisters, Extent: Moderate, Area Affected: 25% Location: Throughout Ponding, Extent: Moderate, Area Affected: 25% Location: Throughout Ponding, Extent: Moderate, Area Affected: 25% Location: Throughout Ponding, Extent: Moderate, Area Affected: 40%	### Total (Years) FY 60% Now \$204,000 LIFE ** Horizontal Cracks, Extent: Moderate, Area Affected: 10% Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 30% Location: Throughout Loose Units, Extent: Severe, Area Affected: 10% Location: Penthouse Misaligned/Bulging, Extent: Severe, Area Affected: 25% Location: Throughout Rusting Masonry Supt, Extent: Moderate, Area Affected: 25% Location: Lintels And Spandrels Water Penetration, Extent: Severe, Area Affected: 10% Location: Penthouse 10% LIFE ** 10% Now \$4,100 2031 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Overhang 20% Now \$54,200 2026 \$271,000 Air Infiltration, Extent: Moderate, Area Affected: 25% Location: Throughout Corrosion/Rusting, Extent: Moderate, Area Affected: 35% Location: Throughout Caulking Deteriorated, Extent: Severe, Area Affected: 20% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 20% Location: First Floor Labs, Various Others Water Penetration, Extent: Severe, Area Affected: 10% Location: First Floor Labs, Various Others Water Penetration, Extent: Severe, Area Affected: 10% Location: Throughout 5% Now \$781,900 2051 ** Unit Inoperable, Extent: Severe, Area Affected: 10% Location: Throughout 5% 2029 ** 15% 2029 ** 15% 2029 ** 15% 2029 ** 15% 2031 ** Blisters, Extent: Moderate, Area Affected: 25% Location: Throughout Ponding, Extent: Moderate, Area Affected: 40% Location: Throughout Ponding, Extent: Moderate, Area Affected: 40%	60% Now \$204,000 LIFE ** 5 Horizontal Cracks, Extent: Moderate, Area Affected: 10% Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 30% Location: Penthouse Misaligned/Bulging, Extent: Severe, Area Affected: 25% Location: Throughout Rusting Masonry Supt, Extent: Moderate, Area Affected: 25% Location: Lintels And Spandrels Water Penetration, Extent: Severe, Area Affected: 10% Location: Penthouse 10% LIFE ** 5 10% Now \$4,100 2031 ** 5 Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Overhang 20% Now \$54,200 2026 \$271,000 5 Air Infiltration, Extent: Moderate, Area Affected: 35% Location: Throughout Corrosion/Rusting, Extent: Moderate, Area Affected: 35% Location: Throughout Caulking Deteriorated, Extent: Severe, Area Affected: 20% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 20% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 10% Location: Throughout Severe, Area Affected: 20% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 10% Location: Throughout Severe, Area Affected: 20% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 10% Location: Throughout Severe, Area Affected: 20% Location: Throughout Severe, Area Affected: 40% Location: Throughout Severe, Area Affected: 20% Location: Throughout Severe, Area Affected: 25% Location: Throughout Description: Throughout Severe, Area Affected: 25% Location: Throughout Podding, Extent: Moderate, Area Affected: 25% Location: Throughout Ponding, Extent: Moderate, Area Affected: 40%	Total (Years) FY Yrs

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2372

rchitecture		Current Repair		Future Replacement		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$37,800	
Ceramic Tile	15%			2022	\$122,700	5	\$6,500	
Terrazzo	5%			LIFE	* *	5	\$3,400	
Vinyl Tile	40%			2026	\$143,600	3	\$8,600	
Vinyl Tile	10%	Now	\$35,900	2036	* *	3	\$1,600	
·	_	d/Bulging, : Corridor	Extent : Moderate, rs	Area Aff	ected : 100%			
Vinyl Tile 9" X 9"	10%	Now	\$46,500	2036	* *	3	\$1,600	
		Failure, Ex : Basemen	tent : Severe, Area	Affected	: 50%			
	Broken/M		ients, Extent : Seve	re, Area	Affected : 50%			
Interior Walls	Broken/Mi Location	issing Elem	ients, Extent : Seve					
Ceramic Tile	Broken/Mi Location 5%	issing Elem	ients, Extent : Seve	2029	* *	5	\$1,500	
Ceramic Tile Concrete Masonry Unit	Broken/Ma Location 5% 35%	issing Elem	ients, Extent : Seve	2029 LIFE	**	5	\$8,300	
Ceramic Tile Concrete Masonry Unit Gypsum Board	Broken/Mi Location 5% 35% 15%	issing Elem	ients, Extent : Seve	2029 LIFE LIFE	**	5 5-10	\$8,300 \$7,500	
Ceramic Tile Concrete Masonry Unit	5% 35% 15% 45%	issing Elem : Basemen	nents, Extent : Seve at	2029 LIFE LIFE LIFE	* * * * * * * * * * * * * * * * * * *	5	\$8,300	
Ceramic Tile Concrete Masonry Unit Gypsum Board	5% 35% 15% 45% Water Pen	issing Elem : Basemen	ients, Extent : Seve	2029 LIFE LIFE LIFE	** ** ** 4: 20%	5 5-10 5-10	\$8,300 \$7,500 \$11,300	
Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster Ceilings	5% 35% 15% 45% Water Pen	issing Elem : Basemen	nents, Extent : Seve nt xtent : Severe, Area	2029 LIFE LIFE LIFE a Affected s And Cla	** ** ** 4: 20%	5 5-10 5-10	\$8,300 \$7,500 \$11,300	
Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster	5% 35% 15% 45% Water Pen	issing Elem : Basemen	nents, Extent : Seve nt xtent : Severe, Area	2029 LIFE LIFE LIFE	** ** ** 4: 20%	5 5-10 5-10	\$8,300 \$7,500 \$11,300	
Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster Ceilings	Broken/Mi Location 5% 35% 15% 45% Water Pen Location 90% Misaligned	issing Elem : Basemen etration, E : At Bulkh Now d/Bulging,	nents, Extent : Seve nt Extent : Severe, Are neads, Various Lab	2029 LIFE LIFE LIFE a Affected s And Cla	** ** ** d: 20% ussrooms, At Windo **	5 5-10 5-10 ow Open	\$8,300 \$7,500 \$11,300	

Electrical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$4,700	5	\$100	
		rvation, Ext : Electrical	ent : Moderate, A Room	Area Affe	ected : 100%			
	Explanati	on : One 60	0 Amps Service					
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		
	Obsolete Ed	quipment, E	xtent : Moderate,	Area Af	fected : 100%			
	Location .	: Electrical	Room	0.	,			
Molded Case Bkrs	90%			2034	* *	5	\$500	
Molded Case Bkrs	5%			2042	* *	5	·	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2372

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$45,500	2051	* *	1		
		Aged, Exte n : Through	ent : Moderate, Are out	a Affecte	ed : 100%			
Thermoplastic	20%			2036	* *	1		
Thermoplastic	10%			2046	* *	1		
Motor Controllers								
Locally Mounted	70%			2024	\$31,000	5	\$100	
Locally Mounted	20%	2-4	\$8,900	2046	* *	5		
·		led Life, Ex ı : Through	tent : Moderate, Ai out	rea Affec	ted : 100%			
Motor Control Center	10%			2031	* *	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2026	\$313,300	10	\$26,500	
		servation, E 1 : Through	xtent : Moderate, A out	Area Affe	ected : 100%			
	Explana	tion : Using	g T-8 Lamps					
Egress Lighting								
Exit, Service	50%			2026	\$3,800	1		
Exit, Battery	50%			2026	\$13,000	10	\$1,000	
Exterior Lighting								
HID	100%			2026	\$79,500	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2021	\$12,700	1	\$1,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2021	\$65,400			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Electricity	100%	2036 **	1	
•	Other Observation, Extent : Light, Area	Affected: 100%		
	Location : Throughout			
	Explanation : Temporary Electric Hea	ut, Building Is Mostly Abana	loned	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2372

Mechanical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Conversion Equipment Radiant Heater	100% Other Observation, Extent : L Location : Throughout Explanation : 25 Units	2026 .ight, Area Affected : 10	\$124,200 00%	2	\$13,400		
Distribution Steam Piping/Pump	100% Now S Leak Evident, Extent : Severe Location : Throughout Pipin Not in Service, Extent : Mode Location : Various Areas	ng. Low Pressure Stear		4 n Boilers	\$1,400		
Terminal Devices Air Handler	25% Now S Obsolete Equipment, Extent: Location: 1 Unit Remains I		**	1	\$4,000		
Convector/Radiator	75% Not in Service, Extent : Sever Location : Various Areas, D			1	\$7,000		
Air Conditioning Energy Source Electricity	100%	2034	* *	1			
Conversion Equipment Window/Wall Unit No Component	50% 50%	2019	\$29,000	1			
Ventilation Distribution Ductwork/Diffusers	100% 0-2 S Needs Cleaning, Extent : Mod Location : Throughout, This	• • • • • • • • • • • • • • • • • • • •		2-5 Iany Yea	\$16,100		
Exhaust Fans Interior	100% Now S Obsolete Equipment, Extent: Location: Penthouse	\$31,200 2036 Severe, Area Affected	**	2	\$700		
Plumbing H/C Water Piping Brass/Copper	100%	2026	\$84,300	1			
Water Heater Electric	100%	2021	\$4,400	4	\$300		
HW Heat Exchanger High Temp	100% Not in Service, Extent : Light, Location : Basement	2036 Area Affected : 100%	**	4	\$2,900		
Sanitary Piping Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping Cast Iron	100%	LIFE	* *	1			

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset #: 2372

Mechanical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Sump Pump(s)							
Rigid Piping	100%	2021	\$10,800	4	\$2,500		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
Other Observation, Extent : Light, Area Affected : 100%							
	Location: B, 1, 2						
	Explanation: 1 Unit						

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$12,900	\$100	\$2,600	
Interior Architecture	\$16,200	\$600		
Electrical	\$1,300	\$600	\$500	\$500
Mechanical	\$600	\$1,300	\$500	\$600
Total	\$31,100	\$2,500	\$3,600	\$1,100
Importance Code A	\$13,200	\$300	\$2,800	\$300
Importance Code B	\$17,700	\$2,200	\$800	\$800
Importance Code C	\$100			
Total	\$31,100	\$2,500	\$3,600	\$1,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2374

rchitecture	Current Repair		Futur	e Replacement	M	aintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
kterior								
Exterior Walls								
Masonry: Brick	100%		LIFE	* *	5	\$25,800		
	Spalling, Extent: Light Location: Througho		15%					
Windows								
Aluminum	100%		2048	* *	5	\$100		
Roof								
Asphalt Shingle	100%		2039	* *	10	\$2,600		
	Recent Replace Evider	_	Area Affe	ected : 100%				
	Location : Througho	ut						
terior								
Floors	0.004				_	# 20 -0-		
Cast in Place Concrete	90%		LIFE	* *	5	\$30,600		
	Horizontal Cracks, Ex Location : Througho	_	Affected	: 15%				
Quarry Tile	10%		2043	* *	5	\$1,200		
Interior Walls								
Cast in Place Concrete	10%		LIFE	* *	10			
Ceramic Tile	5%		2039	* *	5			
Concrete Masonry Unit	2%		LIFE	* *	5			
Gypsum Board	50%		LIFE	* *	5-10			
Masonry: Brick	8% Now	\$100	LIFE	* *				
	Jnt Mortar Miss/Erod, Location : Basement		e, Area A	ffected : 10%				
	Water Penetration, Ex	tent : Moderate, A	rea Affe	cted : 10%				
	Location : Basement							
Masonry: Fieldstone	25%		LIFE	* *	10			
1.1450111. 1 1014510110	Other Observation, Ex	tent : Moderate. A		cted : 10%	-0			
	Location : Tank Roo							
	Explanation : Recent							
	injection Grout	· r · · · · · · · · · · · · · · · · ·						
Ceilings								
Exposed Struc: Steel	50%		LIFE	* *	10	\$400		
Gypsum Board	50%		LIFE	* *	5-10	\$700		

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Transformers

Liquid Filled 100% 2043 ** 3

Other Observation, Extent: Moderate, Area Affected: 100%

Location : Outside

Explanation: One 4160 Pri - 480/277 Sec

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2374

Electrical	Current Repair	Future Replacement	IV	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co. FY	St Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Molded Case Bkrs	50%	2052 *	* 5	\$100	
	Other Observation, Extent: Moderate	, Area Affected : 100%			
	Location : Electrical Room				
	Explanation: One 1200 Amp Main I	Disconnect Switch For H C) C		
Molded Case Bkrs	50%	2052 *	* 5	\$100	
	Other Observation, Extent : Moderate	, Area Affected : 100%			
	Location : Electrical Room				
	Explanation: One 800 Amp Main D	isconnect Switch For Snuff	Mill		
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	\$200	
	Other Observation, Extent : Moderate	, Area Affected : 100%			
	Location: Basement				
	Explanation : Water Main				
Stand-by Power					
Transfer Switches	1000/	2043 *	ψ 1	Φ1. 7 00	
Automatic	100%	2043 *	* 1	\$1,700	
Generators	1000/	2020 *	ψ 1	Φ2 100	
Diesel	100%	2039 *	* 1	\$2,100	
	Other Observation, Extent: Moderate	, Area Affectea : 100%			
	Location: Generator Room				
D. H	Explanation : One 331 Kva				
Batteries Nieltel Codmium	1000/	2021 01 50	00 5	¢1 200	
Nickel Cadmium	100%	2021 \$1,50	00 5	\$1,200	
Fuel Storage	1000/	2061 *	* =	\$200	
Main Tank	100% Other Observation Extent: Moderate	2001	* 5	\$200	
	Other Observation, Extent: Moderate Location: Basement	, Агей Ајјесіва : 100%			
Lighting	Explanation : 250 Gals				

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2374

Electrical	Ctrical Current Repair Future Replacement		Ma	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	80%		2034	* *	10	\$3,800	
	Other Observation,	Extent : Moderate, Ai	rea Affe	cted : 100%			
	Location: Through	hout The Building					
	Explanation: T-8	Lamps					
Fluorescent	20%		2034	* *	10	\$1,000	
	Compact Fluorescer	nt Light, Extent : Mod	lerate, A	Area Affected : 100	0%		
	Location: Through						
Egress Lighting							
Emergency, Service	50%		2034	* *	1		
Exit, LED	50%		2061	* *	1		
Exterior Lighting							
HID	100%		2034	* *	10		
Lightning Protection							
Arresters/Cabling							
Generic	100%		2061	* *	5	\$200	
Alarm							
Security System							
No Component	30%						
Generic	70%		2034	* *	1	\$1,400	
Fire/Smoke Detection							
No Component	30%						
Generic, Digital	70%		2034	* *			

Mechanical	Current Rep	oair	Future	Replacement	Ma		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%	-	2052	* *	1		
Conversion Equipment							
Hot Water Boiler	100%	2	2043	* *	1	\$2,600	
	Other Observation, Exte	nt : Light, Area Af	fected	: 100%			
	Location: Basement						
	Explanation: 1 Unit						
Distribution							
Hot Wtr Piping/Pump	100%	2	2048	* *	4	\$300	
Terminal Devices							
Convector/Radiator	80%	2	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	\$8,300	1		
No Component	20%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

lechanical		Current F	Repair	Future Replacement Maintenance		М		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$500	
No Component	90%							
Exhaust Fans								
Roof	10%			2034	* *	2		
No Component	90%							
umbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater								
Gas Fired	100%			2025	\$1,200	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2034	* *	4	\$2,500	
Backflow Preventer								
Generic	100%			2034	* *	1	\$300	
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: Outside	Of Building					
	Explana	tion : Outsi	de Hot Box					
Fixtures								
Generic	100%							

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$218,800	\$218,800
Interior Architecture	\$198,100	\$273,100
Electrical		\$119,600
Mechanical	\$108,600	\$193,300
Total	\$525,500	\$804,800
Importance Code A	\$218,800	\$412,000
Importance Code B	\$306,800	\$392,700
Total	\$525,500	\$804,800

\$18,300 \$121,800 \$40,900	\$6,400 \$12,900	\$32,600 \$40,100	\$6,300 \$20,800
1 - 9	1 - 7		
\$18,300	\$6,400	\$32,600	\$6,300
\$181,100	\$19,300	\$72,700	\$27,100
\$5,900	\$5,900	\$5,900	\$5,900
\$36,300	\$13,100	\$31,200	\$15,300
\$200	\$300	\$1,400	\$600
\$126,600		\$7,900	\$5,300
\$12,000		\$26,300	
FY 2017	FY 2018	FY 2019	FY 2020
	\$12,000 \$126,600 \$200 \$36,300 \$5,900	\$12,000 \$126,600 \$200 \$36,300 \$5,900 \$5,900 \$5,900	\$12,000 \$26,300 \$126,600 \$7,900 \$200 \$300 \$1,400 \$36,300 \$13,100 \$31,200 \$5,900 \$5,900 \$5,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•							•
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$209,500	
Copper/Terne	5%			2061	* *	10	\$15,700	
Masonry: Brick	85%			LIFE	* *	5	\$228,000	
Windows								
Aluminum	100%			2034	* *	5	\$52,500	
Parapets								
Copper/Terne	70%			2061	* *	5		
Masonry: Brick	30%	a	T	LIFE	* *	5-10		
	_	_	Extent : Light, Are Face In Various A		ed : 5%			
Roof								
Copper/Terne	25%			2054	* *	10	\$28,400	
Copper/Terne	10%			2041	* *	10	\$11,300	
IRMA/Protected	55%	Now	\$10,600	2031	* *			
Membrane								
		/Displaced : Various	, Extent : Light, Ard Areas	ea Affect	ed : 10%			
Modified Bitumen			\$1,400 ht, Area Affected : A	2031	* *			
	Drains Cl		ent : Moderate, Are	a Affecte	ed : 5%			
Skylight, Metal/Glass	5%			2046	* *	10	\$7,600	
Interior								
Floors								
Carpet	5%			2025	\$72,100	3	\$7,900	
Cast in Place Concrete	15%			LIFE	* *	5	\$69,400	
Ceramic Tile	5%			2035	* *	5	\$5,300	
Glass Block	1%			2054	* *	1		
Terrazzo	54%			LIFE	* *	5	\$89,200	
		l Cracks, E ı : Various	xtent : Light, Area Areas	Affected	: 5%			
		ded, Extent a : Sixth Flo	: Severe, Area Affe por	ected : 10	0%			
Vinyl Tile	Location Broken/M	: First Flo	nents, Extent : Seve			3	\$7,900	
			: Severe, Area Affe	ected : 21	0%			
			oor, Various Other		,,, ₀			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$5,700	
Gypsum Board	20%			LIFE	* *	5-10	\$16,200	
Gypsum Board	20%			LIFE	* *	5-10	\$16,200	
Masonry: Brick	3%			LIFE	* *	10	\$400	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Dome						
	Explana	tion : Inside	e Dome					
Metal Panel	2%			LIFE	* *	10	\$400	
		servation, E 1 : North Si	Extent : Light, Area de	Affected	: 100%			
	Explana	tion : Anne.	x Area					
Plaster	40%	Now	\$16,300	LIFE	* *	5	\$5,700	
	Location Staining/L	ı : Various . Discoloring,	Extent : Moderate Areas Throughout Extent : Moderate Areas Throughout	_	-			
Ceilings								
AcousTileSusp.Lay-In	10%			2039	* *	5	\$10,600	
AcousTileSusp.Lay-In	20%	0-2	\$36,600	2031	* *	5	\$10,600	
		d/Bulging, 1 : 1970s W	Extent : Moderate, ing	Area Aff	fected : 10%			
		ded, Extent 1 : 1970s W	: Moderate, Area A ing	Affected .	: 10%			
Exposed Struc: Steel	5%			LIFE	* *	10	\$10,600	
Gypsum Board	10%			LIFE	* *	5-10	\$36,300	
Plaster	15%			LIFE	* *	5-10	\$27,300	
Plaster	40%	Now	\$59,300	LIFE	* *	5	\$26,400	
	_	Crumbling, 1 : Basemen	Extent : Severe, A	rea Affec	eted : 10%			

Electrical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	3	\$300	
	Other Observation, Extent: Moderate, A	Area Affecte	d: 100%			
	Location: Electrical Room					
	Explanation: 4160-208/120v Service					
Transformers						
Dry Type	100%	2039	* *	3	\$500	
• • •	Other Observation, Extent : Moderate, A	Area Affecte	d: 100%			
	Location: Electrical Room					
	Explanation : One 750 Kva					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Electrical	Current Repair	Future F	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Feeders						
Cable	100%	2042	* *	1		
Raceway						
Conduit	100%	2046	* *	1		
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2036	* *	5	\$200	
	Other Observation, Extent: Moder	ate, Area Affecte	d: 100%			
	Location : Electrical Room					
	Explanation: One 2000 Amps Se	rvice				
Fused Disc Sw	50%	2046	* *	5	\$200	
	Other Observation, Extent: Moder	ate, Area Affecte	ed: 100%			
	Location: Electrical Room					
	Explanation: One 2500 Amps Se	rvice				
Transformers						
Dry Type	100%	2039	* *	5	\$300	
3 31	Other Observation, Extent : Moder	ate, Area Affecte	d: 100%			
	Location: Electrical Room					
	Explanation: One 500 Kva And (One 225 Kva				
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	\$20,000	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	\$34,900	1		
Motor Controllers			,			
Locally Mounted	50%	2031	* *	5	\$300	
Motor Control Center	50%	2039	* *	5	\$1,300	
Ground		_00/			¥2,000	
Grounding Devices						
Not Accessible	100%					
ighting						
Interior Lighting						
Fluorescent	100%	2034	* *	10	\$64,800	
	Other Observation, Extent: Moder		ed : 100%	-	,,	
	Location : Throughout	. 33				
	Explanation: T-8 Lamps					
Egress Lighting	2 0 Damps					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Electrical	Current F	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	* *			

Mechanical	Current Repair	Future	e Replacement	Maintenance					
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating									
Energy Source									
Electricity	10%	2036	* *	1					
Interruptible Gas/Dual Fuel	90%	2036	* *	1					
	Other Observation, Extent : L	ight, Area Affected	: 100%						
	Location: Basement								
	Explanation : Using #4 Oil								
Conversion Equipment									
Heat Exchanger	20%	2029	* *	1	\$7,000				
Steam Boiler	80%	2024	\$193,300	1	\$56,000				
	Other Observation, Extent: Light, Area Affected: 80%								
	Location : Sub Basement Bo								
	Explanation: 3 Units, One	Of Them Used As S	ummer Boiler						
Distribution									
Hot Wtr Piping/Pump	100%	2051	* *	4	\$3,500				
	Recent Installation, Extent : L Location : Throughout	ight, Area Affected	: 100%						
Terminal Devices									
Air Handler	65%	2031	* *	1	\$28,400				
Convector/Radiator	35%	2031	* *	1	\$8,000				
Air Conditioning									
Energy Source									
Electricity	100%	2034	* *	1					
Conversion Equipment									
Int Pkg Unit -	10%	2027	* *	2	\$400				
Heating/Cooling									
Window/Wall Unit	70%	2019	\$108,600	1					
No Component	20%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$62,400				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priorit
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 \$11,700	4 \$600
HW Heat Exchanger			
Low Temp	100%	2036 **	4 \$7,000
Sanitary Piping			
Cast Iron	100%	LIFE **	1
Storm Drain Piping			
Cast Iron	100%	LIFE **	1
Sump Pump(s)			
Rigid Piping	100%	2021 \$11,800	4 \$2,500
Backflow Preventer			
Generic	100%	2031 **	1 \$5,700
Fixtures			
Generic	100%		
Vertical Transport			
Elevators			
Geared Traction	100%	LIFE **	
	Other Observation, Extent: Lig	ht, Area Affected : 100%	
	Location: 1-6		
	Explanation: 1 Unit		
Fire Suppression			
Standpipe			
Generic	100%	2036 **	1-5 \$35,600

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$216,300	
Electrical		\$35,000
Mechanical		\$47,000
Total	\$216,300	\$82,000
Importance Code A	\$216,300	
Importance Code B		\$82,000
Total	\$216,300	\$82,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$61,300			
Interior Architecture	\$32,900		\$100	\$200
Electrical	\$8,900		\$100	
Mechanical	\$3,600	\$700	\$8,100	\$700
Total	\$106,800	\$700	\$8,300	\$900
Importance Code A	\$61,800	\$500	\$500	\$500
Importance Code B	\$27,500	\$200	\$7,700	\$400
Importance Code C	\$17,500		\$100	
Total	\$106.800	\$700	\$8,300	\$900



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

rchitecture	Current Repair	Future Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls			_		
Masonry: Brick	15% Now \$12,100 Broken/Missing Elements, Extent: Mode Location: Around Windows Jnt Mortar Miss/Erod, Extent: Moderate Location: Around Windows Worn/Eroded, Extent: Severe, Area Affe Location: Around Window And Door	e, Area Affected : 60% ected : 50%	5	\$1,400	
Masonry: Fieldstone	55% Now \$169,500 Open Joints, Extent: Moderate, Area Af Location: Throughout	LIFE **	5	\$3,800	1
	Vegetation Growth, Extent: Severe, Area Location: Northwest And Southeast Co Vertical Cracks, Extent: Severe, Area A Location: Various Areas - Especially Water Penetration, Extent: Moderate, A	orners, All Facades ffected : 25% At Northwest Corner			
	Location: Throughout	reary cerea : 1070			
Stucco Cement	15% Spalling, Extent : Moderate, Area Affect Location : West Facade	2031 * * * ed : 15%	5	\$3,400	
	Other Observation, Extent : Severe, Area Location : West Facade Explanation : Vegetation	a Affected : 25%			
Wood	10% Now \$46,800 Broken/Missing Elements, Extent: Mode Location: East Fascia, West Dormer		5	\$2,300	1
	Deteriorated Finish, Extent: Severe, Arc Location: East Fascia, West Dormer Dry Rot/Decay, Extent: Severe, Area Af Location: East Fascia, West Dormer				
Wood Overhead Doors	5% Now \$14,100 Deteriorated Finish, Extent : Severe, Ard Location : Wood Doors On North Side	55	5	\$1,100	
	Dry Rot/Decay, Extent : Severe, Area Af Location : North Side	fected : 25%			

Architecture		Current F	Repair	Futu	re Replacement	М		
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows						_		
Steel	Location Broken/Mis Location Corrosion/L	: Through ssing Elem : Through Rusting, E : Through	nents, Extent : Mode out Extent : Severe, Area	erate, Ai a Affecte	rea Affected : 50% d : 50%	5	\$2,800	1
	Location			rearijje	. 10070			
Wood	Location Deteriorate Location	: Various ed Finish, : Through ecay, Exten	Extent : Severe, Ar out nt : Severe, Area A <u>f</u>	ea Affec	ted : 60%	5	\$1,000	1
Roof								
Slate	Location Gut/DS Not Location	: Through n Func/Mi : South, N s, Extent :	iss, Extent : Severe, orth Facades Moderate, Area A <u>f</u>	Area Aj	ffected : 30%			
Interior								
Floors Cast in Place Concrete	_	_	Extent : Moderate Area / Workshop	LIFE , Area Ą	* * ffected : 20%	5	\$5,200	
Slate	10%			LIFE	* *	5	\$1,700	
Vinyl Tile	25% 2021 \$16,400 3 \$1,000 Cracking/Crumbling, Extent: Moderate, Area Affected: 30% Location: Throughout Uneven Substrate, Extent: Moderate, Area Affected: 25% Location: Throughout							
Wood	50% Other Obse Location	rvation, E : Attic Spa	Extent : Moderate, A	2041 Area Affe	* * ected : 35%	5	\$7,400	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2227

Architecture	Current Repair		Future Replacement		nt	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority
nterior									
Interior Walls									
Ceramic Tile	3%			2029		* *	5	\$100	
Gypsum Board	27%			LIFE		* *	5-10	\$2,100	
Masonry: Brick	10%			LIFE		* *	10	\$100	
Masonry: Fieldstone	20%	Now	\$15,400	LIFE		* *			
	Location	ı : Northwe	Extent : Severe, Are st Corner r Crack Through W			nd F	loor Apa	ertment	
Plaster	20%		<u> </u>	LIFE		* *	5-10	\$800	
	Location Staining/I Location	n : Various Discoloring, n : Shop	: Moderate, Area A , Extent : Severe, A	rea Affec	cted : 25%				
			xtent : Moderate, A d Various Others	rea Ајје:	ciea : 20%				
Plywood/Hardboard	Location		Extent : Moderate, A l Paneling	LIFE Area Affe		* *	10	\$100	
Ceilings									
AcousTileSusp.Lay-In			\$600 nents, Extent : Mod	2031 erate, Ar		* * 0%	5	\$800	
Exposed Struc: Wood	50%			LIFE		* *	10	\$5,900	
Gypsum Board	30%			LIFE		* *	5-10	\$8,200	

lectrical	Current Repair	Futur	e Replacement	Maintenance				
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2036	* *	5				
Switchgear / Switchboard								
Molded Case Bkrs	100%	2036	* *	5	\$300			
	On Extended Life, Extent:	Moderate, Area Affect	ed : 100%					
	Location : Office Room							
Raceway								
Conduit	100%	2036	* *	1				
Panelboards								
Molded Case Bkrs	100%	2034	* *	5	\$300			
Wiring								
Braided Cloth	50% 2-4	\$8,900 2051	* *	1				
	Insulation Aged, Extent: Moderate, Area Affected: 100%							
	Location: Throughout							
Thermoplastic	50%	2036	* *	1				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2227

Electrical	Current Repair	Future R	eplacement	Maintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated 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		
	Other Observation, Extent : Moder Location : Throughout The Build	. 00	l : 100%				
	Explanation: T-8 Lamps						
Incandescent	10%	2031	* *	2			
Egress Lighting							
Emergency, Battery	50%	2026	\$3,500	10	\$600		
Exit, Service	50%	2026	\$900	1			
Exterior Lighting							
HID	100%	2026	\$35,000	10			

Mechanical		Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Fuel Oil No 2	100%			2026	\$12,700	5	\$1,600		
Conversion Equipment									
Steam Boiler	100%			2024	\$16,500	1	\$5,200		
Distribution									
Steam Piping/Pump	100%	Now	\$2,900	2036	* *	4	\$300		
	Broken, E	xtent : Seve	ere, Area Affected :	30%					
	Location	ı : Condens	sate Return Pipes, U	Inder Gr	ound				
Terminal Devices									
Convector/Radiator	100%			2024	\$47,000	1	\$1,700		
Air Conditioning									
Energy Source									
Electricity	100%			2034	* *	1			
Conversion Equipment									
Window/Wall Unit	70%			2019	\$7,400	1			
No Component	30%								
Ventilation									
Exhaust Fans									
Wall Unit	10%			2026	\$800	2			
No Component	90%								
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2036	* *	1			
Water Heater									
Electric	100%			2026	\$800	4			
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Fixtures							
Generic	100%						

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK BOTANICAL GARDEN PRATT BUILDING

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$586,500	\$50,800
Interior Architecture		\$216,000
Electrical		\$235,100
Mechanical		\$432,000
Total	\$586,500	\$934,000
Importance Code A	\$586,500	\$50,800
Importance Code B		\$883,200
Total	\$586,500	\$934,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$21,900			
Interior Architecture	\$42,000			\$7,300
Electrical	\$200		\$700	
Mechanical	\$14,900	\$5,100	\$9,300	\$4,400
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$85,000	\$11,000	\$15,800	\$17,600
Importance Code A	\$22,600	\$700	\$700	\$700
Importance Code B	\$51,400	\$10,300	\$15,200	\$16,900
Importance Code C	\$10,900			
Total	\$85,000	\$11,000	\$15,800	\$17,600



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2345

chitecture	Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Masonry: Brick	100% Now Cracking/Crumbling, Location: Through Diagonal Cracks, Ext Location: Stair Wa	out Facade, Pentho ent : Severe, Area lls Bulkhead / Mec	ouse Affected hanical l	: 10% Penthouse	5	\$50,800	1
	Horizontal Cracks, E. Location : Stair Wa						
	Rusting Masonry Sup Location: Through Caulking Deteriorate Location: At Expan Spalling, Extent: Mo Location: Through	out Window Openi d, Extent : Modera sion Joints derate, Area Affect	ngs te, Area	Affected : 15%			
Windows							
Aluminum	95% 2-4 Air Infiltration, Exten Location: Through Water Penetration, E. Location: Window	out xtent : Moderate, A			5	\$1,700	
Metal Louvers	5%		2035	* *	10	\$1,100	
Parapets							
Masonry: Brick	95% Now Horizontal Cracks, E. Location : Interior I Jnt Mortar Miss/Eroa Location : Interior I	Face l, Extent : Moderat			5	\$1,300	
Pre-Cast Concrete	5% Now	\$700	LIFE	* *	5	\$400	
	Caulking Deteriorate Location: Coping	d, Extent : Modera	te, Area	Affected : 30%			
Roof							
IRMA/Protected Membrane	100% Now	\$6,300	2031	* *			
	Debris on Roof, Exten Location : South Sid	le					
	Insul Miss/Displaced, Location : Various 1		, Area Ą	ffected : 10%			
	Vegetation Growth, E Location : Around F		a Affecte	ed:5%			

Interior

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2345

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2022	\$85,400	3	\$13,700	
Ceramic Tile	5%			2035	* *	5	\$1,700	
Terrazzo	5%	Now	\$7,800	LIFE	* *	5	\$1,300	
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 100%			
	Location	: Room Xg	χXm					
Vinyl Tile	50%			2026	\$142,300	3	\$8,600	
Vinyl Tile 9" X 9"	20%			2021	\$73,700	3	\$3,400	
Interior Walls								
Concrete Masonry Unit	80%			LIFE	* *	5	\$13,000	
Gypsum Board	20%			LIFE	* *	5-10	\$6,900	
Ceilings								
AcousTile,Adhered	25%			2031	* *	5	\$8,600	
AcousTileSusp.Lay-In	30%			2031	* *	5	\$10,300	
Exposed Concrete	45%			LIFE	* *	5-10	\$19,300	

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	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	
	Other Obser	rvation, Extent : Moderate, 1	Area Affe	ected : 100%			
	Location:	Throughout					
	Explanatio	on: Using T-5 And T-8 Lam	ps				
Egress Lighting							
Exit, LED	100%		2061	* *	1		
Exterior Lighting							
HID	100%		2026	\$151,800	10	\$100	

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2345

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%		2026	\$83,300			

Mechanical	Current	urrent Repair Future Rep		e Replacement	M	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Heat Exchanger	60%		2029	* *	1	\$6,800	
	Other Observation, E		Affected	: 60%			
	Location: Penthou						
	Explanation: 1 Un	it					
No Component	40%						
	Other Observation, E		Affected	: 0%			
	Location: Through						
	Explanation : Gets	Heat From Science	Building	3			
Distribution	600/		2024	* *	4	¢1.000	
Hot Wtr Piping/Pump	60%		2034	* *	4	\$1,000	
Steam Piping/Pump	40%	Entant Carrage Ana	2036		4	\$500	
	Other Observation, E Location: 1st Floo		а Ајјесте	a:100%			
	Explanation: Low		aat Enam	n Musaum			
Terminal Devices	Explanation . Low	r ressure steam Dir	ecirion	n museum			
Air Handler	40%		2021	\$28,900	1	\$5,700	
Convector/Radiator	60%		2024	\$73,300	1	\$4,400	
Air Conditioning	0070		2021	Ψ13,300	1	ψ1,100	
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment							
Reciprocating	100%		2034	* *	1	\$10,600	
Compr/Chiller							
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: Penthou	se					
	Explanation: 1 Un	it - Scheduled To B	e Replac	ed Using Refrigera	int R-410)	
Distribution					_		_
Chilled Wtr Pipe/Pump	100%		2026	\$219,000	4	\$1,700	
Terminal Devices				,			
Air Handler/Cool/Ht	100%		2021	\$95,000	1	\$14,200	
Heat Rejection							
Air Condenser Unit	100%		2021	\$44,700	2	\$15,900	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: Roof			TT! 0			
Ventilation	Explanation : Sche	duted To Be Replac	ed With	The Compressor			

Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,200	
Exhaust Fans								
Interior	100%			2021	\$24,700	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%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$255,500	\$209,800
Interior Architecture	\$190,800	\$121,400
Electrical		\$57,800
Total	\$446,300	\$389,000
Importance Code A	\$255,500	\$209,800
Importance Code B	\$190,800	\$179,200
Total	\$446,300	\$389,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$27,700		\$10,200	
Interior Architecture	\$62,200		\$4,000	\$2,000
Electrical	\$13,600	\$4,900	\$5,700	\$6,300
Mechanical	\$57,400	\$27,600	\$41,300	\$21,100
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$166,800	\$38,400	\$67,100	\$35,400
Importance Code A	\$28,600		\$11,000	
Importance Code B	\$103,600	\$38,400	\$56,000	\$35,400
Importance Code C	\$34,600			
Total	\$166,800	\$38,400	\$67,100	\$35,400



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13390

chitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior		•			
Exterior Walls					
Copper/Terne	5%	2061 **	10	\$8,900	
Metal Panel	5%	2056 * *	5-10	\$26,100	
	Other Observation, Extent: Moderate, Location: Rooftop Mechanical Well	And Penthouse			
	Explanation: Repairs In Progress - I				
Pre-Cast Concrete	85% Repairs in Progress, Extent : Light, Ar Location : 2nd And 3rd Floors		5	\$419,600	
	Water Penetration, Extent: Moderate, Location: 2nd And 3rd Floors Over				
Window Wall	5% Now \$8,900 Caulking Deteriorated, Extent : Moder Location : South Facade	ov.	5	\$7,100	
	Water Penetration, Extent : Moderate, Location : South Facade	Area Affected : 5%			
Windows Aluminum	95% Now \$1,400	2042 **	5	\$100	
	95% Now \$1,400 Condensation Present, Extent: Severe, Location: Study Carrels On North Si Water Penetration, Extent: Moderate, Location: Study Carrels On North Si	ide Area Affected : 10%		,	
Metal Louvers	5%	2035 **	10	\$100	
Parapets				·	
Copper/Terne	10% Repairs in Progress, Extent : Light, Ar Location : North Parapet	2061 ** ea Affected : 100%	5	\$2,200	
Metal Panel	15%	2052 **	5	\$2,700	
	Repairs in Progress, Extent : Light, Ar Location : South Parapet			, ,, , ,	
Metal Rail	20%	2039 **	5-10	\$16,800	
Pre-Cast Concrete	55%	LIFE **	5	\$32,100	
Roof IRMA/Protected Membrane	100% Now \$45,700	2031 **			
	Debris Present, Extent : Moderate, Are	ea Affected : 15%			
	Location: Rooftop				
	Drains Inad/Misposn, Extent : Modera Location : South Wall	te, Area Affected : 25%			
	Ponding, Extent : Moderate, Area Affe Location : South Wall	cted : 25%			

Interior

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13390

Architecture	Curre	ent Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors							
Cast in Place Concrete	70%		LIFE	* *	5	\$242,800	
Ceramic Tile	5%		2035	* *	5	\$4,000	
Terrazzo	5%		LIFE	* *	5	\$6,200	
Vinyl Tile	20%		2031	* *	3	\$5,900	
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *	10	\$3,600	
Concrete Masonry Unit	15%		LIFE	* *	5	\$3,400	
Gypsum Board	75%		LIFE	* *	5-10	\$36,400	
	Water Penetration Location: Stair	n, Extent : Moderate, A · Wells	Area Affe	cted : 15%			
		n, Extent : Moderate, A And 5th Floor Stairs / C	00				
	Explanation : S	uper Storm Sandy Dan	nage				
Wood	5%		LIFE	* *	5	\$11,400	
Ceilings							
AcousTileSusp.Lay-In	5%		2039	* *	5	\$4,000	
Exposed Concrete	80%		LIFE	* *	5-10	\$79,300	
Exposed Struc: Steel	10%		LIFE	* *	10	\$15,900	
Gypsum Board	5%		LIFE	* *	5-10	\$13,600	

Curre	Current Repair		e Replacement	М		
, , , , , , , , , , , , , , , , , ,		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2046	* *	5	\$300	
Other Observation	n, Extent : Moderate, A	Area Affe	cted : 100%			
Location : Elect	rical Room					
Explanation : O	ne 4000 Amps Service					
-	-					
10%		2046	* *	5		
90%		2046	* *	5	\$1,700	
100%		2046	* *	1		
100%		2042	* *	5	\$1,800	
100%		2046	* *	1		
10%		2039	* *	5		
90%		2039	* *	5	\$1,700	
100%						
	% of Fail Da Total (Year 100% Other Observation : Elect Explanation : O. 100% 100% 100% 100% 100% 100% 100% 100	% of Total (Years) 100% Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: One 4000 Amps Service 10% 90% 100% 100%	% of Total Fail Date (Years) Estimated Cost (Years) Year FY 100% 2046 Other Observation, Extent : Moderate, Area Affel Location : Electrical Room Explanation : One 4000 Amps Service 10% 2046 90% 2046 100% 2046 100% 2046 10% 2046 10% 2049 90% 2039 90% 2039	No of Total Fail Date Estimated Cost Year FY Estimated Cost FY	% of Total Fail Date (Years) Estimated Cost (Yrs) Year FY Estimated Cost (Yrs) Cycle (Yrs) 100% 2046 ** 5 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: One 4000 Amps Service ** 5 10% 2046 ** 5 90% 2046 ** 5 100% 2046 ** 5 100% 2042 ** 5 100% 2046 ** 1 10% 2039 ** 5 90% 2039 ** 5 90% 2039 ** 5	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost FY Cycle (Yrs) Estimated Cost (Yrs) 100%

Stand-by Power

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13390

Electrical	Current Repair	Future Re	placement	M							
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority					
Stand-by Power											
Transfer Switches											
Automatic	100%	2039	* *	1	\$21,500						
Generators											
Diesel	100%	2035	* *	1	\$27,100						
	Other Observation, Extent: Moderate, Area Affected: 100%										
	Location: Penthouse										
	Explanation : One 288 Kva Caterp	oillar Genset									
Batteries											
Lead/Acid	100%	2020	\$1,500	5	\$2,600						
Fuel Storage											
Day Tank	100%	2042	* *	5	\$13,000						
	Other Observation, Extent: Moderate, Area Affected: 100%										
	Location: Basement										
	Explanation: Using 250 Gallon To	ank									
Lighting											
Interior Lighting											
Fluorescent	90%	2034	* *	10	\$57,800						
	Other Observation, Extent : Modera	ite, Area Affected	: 100%								
	Location: Throughout										
	Explanation: T-5 And T-8 Lamps										
HID	10%	2031	* *	10	\$200						
Egress Lighting											
Exit, LED	100%	2061	* *	1							
Alarm											
Fire/Smoke Detection											
No Component	80%										
Generic, Analog	20%	2031	* *								

l lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Campus Steam	100%	2046	* *	1		
_	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Throughout					
	Explanation : Steam From Adjacent L	ibrary Bı	iilding			
Conversion Equipment						
HTHW/HW Exchanger	100%	2035	* *	2	\$4,300	
_	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : 1st Floor Mech Room					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	90%	2042	* *	4	\$4,700	
Steam Piping/Pump	10%	2036	* *	4	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13390

Mechanical		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	90%			2031	* *	1	\$39,000	
Convector/Radiator	5%			2039	* *	1	\$1,100	
Unit Heater-Stm/HW	5%			2031	* *	4	\$300	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller				2035	* *	1	\$72,000	
			Extent : Light, Area r Mech Room	Affected	: 95%			
	Explana	tion : 2 Un	its, Using Refrigera	ınt No. R	-410			
Int Pkg Unit - Cooling	5%			2027	* *	2	\$200	
g c			Extent : Light, Area r A C Room	Affected	: 5%			
	Explana	tion : 1 Un	it					
Distribution								
Chilled Wtr Pipe/Pump	95%			2046	* *	4	\$4,900	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2031	* *	1	\$41,100	
No Component	5%							
Heat Rejection								
Water Cool Tower	95%			2027	* *	2	\$66,900	
No Component	5%							
Dehumidifier								
Generic	100%			2027	* *			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$61,800	
Exhaust Fans							· / /	
Interior	100%			2031	* *	2	\$2,100	
Plumbing							. , ,	
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater								
Electric	100%			2021	\$10,600	4	\$600	
HW Heat Exchanger					+,		7000	
Low Temp	100%			2046	* *	4	\$10,400	
Sanitary Piping	20070					•	Ψ10,100	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100/0			LHL		1		
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	100%			LILE	·	1		
Generic	100%			2031	* *	1	\$4,300	
Fixtures	100%			2031		1	φ4,300	
	100%							
Generic	100%							

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STEERE HERBARIUM

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: 1-6	0 00				
	Explanation: 1 Unit - Cur	rently Under Repair				
Fire Suppression						
Standpipe						
Generic	100%	2046	* *	1-5	\$35,300	
Sprinkler						
Generic	100%	2046	* *	1-2	\$19,600	
Fire Pump						
Generic	100%	2035	* *	1	\$13,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK BOTANICAL GARDEN STONE MILL

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$19,600	\$25,300	\$4,900	
Interior Architecture	\$49,800	\$7,400	\$12,500	
Electrical	\$800	\$500	\$200	\$300
Mechanical	\$11,000	\$9,000	\$12,300	\$9,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$85,200	\$46,100	\$33,800	\$13,500
Importance Code A	\$20,400	\$26,000	\$5,500	\$600
Importance Code B	\$43,200	\$20,200	\$25,300	\$12,800
Importance Code C	\$21,500		\$3,000	
Total	\$85,200	\$46,100	\$33,800	\$13,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STONE MILL

Asset #: 2346

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	10%			LIFE	* *	5	\$4,600		
Masonry: Fieldstone	75%			LIFE	* *	5	\$26,000		
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		
	Gut/DS Nor Location		ss, Extent : Light, A Facade	Area Affe	ected : 5%				
nterior									
Floors									
Carpet	20%			2027	* *	3	\$5,800		
Cast in Place Concrete	5%			LIFE	* *	5	\$4,200		
Ceramic Tile	5%			2039	* *	5	\$1,000		
Quarry Tile	15%			2043	* *	5	\$4,300		
Traffic Topping	15%			2034	* *	5	\$3,600		
	Other Obse Location .		xtent : Moderate, A evel	Area Affe	cted : 100%				
	Explanati	on : Liqui	d Applied Resin Co	ating W	ith Hardwood Bord	der			
Wood	40%			2054	* *	5	\$14,400		
	-		t, Extent : Light, A out - Including Atti		cted : 100%				
Interior Walls									
Ceramic Tile	15%			2039	* *	5	\$5,900		
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,600		
Gypsum Board	30%			LIFE	* *	5-10	\$20,200		
Masonry: Brick	5%			LIFE	* *	10	\$600		
Masonry: Fieldstone	45%			LIFE	* *	10	\$7,100		
Ceilings									
AcousTileSusp.Lay-In	30%			2043	* *	5	\$6,700		
Exposed Struc: Steel	5%			LIFE	* *	10	\$2,200		
Exposed Struc: Wood	50%			LIFE	* *	10	\$16,700		
Gypsum Board	15%			LIFE	* *	5-10	\$11,400		

lectrical		Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 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		

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Repa	ir Futur	e Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	5%	2048	* *	5	4.00	
Molded Case Bkrs	95%	2048	* *	5	\$300	
Wiring Thermoplastic	100%	2052	* *	1		
Motor Controllers						
Locally Mounted	100%	2043	* *	5	\$100	
Ground						
Grounding Devices	400		de de	_		
Generic	100%	LIFE	* *	5	\$400	
Lighting						
Interior Lighting	200/	2024	* *	10	¢2.400	
Fluorescent	20%	2034		10	\$2,400	
	Other Observation, Exten Location : 2nd Floor	i : Moaeraie, Area Ajje	ciea : 100%			
	Explanation : T-5 Lamp	c				
Elecanosant	30%	2034	* *	10	\$2.500	
Fluorescent	T-8 Lamps, Extent : Mode			10	\$3,500	
	Location : Throughout T	The Building				
Fluorescent	20%	2034	* *	10	\$2,400	
	Compact Fluorescent Ligit Location : 1st Floor	ht, Extent : Moderate, A	Area Affected : 100)%		
Incandescent	20%	2034	* *	2	\$100	
	Other Observation, Extended Location: 1st Floor	t : Moderate, Area Affe	cted : 100%			
	Explanation: Track Lig	hts				
LED	10%	2034	* *			
Egress Lighting						
Emergency, Service	30%	2034	* *	1		
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: HOC Build	ing				
	Explanation : Emergence	y Power Fed From Oth	er Building			
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	* *			

Mechanical	Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STONE MILL

Asset #: 2346

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ieating									
Energy Source									
Natural Gas	100%			2056	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2043	* *	1	\$6,400		
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
	Location	: Basemen	t Boiler Room						
	Explana	tion : 2 Uni	its						
Distribution									
Hot Wtr Piping/Pump	100%			2048	* *	4	\$600		
Terminal Devices									
Air Handler	95%			2034	* *	1	\$7,500		
Convector/Radiator	5%			2043	* *	1	\$200		
Air Conditioning				_					
Energy Source									
Electricity	100%			2048	* *	1			
Conversion Equipment									
Reciprocating	100%			2034	* *	1	\$6,000		
Compr/Chiller									
			Extent : Light, Area	Affected	d : 100%				
	Location	: Through	out						
Terminal Devices									
Air Handler/Cool/Ht	100%			2034	* *	1	\$7,900		
Heat Rejection									
Remote Air Cond	100%			2034	* *	2	\$8,900		
Ventilation Pentilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,300		
Exhaust Fans									
Interior	100%			2034	* *	2	\$400		
lumbing									
H/C Water Piping					_				
Brass/Copper	100%			2052	* *	1			
HW Heat Exchanger				• 0					
HTHW/HW	100%	. =		2052	**				
			Extent : Light, Area	Affected	: 100%				
		: Boiler R							
G : B: :	Explana	tion : 1 Uni	t						
Sanitary Piping	1000			TIPE	do do				
Cast Iron	100%			LIFE	* *	1			
Backflow Preventer	4000			2024	a •		4000		
Generic	100%			2034	* *	1	\$800		
Fixtures	4.006								
Generic	100%								

Vertical Transport

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STONE MILL

Mechanical	Current Repair	Future Rep	olacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light,	Area Affected: 100	%			
	Location: B, 1-2					
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2052	* *	1-2	\$3,600	
Chemical System						
Generic	100%	2025	\$27,900	1-3	\$50,600	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK BOTANICAL GARDEN STORAGE & 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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$132,200	
Electrical		\$36,100
Total	\$132,200	\$36,100
Importance Code A	\$132,200	
Importance Code B		\$36,100
Total	\$132,200	\$36,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$9,000			
Interior Architecture	\$36,000			\$300
Electrical	\$700			\$100
Mechanical		\$300	\$1,100	\$300
Total	\$45,600	\$300	\$1,100	\$700
Importance Code A	\$9,000	\$300		\$300
Importance Code B	\$34,400		\$1,100	\$400
Importance Code C	\$2,200			
Total	\$45,600	\$300	\$1,100	\$700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STORAGE & LOWER GARAGE

Asset #: 2371

rchitecture	Current Repair	Future Repla	cement	М	aintenance				
vstem Component Type	% of Fail Date Estimated Con Total (Years)	st Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior	•	•							
Exterior Walls									
Alum/Vinyl Siding	65%	2036	* *	10	\$1,500				
	Deformed/Dented, Extent: Moderate	e, Area Affected : 15	5%						
	Location : All Facades Other Observation, Extent : Moderat	a Amag Affactad . I	000/						
	Location: Throughout	e, Area Ajjeciea : 1	00%						
	Explanation : Vinyl Siding								
M D:1		LIEE	* *	_	Φ2.000				
Masonry: Brick	20%	LIFE		5	\$2,900				
	Jnt Mortar Miss/Erod, Extent : Mode Location : East Facade	raie, Area Ajjeciea	: 15%						
	Patching Evident, Extent : Moderate,	Area Affected : 15	0/						
	Location: Wall Openings	Area Affectea . 15	/0						
Metal Coiling Doors	15%	2031	* *	5	\$3,400				
Windows	13/0	2031			Ψ5,+00				
Aluminum	30%	2042	* *	5	\$100				
Wood	70% Now \$7,500		* *	5	\$1,400	1			
., 000	Air Infiltration, Extent : Moderate, A			J	Ψ1,100	-			
	Location: Upper Floor								
	Deteriorated Finish, Extent: Severe, Area Affected: 50%								
	Location : Upper Floor Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
	Location : Upper Floor								
	Split/Cracked, Extent: Moderate, Arc	ea Affected · 50%							
	Location: Upper Floor	carijjecica i 3070							
Roof	**								
Slate	100% Now \$132,200	0 LIFE	* *						
	Broken/Missing Elements, Extent: M Location: Throughout	loderate, Area Affec	cted : 25%						
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location: East Facade								
	Water Penetration, Extent : Moderate	e, Area Affected : 1	0%						
	Location : South End	. 55							
	Other Observation, Extent : Moderat	e, Area Affected : 5	0%						
	Location: West Facade	-							
	Explanation: Gutters Replaced On	West Facade							

Interior

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STORAGE & LOWER GARAGE

Asset #: 2371

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	= 00/				de de	_	#22.20 0	
Cast in Place Concrete	50%	3.7	Φ2 200	LIFE	**	5	\$23,200	
Vinyl Tile	25%	Now	\$2,200	2021	\$22,000	3	\$1,000	
	_	rumbling, : Various	Extent : Moderate Areas	, Area A <u>j</u>	fected : 35%			
	Patching E	vident, Ex	tent : Moderate, Ar	ea Affec	ted : 10%			
	Location	: Various	Areas On Upper Fl	oor				
	Worn/Erod	led, Extent	: Moderate, Area A	Affected .	: 30%			
	Location	: North En	nd Of Upper Floor					
Wood	25%			2041	* *	5	\$5,000	
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
	Location	: Upper F	loor					
Interior Walls								
Gypsum Board	55%			LIFE	* *	5-10	\$1,400	
Masonry: Brick	15%			LIFE	* *	10	\$100	
	Diagonal Cracks, Extent: Moderate, Area Affected: 15%							
	Location	: South En	nd Of Shop					
Masonry: Fieldstone	10%			LIFE	* *	10	\$100	
Wood	20%			LIFE	* *	5	\$2,400	
Ceilings								
AcousTileSusp.Lay-In	2%			2031	* *	5	\$200	
Exposed Struc: Wood	20%			LIFE	* *	10	\$3,200	
Gypsum Board	58%	Now	\$12,100	LIFE	* *	5	\$7,700	
		l/Bulging, . : Various .	Extent : Moderate, Areas	Area Aff	fected : 20%			
			amage, Extent : Mo	oderate	Area Affected : 209	%		
		: Lower F	-	,		-		
Gypsum Board	20%			LIFE	* *	5-10	\$7,300	

lectrical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Raceway						
Conduit	100%	2026	\$3,700	1		
Panelboards						
Fused Disc Sw	5%	2025	\$400	5		
Molded Case Bkrs	95%	2025	\$6,900	5	\$200	
Wiring						
Braided Cloth	40%	2025	\$3,200	1		
	Insulation Aged, Extent : Modera Location : Throughout	te, Area Affected	: 100%			
Thermoplastic	60%	2026	\$4,800	1		
Motor Controllers						
Locally Mounted	100%	2024	\$7,000	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 & LOWER GARAGE

Asset #: 2371

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2026	\$32,500	10	\$5,800	
	Other Observation, Extent: Moderate	e, Area Affecte	ed : 100%			
	Location : Throughout The Building	g				
	Explanation: T-8 Lamps					
Fluorescent	10%	2021	\$3,600	10	\$600	
	Compact Fluorescent Light, Extent :	Moderate, Are	ea Affected : 100	%		
	Location : Throughout The Building	g				
Exterior Lighting						
HID	100%	2021	\$26,200	10		

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Radiant Heater	40%	2026	\$12,200	2	\$1,300	
	Other Observation, Extent : Li	ght, Area Affected	: 100%			
	Location : Throughout					
	Explanation: 10 Units					
No Component	60%					
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		
Conversion Equipment						
Window/Wall Unit	40%	2021	\$5,700	1		
No Component	60%					
Plumbing						
H/C Water Piping						
Brass/Copper	50%	2026	\$10,300	1		
Galv Iron/Steel	50%	2024	\$10,300	1		
Water Heater						
Electric	100%	2019	\$1,100	4	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$36,200	
Total	\$36,200	
Importance Code A	\$36,200	
Total	\$36,200	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,200			
Interior Architecture	\$29,900			
Electrical	\$500	\$300	\$400	\$1,800
Mechanical		\$100		\$100
Total	\$48,600	\$400	\$400	\$1,900
Importance Code A	\$18,200	\$100		\$100
Importance Code B	\$28,100	\$300	\$400	\$1,800
Importance Code C	\$2,300			
Total	\$48,600	\$400	\$400	\$1,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP

Asset #: 2257

rchitecture	Current Repair		Futur	e Replacement	М	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls						_		
Masonry: Fieldstone	60%			LIFE	* *	5	\$8,000	
Metal Sect. OHD	30%	NT.	¢2.500	2031	* *	5	\$8,400	
Stucco Cement	10%	Now	\$2,500 Extent : Moderate, A	2031		5	\$1,100	
			xieni . Moderaie, E est Facades	теи Ајје	ciea . 10%			
Parapets	Locuitor	i . Lasi / W	esi i ucuaes					
Masonry: Fieldstone	90%			LIFE	* *	5-10	\$41,100	
Stucco Cement	10%			2031	* *	5	\$1,100	
Roof	1070			2031			Ψ1,100	
Asphalt Shingle	90%	Now	\$5,300	2029	* *			
1 2	Blisters, E	Extent : Mod	derate, Area Affecto	ed : 20%				
	Location	: Various	Areas					
	Drains Inc	ad/Misposn	, Extent : Moderate	e, Area Ą	ffected : 10%			
	Location	: Leaders	Not Functional					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 25%			
	Location	ı : At Skylig	ht					
Skylight, Metal/Glass	10%	Now	\$6,300	2036	* *			
		_	ings, Extent : Seve tion Of Ridge And V		Affected : 15%			
erior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$28,800	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	fected : 15%			
Interior Walls								
Concrete Masonry Unit	90%	Now	\$2,200	LIFE	* *	5	\$400	
		ietration, E i : Near Roc	xtent : Moderate, A of	rea Affe	cted : 30%			
Gypsum Board	10%		\$100	LIFE	* *	5	\$100	
		issing Elen ı : Upper W	nents, Extent : Seve Vall	re, Area	Affected : 20%			
		• •	xtent : Severe, Ared	a Affacta	d · 250/			
		ı : Upper W		і Аујесіеі	1. 25/0			
Ceilings		- 1						
Exposed Struc: Steel	97%			LIFE	* *	10	\$12,800	
Gypsum Board	3%	0-2	\$400	LIFE	* *	5	\$200	
		_	nents, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	ı : Office C	eiling					

Electrical		Current Repair		Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts Service Equipment								

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.

100%

Fused Disc Sw

^{**} 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 R	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts		•				•
Transformers						
Dry Type	100%	2039	* *	3		
	Other Observation, Extent: Modera	ite, Area Affecte	d: 100%			
	Location : Outside Explanation : One 4160hv - 208/1.	2010				
Under 600 Volts	Explanation . One 4100nv - 200/1.	2017				
Service Equipment						
Fused Disc Sw	100%	2046	* *	5		
1 4500 2 150 2 11	Other Observation, Extent : Modera		d : 100%	C		
	Location: Electrical Room	. 55				
	Explanation: One 600 Amps Servi	ice				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2046	* *	5	\$100	
Raceway						
Conduit	100%	2046	* *	1		
Panelboards				_		
Fused Disc Sw	5%	2042	* *	5	\$100	
Molded Case Bkrs	95%	2042	* *	5	\$100	
Wiring	1000/	2046	* *	1		
Thermoplastic Motor Controllers	100%	2046		1		
Locally Mounted	100%	2039	* *	5		
Ground	10070	2037				
Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$100	
Stand-by Power					,	
Transfer Switches						
Automatic	100%	2039	* *	1	\$1,300	
Generators						
Diesel	100%	2035	* *	1	\$1,600	
	Other Observation, Extent : Modera	ite, Area Affecte	d : 100%			
	Location: Outside					
D 1	Explanation : One 130 Kva					
Batteries	1000/	2020	¢1.500	_	¢200	
Lead/Acid	100%	2020	\$1,500	5	\$200	
Fuel Storage Main Tank	100%	2054	* *	5	\$100	
Maiii Talik	Other Observation, Extent : Modera			3	\$100	
	Location: Outdoor	ite, in early cete	u. 10070			
	Explanation: 250 Gals					
Lighting						
Interior Lighting						
Fluorescent	100%	2031	* *	10	\$4,000	
	Other Observation, Extent : Modera	ite, Area Affecte	d : 100%			
	Location: Throughout					
	Explanation: T-8 Lamps					

Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	100%		2031	* *	1		
Exterior Lighting							
HID	100%		2026	\$15,500	10		

Mechanical	Current R	Current Repair Future Replacement		M			
System Component Type	% of Fail Date Total (Years)		lear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	100%	2	036	* *	1		
Conversion Equipment							
Radiant Heater	30%	2	026	\$5,700	2	\$600	
	Other Observation, E.	xtent : Light, Area Aff	ected .	: 30%			
	Location : Office Ar	ea					
	Explanation: 2 Unit	ts					
No Component	70%						
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	10%	2	2021	\$900	1		
No Component	90%						
Ventilation							
Exhaust Fans							
Wall Unit	70%	2	2021	\$4,600	2	\$100	
No Component	30%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2	036	* *	1		
Water Heater							
Electric	100%	2	2021	\$700	4		
Sanitary Piping							
Cast Iron	100%	L	IFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$3,300		\$6,300	
Interior Architecture	\$8,800			
Electrical		\$100		
Mechanical	\$1,100	\$200	\$400	\$200
Total	\$13,200	\$300	\$6,700	\$200
Importance Code A	\$3,400	\$100	\$6,400	\$100
Importance Code B	\$9,100	\$100	\$300	\$100
Importance Code C	\$700			
Total	\$13,200	\$300	\$6,700	\$200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITOR SHOP

Asset #: 13970

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Fieldstone	30%			LIFE	* *	5	\$1,700	
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	
			Extent : Light, Area	Affected	: 100%			
	Location	ı : Front Aı	ıd Back					
	Explana	tion : Over	hang					
Roof								
Metal Panel	85%			2039	* *	10	\$5,600	
Skylight, Plastic	15%	Now	\$2,400	2039	* *	1		
	Water Per	netration, E	Extent : Moderate, A	rea Affe	cted : 15%			
	Location	ı : Edge Fr	onting Plaza					
nterior								
Floors								
Cast in Place Concrete	100%	0-2	\$2,800	LIFE	* *	5	\$9,500	
	Horizonta	l Cracks, E	Extent : Moderate, A	rea Affe	cted : 2%			
	Location	ı : Entry Ta	Staff Area					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 20%			
	Location	ı : Through	out					
Interior Walls								
Gypsum Board	5%			LIFE	* *	5-10	\$200	
Masonry: Fieldstone	50%			LIFE	* *	10	\$500	
No Component	45%							
Ceilings								
Exposed Struc: Wood	75%			LIFE	* *	10	\$4,900	
Gypsum Board	5%			LIFE	* *	5-10	\$700	
No Component	20%							
•	Other Obs	servation, E	Extent : Light, Area	Affected	: 0%			
		ı : Gift Sho						
	Explana	tion : Skyli	ght Counted As Roo	of Area				

Electrical	Curre	Current Repair Future Repla		e Replacement	acement Maintenance		
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%						

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Repla	acement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	70%	2034	* *	10	\$1,900	
	Other Observation, Extent : Moder	ate, Area Affected : I	100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Incandescent	30%	2034	* *	2		
Egress Lighting						
Exit, LED	100%	2061	* *	1		
Exterior Lighting						
HID	100%	2034	* *	10		
Alarm						
Security System						
No Component	80%					
Generic	20%	2034	* *	1	\$400	
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2034	* *			

Mechanical	Current Repai	r Futur	e Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	mated 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	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Outside Rear	Of The Building				
	Explanation : 2 Package	Units				
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,600	
Air Conditioning						
Energy Source						
Electricity	100%	2048	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2034	* *	2	\$200	
Heating/Cooling						
	Other Observation, Extent	-	: 100%			
	Location : Outside Rear	Of The Building				
	Explanation: 2 Units					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2046	* *	1		
Water Heater						
Electric	100%	2025	\$400	4		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITOR SHOP

Asset #: 13970

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Sanitary Piping				
Cast Iron	100%	LIFE **	1	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,800		\$3,800	
Interior Architecture	\$9,700			\$100
Electrical				
Mechanical	\$600		\$300	
Total	\$12,100		\$4,100	\$200
Importance Code A	\$1,900		\$3,900	
Importance Code B	\$9,000		\$100	
Importance Code C	\$1,200			\$100
Total	\$12,100		\$4,100	\$200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS

Asset #: 13972

Architecture	Cui	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Fieldstone	60%		LIFE	* *	5	\$1,800	
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	
Interior							
Floors							
Cast in Place Concrete	100%		LIFE	* *	5	\$10,100	
	Horizontal Cra	cks, Extent : Light, Area	Affected	: 10%			
	Location : We	omen Restroom					
Interior Walls							
Ceramic Tile	20%		2035	* *	5	\$300	
Gypsum Board	80%		LIFE	* *	5-10	\$1,900	
Ceilings							
Exposed Struc: Wood	100%		LIFE	* *	10	\$3,500	

Electrical	Current Repair	Future Repl	acement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2052	* *	1		
Panelboards						
Molded Case Bkrs	100%	2048	* *	5	\$100	
Wiring						
Thermoplastic	100%	2052	* *	1		
Lighting						
Interior Lighting						
Fluorescent	100%	2034	* *	10	\$1,400	
	Other Observation, Extent: Mod	erate, 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	
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source Electricity	100%	2052 **	1	

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note: Estimates are rounded to the nearest hundred dollars.

Mechanical

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Futur	e Replacement	M		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Radiant Heater	100%		2031	* *	2	\$700	
	Other Observation	Extent : Light, Area	Affected	: 100%			
	Location: Throu	ghout					
	Explanation: 8 U	Inits					
Air Conditioning							
Energy Source							
Electricity	100%		2048	* *	1		
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$1,400	
Exhaust Fans							
Interior	100%		2034	* *	2		
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2046	* *	1		
Water Heater							
Electric	100%		2024	\$200	4		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK BOTANICAL GARDEN WATSON BUILDING

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,343,200	\$78,900
Interior Architecture	\$113,800	
Electrical		\$97,700
Mechanical		\$389,000
Total	\$1,457,000	\$565,600
Importance Code A	\$1,343,200	\$78,900
Importance Code B	\$57,800	\$486,700
Importance Code C	\$56,000	
Total	\$1,457,000	\$565,600

Total	\$139,600	\$11,800	\$24,200	\$26,500
Importance Code C	\$12,400			
Importance Code B	\$78,900	\$9,800	\$22,100	\$24,500
Importance Code A	\$48,300	\$2,000	\$2,000	\$2,000
Total	\$139,600	\$11,800	\$24,200	\$26,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$24,900	\$7,900	\$16,700	\$8,700
Electrical	\$200		\$300	\$100
Interior Architecture	\$64,300		\$3,200	\$13,800
Exterior Architecture	\$46,300			
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2373

rchitecture	Current F	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior	•		•				
Exterior Walls							
Masonry: Brick Cavity	30% 2-4 Efflorescence, Extent Location: Through Caulking Deteriorate	out			5	\$21,000	
	Location : At Expar		ue, Areu A	ijjeciea . 1570			
	Water Penetration, E Location: Stairwell	xtent : Severe, Ared	a Affected	! : 10%			
Metal/Glass Curt Wall	60% Now Air Infiltration, Exter Location: Through Broken/Missing Elem	out ents, Extent : Seve			5	\$78,900	
	Location: Various Corrosion/Rusting, E Location: Various	xtent : Moderate, A Mullions					
	Caulking Deteriorate Location: Through		Агеа Ајје	стеа : 100%			
	Water Penetration, E Location: Various	xtent : Moderate, A	Area Affec	ted : 10%			
Stucco Cement	10%		2031	* *	5	\$17,500	
Windows							
Aluminum	15% Now Bent/Warped Elemen Location: Various	Locations			5	\$300	
	Caulking Deteriorate Location: Through		Area Affe	ctea : 35%			
	Unit Inoperable, Exte	ent : Moderate, Are	a Affected	d : 20%			
	Water Penetration, E Location : Various		Area Affec	ted : 25%			
	Other Observation, E Location : Hopper	extent : Moderate, A Windows					
	Explanation: Opera	avie Portion Of Cu	rtain Wal	<i>l</i>			
No Component	85%						

Asset #: 2373

Architecture	Current F	Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Parapets						.	
Masonry: Brick Cavity	20%	ф 27 соо	LIFE	* *	5-10	\$6,400	
Metal/Glass Curt Wall	40% Now	\$27,600	2036		5	\$3,600	
	Corrosion/Rusting, E. Location: Various A		н геа Ајјестеа	. 2570			
	Caulking Deteriorate		Area Affecte	d : 100%			
	Location : Through		11.00.11,500.00				
	Water Penetration, E.		Area Affected	: 10%			
	Location : Various		55				
Metal Panel	10% Now	\$1,800	2046	* *	5	\$900	
	Caulking Deteriorate	d, Extent : Modera	ite, Area Affe	cted : 50%			
	Location: Coping T	Throughout					
Stucco Cement	30%		2031	* *	5	\$3,600	
	Worn/Eroded, Extent		Affected: 15	%			
	Location : Various A	Areas					
Roof							
IRMA/Protected	100% Now	\$3,200	2031	* *			
Membrane	Duning Classed Fort		A CC 4 - 1 .	100/			
	Drains Clogged, Exte Location: Watson C		ea Ajjeciea :	10%			
	Insul Miss/Displaced,		o Area Affec	ted · 10%			
	Location: Watson (., 111 ca 11 ₁ 1 cc	. 1070			
terior							
Floors							
Carpet	45% Now	\$17,100	2022	\$342,900	3	\$41,300	
	Worn/Eroded, Extent		Affected: 20	%			
	Location : Third Flo						
	Wrinkling, Extent: Se		d: 10%				
	Location : Third Flo	oor					
Cast in Place Concrete	5%	4.55 000	LIFE	* *	5	\$13,400	
Ceramic Tile	5% 4+	\$57,800	2041	**	5	\$1,500	
	Worn/Eroded, Extent Location : Bathroom		Ађестеа : 50	% 0			
		กเร 			_	¢2.000	
Tr.			TICC				
Terrazzo	3%		LIFE	**	5	\$2,900	
Terrazzo Vinyl Tile	42%	· Light Area Afford	2031	* *	3	\$2,900 \$9,600	
	42% Worn/Eroded, Extent		2031				
Vinyl Tile	42%		2031				
Vinyl Tile Interior Walls	42% Worn/Eroded, Extent Location : Various A	Areas	2031 cted : 20%		3	\$9,600	
Vinyl Tile	42% Worn/Eroded, Extent Location : Various A	\$8,600	2031 cted : 20% 2029	**			
Vinyl Tile Interior Walls	42% Worn/Eroded, Extent Location: Various A	\$8,600 : Moderate, Area	2031 cted : 20% 2029	**	3	\$9,600	
Vinyl Tile Interior Walls	42% Worn/Eroded, Extent Location: Various A 5% 4+ Worn/Eroded, Extent Location: Bathroon	\$8,600 : Moderate, Area	2031 cted : 20% 2029	**	3	\$9,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2373

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2031	* *	5	\$6,100	
AcousTileSusp.Lay-In	85%	Now	\$20,500	2031	* *	5	\$26,000	
	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	fected : 25%			
	Location	: First, Th	ird And Fourth Flo	ors				
	Staining/L	Discoloring,	Extent : Moderate	, Area Ą	ffected : 30%			
	Location	ı : First, Th	ird And Fourth Flo	ors				
	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Third Fl	oor Office South Si	de At Wi	ndow			
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 30%			
	Location	a : First, Th	ird And Fourth Flo	ors				
Exposed Struc: Steel	5%			LIFE	* *	10	\$6,100	

	Current Repair		- r atui	e Replacement	IVI	aintenance	
% of I Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%			2026	\$31,800	5	\$100	
100%			2036	* *	1		
30%			2034	* *	5	\$200	
50%			2042	* *	5	\$400	
20%			2025	\$4,400	5	\$200	
80%			2046	* *	1		
20%			2026	\$5,400	1		
50%			2031	* *	5	\$100	
50%			2039	* *	5	\$400	
100%							
100%			2034	* *	10	\$37,500	
Other Obse	rvation, Extent	: Moderate, A	rea Affe	ected : 100%			
Location:	Throughout						
Explanati	on : T-8 Lamps						
30%			2026	\$5,900	1		
70%			2026	\$7,500	1		
100%			2031	* *	10	\$100	
	100% 100% 30% 50% 20% 80% 20% 50% 50% 100% 100% 1coation: Explanation: 30% 70%	100% 100% 30% 50% 20% 80% 20% 50% 50% 100% 100% Other Observation, Extent Location : Throughout Explanation : T-8 Lamps 30% 70%	Total (Years) 100% 100% 30% 50% 20% 80% 20% 50% 50% 100% 100% Other Observation, Extent : Moderate, A Location : Throughout Explanation : T-8 Lamps 30% 70%	Total (Years) FY 100% 2026 100% 2036 30% 2042 20% 2025 80% 2046 20% 2026 50% 2031 50% 2039 100% 2034 Other Observation, Extent : Moderate, Area Affectoration : Throughout Explanation : T-8 Lamps 30% 2026 70% 2026	Total (Years) FY 100% 2026 \$31,800 100% 2036 ** 30% 2034 ** 50% 2042 ** 20% 2025 \$4,400 80% 2046 ** 20% 2026 \$5,400 50% 2031 ** 50% 2039 ** 100% 2034 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout Explanation: T-8 Lamps 2026 \$5,900 70% 2026 \$7,500	Total (Years) FY (Yrs) 100% 2026 \$31,800 5 100% 2036 ** 1 30% 2034 ** 5 50% 2042 ** 5 20% 2025 \$4,400 5 80% 2046 ** 1 20% 2026 \$5,400 1 50% 2031 ** 5 50% 2039 ** 5 100% 2034 ** 10 Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout Explanation: T-8 Lamps 30% 2026 \$5,900 1 70% 2026 \$7,500 1	Total (Years) FY (Yrs)

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.

Asset #: 2373

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%		2021	\$60,200			

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Heat Exchanger	100%	2022	\$8,500	1	\$20,200	
	Other Observation, Extent: Light Location: Penthouse	, Area Affected : 10	00%			
	Explanation: 1 Unit					
Distribution	Explanation . 1 Onti					
Hot Wtr Piping/Pump	70%	2034	* *	4	\$2,100	
Steam Piping/Pump	30%	2036	* *	4	\$600	
	Other Observation, Extent: Sever	100%				
	Location : Steam Tunnel					
	Explanation: Low Pressure Stee	am Direct From Sc	rience Building			
Terminal Devices	1.50/	2026	ф 22 200		Φ2.000	
Air Handler	15%	2026	\$32,300	1 1	\$3,800	
Air Handler	35% Other Observation, Extent: Light	2034 Area Affected: 3		1	\$8,800	
	Location: Roof	, mea nyjeciea . 5.	570			
	Explanation : 1 Exterior Packag	ge Unit				
Convector/Radiator	20%	2031	* *	1	\$2,600	
Fan Coil Unit/Heat	30%	2021	\$179,200	1	\$4,000	
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		
Conversion Equipment	250/	2026	* *		Φ4. 7 00	
Reciprocating Compr/Chiller	25%	2036	* *	1	\$4,700	
Compi/Cimici	Recent Installation, Extent : Light	. Area Affected : 10	00%			
	Location: Using Refrigerant # I					
Ext Pkg Unit -	60%	2034	* *	2	\$1,500	
Heating/Cooling	33,7	200 .		_	Ψ1,000	
6 6	Other Observation, Extent: Light,	, Area Affected : 60	0%			
	Location: 4th Floor Roof					
	Explanation: 1 Roof Top Unit					
No Component	15%					
Distribution	2501 0.2	200 2025	фо д 000			
Chilled Wtr Pipe/Pump		200 2026	\$83,000	4	\$500	
	Corroded, Extent : Moderate, Are Location : Penthouse & Various					
No Composit		omer Areas				
No Component	75%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2373

Mechanical		Current Repair Future Re			e Replacement	Replacement Maintenance		
System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	2000	(======)				(==0)		
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	15%			2026	\$21,600	1	\$3,800	
Fan Coil - Cool/Heat	10%			2021	\$54,800	1	\$1,300	
No Component	75%							
Heat Rejection						_		
Air Condenser Unit	25%			2021	\$16,900	2	\$7,100	
No Component	75%							
Ventilation								
Distribution	400					2 -	**	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,100	
Exhaust Fans						-		
Interior	90%			2026	\$39,700	2	\$1,100	
Roof	10%			2031	* *	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater								
Electric	100%			2019	\$6,200	4	\$400	
HW Heat Exchanger	405						* 4 5	
Low Temp	100%			2036	* *	4	\$4,000	
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	* *			
			Extent : Light, Area	Affected	! : 100%			
	Location							
	Explana	tion : Wats	on And Pratt Share	One Ele	evator			
Fire Suppression								
Standpipe	400			2025			# 2 2 2 3 3	
Generic	100%			2036	* *	1-5	\$20,600	
Sprinkler								
No Component	99%							
Generic	1%			2036	* *	1-2	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK CITY CENTER

Address : 130 W 56TH ST. BETWEEN 6TH - 7TH AVENUES

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 163,941 Project Type : CULTURAL AFFAIRS

Date of Survey : 15-Jan-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,13,PH

Block : 1008 Lot : 15 BIN : 1023391

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$119,100	\$555,300
Interior Architecture		\$558,100
Electrical	\$120,300	\$3,599,300
Mechanical	\$792,000	\$687,100
Total	\$1,031,400	\$5,399,800
Importance Code A	\$119,100	\$555,300
Importance Code B	\$912,300	\$4,844,400
Total	\$1,031,400	\$5,399,800

Elevators/Escalators	\$64,200	\$64,200	\$64,200	\$64,200
Total	\$312,400	\$135,200	\$255,500	\$175,900
	. ,	,,	,	,
Importance Code A	\$37,600		\$11,400	\$23,200
Importance Code B	\$274,800	\$135,200	\$244,100	\$152,700
Importance Code C	· ,	,	•	
Total	\$312,400	\$135,200	\$255,500	\$175.900



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	\$124,500	
Masonry: Brick	75%			LIFE	**	5	\$170,700	
		-	nt, Extent : Light, A	rea Affe	cted : 25%			
		n : Through	оит					
Masonry: Granite	8%			LIFE	* *	5	\$13,700	
Masonry: Limestone	10%			LIFE	* *	5	\$17,100	
Windows Metal Clad	70%			2032	* *	5	\$21,400	
Steel	15%		\$41.000	2032	* *	5	\$21,400 \$4,600	
Steel			nt : Moderate, Area		l : 30%	3	Ψ+,000	
	=	n : Penthou		33				
	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	cted : 25%			
		n : Penthou.						
	Thermally	Inefficient	, Extent : Moderate	, Area Ą	ffected : 50%			
	Location	n : Penthou	se And Tower					
Wood	15%	2-4	\$22,100	2049	* *	5	\$3,700	
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 50%			
		n : North Fo						
	-		: Moderate, Area	Affected	: 25%			
	Location	n : North Fo	acade					
Parapets	0.004				de de	_	Φ. σ. ο ο ο	
Masonry: Brick	90%		ant Entant Light	LIFE	**	5	\$6,900	
		rpiace Eviae n : Through	ent, Extent : Light, .	Area Ajj	eciea : 100%			
Masannu Cuanita	5%		Oui	LIFE	* *	5	\$500	
Masonry: Granite	5% 5%			LIFE	* *	5 5	\$500 \$500	
Masonry: Limestone Roof	3%			LIFE		3	\$300	
Built-Up (BUR)	60%	Now	\$78,000	2024	\$260,100			
Built of (Bolt)			, Extent : Moderate					
		n : Through						
			xtent : Moderate, A	Area Affe	cted : 10%			
	Location	n : Over 121	th Floor					
Clay Tile	30%			2044	* *	10	\$26,600	
Copper/Terne	5%			2039	* *	10	\$11,100	
Roll Roofing	5%			2020	\$19,500	5	\$7,400	

Interior

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	20%			2023	\$669,700	3	\$98,200	
Carpet	10%			2025	\$334,800	3	\$36,800	
	Recent Re	place Evid	ent, Extent : Light, 1	Area Aff	ected : 100%			
	Location	n : At Lobby	y					
Cast in Place Concrete	15%			LIFE	* *	5	\$80,500	
Ceramic Tile	5%			2033	* *	5	\$12,300	
Marble Panels	10%			LIFE	* *	5	\$18,400	
Marble Panels	5%			LIFE	* *	5	\$9,200	
	Recent Re	place Evid	ent, Extent : Light, 1	Area Aff	ected : 100%		. ,	
	Location	n : At Lobby	y					
Quarry Tile	5%			2029	* *	5	\$18,400	
Terrazzo	15%			LIFE	* *	5	\$28,800	
Vinyl Tile	15%			2024	\$334,500	3	\$13,800	
Interior Walls								
Glazed Ceramic Panel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	\$25,300	
Masonry: Brick	10%			LIFE	* *			
Travertine Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$10,100	
Plaster	35%			LIFE	* *	5	\$17,700	
Ceilings								
AcousTileSusp.Lay-In	15%			2037	* *	5	\$36,100	
Exposed Concrete	5%			LIFE	* *	5	\$1,900	
Gypsum Board	15%			LIFE	* *	5	\$45,200	
Plaster	15%			LIFE	* *	5	\$22,600	
Plaster	50%			LIFE	* *	5	\$75,300	

lectrical	Current Repair	Future	Replacement	Ma	aintenance		
ystem Component Type	% of Fail Date Estimated C Total (Years)	ost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2044	* *	5	\$700		
	Other Observation, Extent: Modera	ate, Area Affec	ted : 100%				
	Location : Electrical Room						
	Explanation: Main Service Switch	h Rated @ 160	0 Amperes				
Transformers							
Dry Type	100%	2037	* *	5	\$600		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Electrical Room						
	Explanation: 112 Kva And 54 K	va					
Switchgear / Switchboard							
Fused Disc Sw	50%	2024	\$52,200	5	\$400		
ruseu Disc sw	2070						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Electrical	Current Repai	r Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	90%	2024	\$108,300	1		
Conduit	10%	2044	* *	1		
Panelboards						
Fused Disc Sw	15%	2023	\$10,800	5	\$600	
Molded Case Bkrs	10%	2040	* *	5	\$400	
Molded Case Bkrs	40%	2032	* *	5	\$1,700	
Molded Case Bkrs	35%	2023	\$25,200	5	\$1,500	
Wiring						
Braided Cloth	25% 2-4	\$30,200 2049	* *	1		
	Insulation Aged, Extent : M	==	: 100%			
	Location: Throughout To	he Building				
Thermoplastic	65%	2034	* *	1		
Thermoplastic	10%	2044	* *	1		
Motor Controllers						
Locally Mounted	10%	2037	* *	5	\$100	
Locally Mounted	50%	2022	\$161,500	5	\$600	
Locally Mounted	40%	2029	* *	5	\$400	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,400	
	Other Observation, Extent	: Moderate, Area Affecte	ed : 100%			
	Location: Basement					
	Explanation : Connected	To Metal Water Pipe.				
Lighting						
Interior Lighting						
Fluorescent	80%	2029	* *	10	\$120,300	
	T-8 Lamps, Extent : Moder Location : Throughout To		%			
Fluorescent	10%	2024	\$579,800	10	\$15,000	
	T-12 Lamps, Extent : Mode Location : Throughout T		0%			
Fluorescent	5%	2024	\$289,900	10	\$7,500	
	Other Observation, Extent				•	
	Location : Stairs					
	Explanation : Compact F	Sluorescent Light Fixture	es .			
Incandescent	5%	2024	\$289,900	2	\$200	
Egress Lighting			, _ J, J J		¥ 2 30	
Emergency, Battery	50%	2024	\$118,200	10	\$19,800	
Exit, Service	50%	2024	\$12,500	1	Ψ12,000	
Alarm	2070	2021	Ψ12,500	-		
Security System						
No Component	70%					
Generic	30%	2024	\$159,100	1	\$18,400	
Generic	Other Observation, Extent			1	Ψ10,400	
	Location : Hallways		. 100/0			
	Explanation: CCTV S	urveillance Camera Svet	tem			
Note : All component repairs \$ est	imates are in current dollars and					

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

\$101,000

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK CITY CENTER

Asset #: 2354

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								

Other Observation, Extent : Moderate, Area Affected : 100%

100%

Generic

Location: Throughout The Building

Explanation: Smoke Detectors, Strobe Lights, Manual Pull Stations And Alarm Bells

2024

\$1,815,100 1-3

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2034	* *	1		
Conversion Equipment						
Pres. Reducing Valve/LI	P 100%	2027	* *	5	\$9,700	
Steam						
Distribution						
Steam Piping/Pump		4,500 2034	* *	4	\$8,100	
	Leak Evident, Extent: Moderate					
	Location : Steam Header - Chi	ller Room				
Terminal Devices	000/	2010	Φ 7. 5. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.		ФО4 400	
Air Handler	80%	2019	\$756,000 * *	1	\$81,100	
Convector/Radiator	20%	2029	* *	1	\$10,600	
Air Conditioning						
Energy Source Electricity	100%	2040	* *	1		
Conversion Equipment	100%	2040		1		
Centrifugal, Elec Chiller	50%	2037	* *	1	\$88,700	
Centinugai, Lice Cinner	R-134a Refrigerant, Extent : Lig		00%	1	Ψ00,700	
	Location: One Unit In Baseme		0070			
Centrifugal,Compressor Turbine	25%	2039	* *	1	\$44,400	
	Other Observation, Extent : Mod	lerate, Area Affected	d : 100%			
	Location: Basement					
	Explanation: 2 Units With Hey	fc 123 Refrigerant				
Reciprocating Compr/Chiller	15%	2029	* *	1	\$11,400	
-	R-22 Refrigerant, Extent : Light, Location : Roof	Area Affected: 100	%			
Window/Wall Unit	10%	2019	\$36,000	1		
Distribution						
Chilled Wtr Pipe/Pump	90%	2044	* *	4	\$7,300	
No Component	10%					
Terminal Devices						
Air Handler/Cool/Ht	90%	2029	* *	1	\$91,200	
No Component	10%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Heat Rejection	000/	2025	Φ 453 5 00	2	Φ1.40. 7 00	
Water Cool Tower	90%	2025	\$452,700	2	\$148,500	
No Component	10%					
Ventilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$91,400	
Exhaust Fans	10070	LIFE		2-3	\$71,400	
Interior	100%	2024	\$193,700	2	\$5,000	
Plumbing	10070	2024	\$193,700		Ψ5,000	
H/C Water Piping						
Galv Iron/Steel	100% 0-2	\$26,200 2029	* *	1		
Garv Holl/Steel	Corroded, Extent : Moderate		%	1		
Water Heater	Location : Throughout					
Electric	100%	2019	\$27,200	4	\$1,000	
Electric	Other Observation, Extent : I			4	\$1,000	
	Location: Basement	zigni, med mjecied	. 100/0			
	Explanation: Multiple Uni	ts.				
Sanitary Piping	Expression: Manager Chi					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2019	\$11,800	4	\$1,600	
Sewage Ejector(s)						
Electric	100%	2024	\$11,800	4	\$1,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	70%	LIFE	* *			
	Other Observation, Extent : I					
	Location : B-13, 1-13, Back	k Stage Elevator B:6	th Floor, Orchestr	a 1st : 51	th Floor	
	Explanation: 4 Units Plus	1 Wheelchair Lift				
Hydraulic	30%	LIFE	* *			
-	Other Observation, Extent: I	Light, Area Affected	: 100%			
	Location : Basement: 5th F	loor				
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$85,700	
Sprinkler						
No Component	25%					
Generic	75%	2044	* *	1-2	\$34,400	
Fire Pump						
Generic	100%	2033	* *	1	\$30,600	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK CITY CENTER

Asset #: 2354

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression				
Chemical System				
No Component	80%			
Generic	20%	2022 \$5,600	1-3 \$10,100	
	Other Observation, Extent: Light, Area	a Affected : 100%		
	Location: Throughout			

Explanation : Fire Extinguishers

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK HALL OF SCIENCE

Address : 47-01 111TH STREET

Borough : QUEENS Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$256,200	\$351,100
Electrical	\$56,300	\$2,732,400
Mechanical	\$1,124,900	\$1,820,100
Total	\$1,437,400	\$4,903,600
Importance Code A	\$256,200	\$391,700
Importance Code B	\$1,181,200	\$4,511,900
Total	\$1,437,400	\$4,903,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$67,300	\$2,700		\$2,400
Interior Architecture	\$13,400	\$50,900	\$4,600	\$6,700
Electrical	\$25,500	\$20,400	\$14,500	\$17,700
Mechanical	\$76,600	\$79,400	\$62,200	\$135,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$190,600	\$161,300	\$89,200	\$170,400
Importance Code A	\$82,500	\$17,900	\$15,200	\$17,900
Importance Code B	\$108,100	\$143,400	\$72,700	\$152,500
Importance Code C			\$1,300	
Total	\$190,600	\$161,300	\$89,200	\$170,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Exterior Exterior Walls Cast in Place Concrete Fiberglass Panel Masonry: Brick Cavity Metal Panel Fre-Cast Concrete Stucco Cement Window Wall Windows Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel Windows Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel S% No Component Parapets Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under	w \$82,000 s, Extent: Moderate, A at Hall East And West w \$12,200 on, Extent: Moderate, th And West Facades w \$20,200 s, Extent: Moderate, A ergency Exit At Lunch	LIFE Area Affected t Facades 2034 Area Affected LIFE Area Affected Room 2051 LIFE 2038 2045 Area Affected	** d:10% ** :10%	5 5 5-10 5 5 10	\$74,400 \$25,500 \$5,500 \$14,600 \$6,900 \$5,300 \$4,000	Priority
Exterior Exterior Walls Cast in Place Concrete Biberglass Panel Fiberglass Panel Masonry: Brick Cavity Metal Panel Pre-Cast Concrete Stucco Cement Window Wall Windows Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel S% No Component S% No Component Parapets Masonry: Brick Cavity Metal Panel Metal Rail Jo% Metal Rail Jo% Under Construction Under Construction Under Construction Vindows Roof Built-Up (BUR) 15% No Diagonal Crack Location : Not Water Penetrati Location : Em 13% No Water Penetrati Location : The Explanation : Roof Built-Up (BUR) 10% No Drains Inad/Mi. Location : Ove Water Penetrati Location : Ove	s, Extent: Moderate, A at Hall East And West w \$12,200 on, Extent: Moderate, th And West Facades w \$20,200 s, Extent: Moderate, A ergency Exit At Lunch w \$10,000 on, Extent: Moderate,	Area Affected t Facades 2034 Area Affected LIFE Area Affected Room 2051 LIFE 2038 2045 Area Affected	: 5% ## d: 10% ** : 10% ** ** ** d: 10%	5 5 5-10 5 5 5	\$25,500 \$5,500 \$14,600 \$6,900 \$5,300 \$4,000	
Cast in Place Concrete Diagonal Crack Location : Grack Location : Grack Location : Modern Penetration Location : No.	s, Extent: Moderate, A at Hall East And West w \$12,200 on, Extent: Moderate, th And West Facades w \$20,200 s, Extent: Moderate, A ergency Exit At Lunch w \$10,000 on, Extent: Moderate,	Area Affected t Facades 2034 Area Affected LIFE Area Affected Room 2051 LIFE 2038 2045 Area Affected	: 5% ## d: 10% ** : 10% ** ** ** d: 10%	5 5 5-10 5 5 5	\$25,500 \$5,500 \$14,600 \$6,900 \$5,300 \$4,000	
Fiberglass Panel Fiberglass Panel 32% No Water Penetrati Location: No. 13% No Diagonal Crack Location: No. 13% No Diagonal Crack Location: Em Metal Panel Pre-Cast Concrete Stucco Cement Window Wall 5% No Water Penetrati Location: Roi Windows Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under Construction Under Construction Under Construction Froof Built-Up (BUR) 10% No Drains Inad/Mit Location: Ove Water Penetrati Location: Ove Water Penetrati Location: Ove	s, Extent: Moderate, A at Hall East And West w \$12,200 on, Extent: Moderate, th And West Facades w \$20,200 s, Extent: Moderate, A ergency Exit At Lunch w \$10,000 on, Extent: Moderate,	Area Affected t Facades 2034 Area Affected LIFE Area Affected Room 2051 LIFE 2038 2045 Area Affected	: 5% ## d: 10% ** : 10% ** ** ** d: 10%	5 5 5-10 5 5 5	\$25,500 \$5,500 \$14,600 \$6,900 \$5,300 \$4,000	
Fiberglass Panel Fiberglass Panel Assonry: Brick Cavity Masonry: Brick Cavity Metal Panel Pre-Cast Concrete Stucco Cement Window Wall Windows Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel Metal Panel More Penetration Location: Rot Windows Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under Construction Under Construction From Control Other Observation Location: The Explanation: Roof Built-Up (BUR) Drains Inad/Mit. Location: Over Water Penetration Location: Ove	at Hall East And West w \$12,200 on, Extent: Moderate, th And West Facades w \$20,200 s, Extent: Moderate, A ergency Exit At Lunch w \$10,000 on, Extent: Moderate,	LIFE Area Affected Room 2051 LIFE 2038 2045 Area Affected 2045	** d:10% ** :10% ** ** ** d:10%	5-10 5 5 5	\$5,500 \$14,600 \$6,900 \$5,300 \$4,000	
Masonry: Brick Cavity Masonry: Brick Cavity Metal Panel Pre-Cast Concrete Stucco Cement Window Wall Metal Louvers No Component Masonry: Brick Cavity Metal Panel Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under Construction Under Construction Roof Built-Up (BUR) Masonry: Brick Cavity Mater Penetration Location: Note that I also the properties of the properties o	on, Extent : Moderate, th And West Facades w \$20,200 s, Extent : Moderate, A ergency Exit At Lunch w \$10,000 on, Extent : Moderate,	LIFE Area Affected Room 2051 LIFE 2038 2045 Area Affected	** : 10% ** ** ** ** d: 10%	5-10 5 5 5	\$5,500 \$14,600 \$6,900 \$5,300 \$4,000	
Masonry: Brick Cavity Masonry: Brick Cavity 13% No	th And West Facades w \$20,200 s, Extent: Moderate, A ergency Exit At Lunch w \$10,000 on, Extent: Moderate,	LIFE Area Affected Room 2051 LIFE 2038 2045 Area Affected	** : 10% ** ** ** d: 10%	5-10 5 5 5	\$14,600 \$6,900 \$5,300 \$4,000	
Metal Panel Pre-Cast Concrete Stucco Cement Window Wall Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under Construction Under Construction Under Construction Roof Built-Up (BUR) Diagonal Crack Location : Em 5% No Water Penetration Water Penetration 15% No Water Penetration 20% Other Observation Location : The Explanation : Roof Built-Up (BUR) Drains Inad/Mit. Location : Over Water Penetration I	s, Extent : Moderate, A ergency Exit At Lunch w \$10,000 on, Extent : Moderate,	Area Affected Room 2051 LIFE 2038 2045 Area Affected 2034	: 10%	5-10 5 5 5	\$14,600 \$6,900 \$5,300 \$4,000	
Metal Panel 5% Pre-Cast Concrete 5% Stucco Cement 5% Window Wall 5% No Water Penetrative Location: Row Windows Metal Louvers 5% No Component 95% Parapets Masonry: Brick Cavity 15% Metal Panel 5% Metal Rail 30% Under Construction 30% Under Construction 20% Other Observative Location: The Explanation: Roof Built-Up (BUR) 10% No Drains Inad/Mit. Location: Over	ergency Exit At Lunch w \$10,000 on, Extent : Moderate,	Room 2051 LIFE 2038 2045 Area Affected 2034	** ** ** d:10%	5 5 5	\$6,900 \$5,300 \$4,000	
Pre-Cast Concrete Stucco Cement Stucco Cement Window Wall Water Penetrative Location: Row Windows Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under Construction Under Construction Under Construction Under Construction Froof Built-Up (BUR) Drains Inad/Minal Location: Over Water Penetrative Location: O	on, Extent : Moderate,	LIFE 2038 2045 Area Affected 2034	* * * * * * d : 10%	5 5 5	\$6,900 \$5,300 \$4,000	
Stucco Cement Window Wall Water Penetrative Location: Rot Windows Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under Construction Under Construction Under Construction Under Construction Under Construction Under Construction Other Observative Location: The Explanation: Roof Built-Up (BUR) 10% No Drains Inad/Mit. Location: Over	on, Extent : Moderate,	2038 2045 Area Affected 2034	* * * * d : 10%	5 5	\$5,300 \$4,000	
Window Wall Water Penetration Location: Rot Windows Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under Construction Under Construction Under Construction Under Construction Description: Roof Built-Up (BUR) Drains Inad/Mit. Location: Over	on, Extent : Moderate,	2045 Area Affected 2034	* * d : 10%	5	\$4,000	
Water Penetration: Rote Windows Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under Construction Under Construction Under Construction Description: The Explanation: Roof Built-Up (BUR) Drains Inad/Mit. Location: Over Water Penetration in the Construction is the Construction in	on, Extent : Moderate,	Area Affected	d : 10%		· 	
Windows Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under Construction Under Construction Under Construction Explanation: Roof Built-Up (BUR) Drains Inad/Mit. Location: Over		2034		10	\$44,400	
Windows Metal Louvers No Component 95% Parapets Masonry: Brick Cavity Metal Panel Swarm Metal Rail Jow Under Construction Under Construction Under Construction Under Construction Froof Built-Up (BUR) Drains Inad/Minus Location: Over Water Penetration Location: Over Construction No Construction Water Penetration Location: Over Construction Output Water Penetration Location: Over Construction Water Penetration Location: Over Construction Output Water Penetration Location: Over Construction Water Penetration Location Water Penetration Location Water	unda At Lunch Room		* *	10	\$44,400	
Metal Louvers No Component Parapets Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under Construction Under Construction Under Construction Explanation: Roof Built-Up (BUR) Drains Inad/Mit. Location: Over			* *	10	\$44,400	
No Component 95% Parapets Masonry: Brick Cavity 15% Metal Panel 5% Metal Rail 30% Under Construction 30% Under Construction 20% Other Observation Location: The Explanation: Roof Built-Up (BUR) 10% No Drains Inad/Mit. Location: Over Water Penetration Location: Over No December 100% Water Penetration Location: Over No December 100% Water Penetration Location: Over No December 100% No December 100% Water Penetration Location: Over No December 100% Mater Penetration Location: Over No December 100% Mater Penetration Location: Over No December 100% No December 100% Water Penetration Location: Over No December 100% No December 100% Water Penetration Location: Over No December 100% No Decemb			* *	10	\$44,400	
Parapets Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under Construction Under Construction Under Construction Other Observate Location: The Explanation: Roof Built-Up (BUR) Drains Inad/Mit. Location: Over Water Penetration Location: Over		LIEE				
Masonry: Brick Cavity Metal Panel Metal Rail Under Construction Under Construction Under Construction Under Construction Other Observation: The Explanation: Roof Built-Up (BUR) 10% No Drains Inad/Mi. Location: Over Water Penetration Location: Over No Construction of the Construction		LIDD				
Metal Panel 5% Metal Rail 30% Under Construction 20% Under Construction 20% Other Observate Location: The Explanation: Roof Built-Up (BUR) 10% No Drains Inad/Mit. Location: Ove Water Penetration Location: Ove			ale ale	~	Φ1. 7 00	
Metal Rail Under Construction Under Construction Under Construction 20% Other Observati Location: The Explanation: Roof Built-Up (BUR) 10% No Drains Inad/Mit Location: Ove Water Penetrati Location: Ove		LIFE	* *	5	\$1,500	
Under Construction Under Construction Under Construction 20% Other Observati Location: The Explanation: Roof Built-Up (BUR) 10% No Drains Inad/Mit Location: Ove Water Penetrati Location: Ove		2045	**	5	\$1,900	
Under Construction 20% Other Observation: The Explanation: Roof Built-Up (BUR) 10% No Drains Inad/Mi. Location: Over Water Penetration Location: Over		2042	* *	5-10	\$53,400	
Roof Built-Up (BUR) Drains Inad/Mi. Location: Over						
Roof Built-Up (BUR) Drains Inad/Mi. Location: Over Water Penetration Location: Over Control of the Control of	on Extent Light And	a Affaatad . O	00/			
Roof Built-Up (BUR) 10% No Drains Inad/Mi. Location: Ove Water Penetration Location: Ove		и Аујестеи . О	7/0			
Roof Built-Up (BUR) 10% No Drains Inad/Mi. Location: Ove Water Penetrati Location: Ove	=	Hall Roof				
Built-Up (BUR) 10% No Drains Inad/Mi. Location : Ove Water Penetrati Location : Ove	urupeis Ai The Greui	тин коој				
Drains Inad/Mi. Location : Ove Water Penetrati Location : Ove	w \$3,900	2025	\$19,500			
Location : Ove Water Penetrati Location : Ove	posn, Extent : Modera		. ,			
Water Penetrati Location : Ove	r Auditorium Lobby					
Location : Ove	on, Extent : Moderate,		d : 5%			
Smoke Purae	r Auditorium And Aud			logy Gal	lery; Around	
Smoke I dige	ans Over Main Entra	nce Rotunda.	-		•	
Modified Bitumen 10%		2033	* *	10	\$4,400	
Plaza Roof: Stone Panels 5%		2051	* *			
Sloped Glazing 5%		LIFE	* *	5	\$29,000	
Sloped Glazing 35% No	w \$174,200		* *	5	\$203,200	
		Area Affecte	d : 20%			
Spray-on Foam 5%	on, Extent : Moderate, th Wing Addition			5	\$2,900	
Under Construction 30%		2030	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	10%			2026	\$166,500	3	\$26,700	
Carpet	40%			2021	\$665,900	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	
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	n : Technolo	ogy Gallery					
Metal Panel	5%	1		LIFE	* *	5	\$8,300	
No Component	25%							
1	Other Ob		Extent : Light, Area dition	Affected	: 0%			
	Explana	ition : Slope	d Glazing Over					

Electrical	Current Repair	Future Replacement	Mainten	ance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estin (Yrs)	mated Cost Pric	ority		
Under 600 Volts							
Service Equipment							
Fused Disc Sw	99%	2025 \$40,600	5	\$700			
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Explanation : Main Service Switch Ra	ted @ 6000 Amperes					
Photovoltaic Panel(s)	1%	2034 **	1				
``	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Auditorium						
	Explanation: 3-60 Amperes Fused D	sconnect Switches Serving	The Photovolto	iic Cells			

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Electrical		Current F	Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts	•							•	
Switchgear / Switchboard									
Fused Disc Sw	60%			2025	\$47,700	5	\$400		
Fused Disc Sw	30%			2045	* *	5	\$200		
Molded Case Bkrs	10%			2045	* *	5	\$400		
Raceway									
Conduit	70%			2025	\$56,800	1			
Conduit	30%			2045	* *	1			
Panelboards									
Fused Disc Sw	15%			2024	\$9,900	5	\$500		
Molded Case Bkrs	35%			2024	\$23,000	5	\$1,400		
Molded Case Bkrs	50%			2041	* *	5	\$2,000		
Wiring									
Braided Cloth	15%	2-4	\$12,000	2050	* *	1			
	Insulation .	Aged, Exte	nt : Moderate, Are	a Affecte	ed : 100%				
	Location	: Original	Wing						
Thermoplastic	30%			2045	* *	1			
Thermoplastic	55%			2035	* *	1			
Motor Controllers									
Locally Mounted	38%			2023	\$21,600	5	\$400		
Locally Mounted	20%			2030	**	5	\$200		
Motor Control Center	40%			2030	* *	5	\$1,700		
Variable Frequency	2%			2038	* *	C	Ψ1,700		
Drive	270			2050					
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$2,300		
		ervation, E	xtent : Moderate, A		ected : 100%		, ,		
		: Water M		33					
	Explanat	ion : Wate	r Main Pipe						
Stand-by Power	*								
Transfer Switches									
Automatic	100%			2030	* *	1	\$47,200		
Generators							•		
Diesel	100%			2028	* *	1	\$59,500		
	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%				
	Location	: Yard Adj	acent To The Build	ling					
	Explanat	ion : Emer	gency Generator N	o Availa	ible Nameplate Rai	ing Capa	acity		
Batteries									
Lead/Acid	100%			2018	\$1,500	5	\$5,700		
Fuel Storage					·		•		
Main Tank	100%			2040	* *	5	\$4,500		
	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%		•		
	Location	: Outside							
	Explanat	ion : 200 C	Gallons Rated Capa	ıcity					

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Electrical	Current Repair	Future	e Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
ighting								
Interior Lighting								
Fluorescent	30%	2030	* *	10	\$42,200			
	T-8 Lamps, Extent: Moderate, Area A	ffected: 10	10%					
	Location : New Wing Offices							
Fluorescent	10%	2025	\$181,700	10	\$14,100			
	T-12 Lamps, Extent : Moderate, Area L Location : Ramp	Affected : 1	00%					
Fluorescent	10%	2030	* *	10	\$14,100			
	Compact Fluorescent Light, Extent : M.	Ioderate, A	rea Affected : 100	0%				
	Location : Hallways And Caferia							
HID	2%	2025		10	\$100			
Incandescent	20%	2030	* *	2	\$700			
	Other Observation, Extent : Light, Are	a Affected	: 100%					
	Location: Exhibits Areas							
	Explanation: Floodlights And Spot I	Lights						
LED	28%	2033	* *					
	Other Observation, Extent : Moderate,	, Area Affe	cted : 100%					
	Location : Exhibit Areas							
	Explanation: LED Lighting For Explanation	xhibits						
Egress Lighting								
Emergency, Service	50%	2025	\$36,900	1				
Exit, LED	30%	2053	* *	1				
Exit, Service	20%	2030	* *	1				
Exterior Lighting	1000	2025	Φ .	10	Φ			
HID	100%	2025	\$566,200	10	\$500			
ightning Protection								
Arresters/Cabling	1000/	2020	* *	_	¢4.500			
Generic	100%	2028	* *	5	\$4,500			
larm								
Security System	500/							
No Component	50% 50%	2025	\$226,800	1	\$29.700			
Generic				1	\$28,700			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Exhibit Areas And Outside							
	Explanation: C C T V Surveillance							
Fire/Smoke Detection	Expansion . C C 1 1 Surveillance	Cameras						
Generic, Digital	100%	2025	\$1,552,700					
2111110, 121811111	Other Observation, Extent : Moderate,							
	Location : Throughout The Building							
	Explanation: Strobe Lights, Manual	Pull Static	n, Smoke Detector	r. Horns				

Mechanical	C	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Mechanical	Current Repair	Future F	Future Replacement Maintenance				
ystem Component Type	% of Fail Date Estimat Total (Years)	red Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating							
Energy Source							
Natural Gas	100%	2045	* *	1			
Conversion Equipment	1000/	2020	ماد ماد		4.72 000		
Steam Boiler	100%	2038	**	1	\$152,000		
	Other Observation, Extent : Li Location : Boiler Room	gnī, Area А <u></u> ЈЈестеа : 1	00%				
	Explanation: 2 Units						
Distribution	Explanation . 2 Ontis						
Hot Wtr Piping/Pump	20%	2024	\$150,600	4	\$1,500		
riot war riping/rump	Malfunctioning, Extent: Sever			•	Ψ1,500		
	Location : Hot Water Contro	**					
Steam Piping/Pump		83,700 2025	\$837,400	4	\$6,100		
z rym z rymg, i smp	Obsolete Equipment, Extent : S			•	Ψ0,100		
	Location : Vacuum Pumps - I	Replacement Needed					
	Steam Traps Faulty, Extent : S	evere, Area Affected	: 50%				
	Location: Various Areas						
Terminal Devices							
Air Handler	•	72,700 2025	\$363,700	1	\$38,400		
	On Extended Life, Extent: Mo						
	Location: Fan Room - 1 Uni	t In Boiler Room, 1 Ii	n South Entranc	e e			
Air Handler	40%	2030	* *	1	\$38,000		
Convector/Radiator	15%	2030	* *	1	\$7,400		
ir Conditioning							
Energy Source	1000/	2022	* *	1			
Electricity	100%	2033	* *	1			
Conversion Equipment Reciprocating	66%	2020	\$335,800	1	\$47,000		
Compr/Chiller	0070	2020	\$333,800	1	\$47,000		
Compi/Cimici	R-22 Refrigerant, Extent : Ligh	nt. Area Affected : 10	0%				
	Location : A C Room	ii, iii ea iyyeetea i i e	5,0				
Reciprocating	34% Now	\$8,700 2030	* *	1	\$21,800		
Compr/Chiller	31/0 11011	Ç0,700 2 030		1	Ψ21,000		
Compil Cimier	Not in Service, Extent : Severe	, Area Affected : 10%	ó				
	Location: A C Room	30					
	R-134a Refrigerant, Extent : L	ight, Area Affected :	100%				
	Location: A C Room						
Distribution							
Chilled Wtr Pipe/Pump		36,600 2035	* *	4	\$7,600		
	Malfunctioning, Extent: Mode		30%				
	Location : Valves, Various A	reas					
Terminal Devices							
Air Handler/Cool/Ht	60%	2020	\$382,100	1	\$57,000		
	On Extended Life, Extent: Mod	derate, Area Affected	: 100%				
	Location: Fan Rooms						
Air Handler/Cool/Ht	40%	2030	* *	1	\$38,000		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

echanical	Curre	nt Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Conditioning							
Heat Rejection	1000/		2026	\$420,200	2	¢154500	
Water Cool Tower	100%		2026	\$430,300	2	\$154,500	
ntilation Distribution							
Ductwork/Diffusers	100% Now	\$64,700	LIFE	* *	2-5	\$85,600	
Ductwork Billusers		Extent : Severe, Area A		20%	2 3	φου,σσσ	
	-	pers, Various Areas	33				
Exhaust Fans							
Interior	90%		2020	\$149,100	2	\$4,200	
Roof	10%		2025	\$11,900	2	\$500	
ımbing							
H/C Water Piping							
Brass/Copper	100%		2035	* *	1		
Water Heater							
Electric	20%		2020	\$4,600	4	\$200	
		ı, Extent : Light, Area	Affected:	20%			
	Location : Vario						
		veral Small Electric U					
Gas Fired	80%		2020	\$27,900	2	\$1,800	
		ı, Extent : Light, Area	Affected:	80%			
	Location : Boile						
g ': P' '	Explanation : 10	00 Gallons					
Sanitary Piping	1000/			* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping Cast Iron	100% Now	\$10,500	LIFE	* *	1		
Cast Iron		4, Extent : Moderate, 1			1		
		r Backup At Front Ent		<i>ica</i> . 570			
		ent : Severe, Area Affe					
		loor North Wing Corn					
Sump Pump(s)							
Rigid Piping	100% Now	\$10,800	2035	* *	4	\$1,600	
0 1 0	Obsolete Equipme	ent, Extent : Severe, Ai	rea Affecte	d: 100%			
	Location: 1st F	loor Mech Room					
	Other Observation	ı, Extent : Light, Area	Affected:	100%			
	Location: Baser	nent					
	Explanation: D	uplex Units					
Sewage Ejector(s)							
Electric	100% Now		2030	* *	4	\$1,600	
		tent : Moderate, Area	Affected :	50%			
	Location : Auto	=	1.00	1000/			
		n, Extent : Light, Area	Affected :	100%			
	Location : Baser						
D1 (L D /	Explanation : D	upiex Units					
Backflow Preventer	100%		2030	* *	1	¢0.400	
Generic	100%		2030	4. 4	1	\$9,400	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK HALL OF SCIENCE

Asset #: 2366

Mechanical	Current Repair	Future Replac	cement Ma	aintenance
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost Cycle (Yrs)	Estimated Cost Priority
Plumbing				
Fixtures				
Generic	100%			
Vertical Transport	<u> </u>	<u> </u>		
Elevators				
Hydraulic	100%	LIFE	* *	
•	Other Observation, Extent : M	Aoderate, Area Affected : 10	0%	
	Location: B To 2			
	Explanation: Two Units, O	ne Out Of Service Due To C	ontrol Module Not	Available
Fire Suppression				
Standpipe				
Generic	100%	2035	* * 1-5	\$80,300
Sprinkler		_		
Generic	100%	2035	** 1-2	\$43,000

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK PUBLIC THEATRE

Address : 425 LAFAYETTE ST. (NEAR ASTOR PL.)

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 87,873 Project Type : CULTURAL AFFAIRS

Date of Survey : 24-Jul-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,1m,2,3

Block : 544 Lot : 16 BIN : 1008774

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$135,800	\$146,400
Interior Architecture		\$616,200
Electrical	\$389,000	\$2,759,100
Mechanical	\$79,700	\$541,600
Total	\$604,600	\$4,063,400
Importance Code A	\$135,800	\$146,400
Importance Code B	\$468,700	\$3,767,300
Importance Code C		\$149,700
Total	\$604,600	\$4,063,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,800		\$6,700	\$33,500
Interior Architecture	\$22,000	\$9,000	\$6,200	\$15,600
Electrical	\$30,600	\$18,600	\$21,200	\$13,100
Mechanical	\$14,200	\$34,100	\$33,900	\$34,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$76,600	\$69,600	\$75,900	\$104,500
Importance Code A	\$7,900	\$6,100	\$12,900	\$39,700
Importance Code B	\$68,700	\$63,500	\$63,000	\$64,800
Importance Code C				
Total	\$76,600	\$69,600	\$75,900	\$104,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE

Asset #: 2378

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Masonry: Brick		-	nt, Extent : Light, A	LIFE rea Affe	* * cted : 25%	5	\$53,600	
		ı : Through	out					
Masonry: Brick		pair Evider 1 : Through	nt, Extent : Light, A out	LIFE rea Affe	* * cted : 25%	5	\$37,500	
Masonry: Brownstone		pair Evider 1 : Through	nt, Extent : Light, A out	LIFE rea Affe	* * cted : 25%	5	\$25,100	
Metal Panel	5%			2050	* *	5-10	\$46,100	
Stucco Cement	2%			2041	* *	5	\$6,700	
Windows						_		
Aluminum	25%			2032	* *	5	\$3,700	
Wood	75%			2040	* *	5	\$110,500	
Parapets Masonry: Brick		pair Evider	nt, Extent : Light, A	LIFE rea Affe	* *	5	\$7,100	
Masonry: Brownstone	15%			LIFE	**	5	\$3,400	
		pair Evidei 1 : Through	nt, Extent : Light, A out	rea Affe	cted : 25%			
Metal Cornice	5%			2039	* *	10	\$1,500	
Metal Rail	5%			2029	* *	5-10	\$8,600	
Roof Single Ply Membrane	100%			2029	* *	10	\$80,600	
Interior								
Floors Carpet	20%			2023	\$358,900	3	\$52,600	
Carpet Ceramic Tile	5%			2023	**	5	\$6,600	
Granite Panels	10%			LIFE	* *	5	\$9,900	
	Recent Ins		Extent : Light, Area		! : 100%		1.7	
Terrazzo	10%			LIFE	* *	5	\$10,300	
Vinyl Tile	35%			2024	\$418,400	3	\$17,300	
Vinyl Tile	15%			2032	* *	3	\$9,900	
Wood	5%			2059	* *	5	\$12,300	
Interior Walls								
Gypsum Board		stallation, I	Extent : Light, Area nd New Mezzanine		**!: 100%	5	\$21,900	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	65%			LIFE	* *	5	\$71,200	
Plaster	5%			LIFE	* *	5	\$5,500	
Wood	5%			LIFE	* *	5	\$73,000	

Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2037	* *	5	\$12,800	
Exposed Struc: Steel	5%			LIFE	* *			
Glass: Susp Panels	15%			LIFE	* *			
Masonry: Vault Struct	10%			LIFE	* *			
Plaster	35%			LIFE	* *	5	\$28,100	
Plaster	15%			LIFE	* *	5	\$12,000	
Plaster	10%			LIFE	* *	5	\$8,000	
	Recent Re	pair Evider	nt, Extent : Light, A	rea Affe	cted : 25%		,	
	Location	ı : At Lobby	,					

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2024	\$4,400	5	\$200	
			ent : Moderate, A	Area Affe	ected : 100%			
		: Electrical						
	Explanat	ion : Main S	ervice Switch Ra	ted @ 30	000 Amperes			
Fused Disc Sw	50%			2050	* *	5	\$200	
	Other Obse	ervation, Ext	ent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrical	Room #2					
	Explanat	ion : Main S	ervice Switch Ra	ted @ 40	000 Amperes			
Transformers								
Dry Type	100%			2041	* *	5	\$300	
			ent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrical	Room #2					
	Explanat	ion : 2- 500 i	Kva, 208/480v					
Switchgear / Switchboard								
Fused Disc Sw	50%			2024	\$26,100	5	\$200	
Fused Disc Sw	50%			2050	* *	5	\$200	
Raceway								
Conduit	70%			2024	\$40,000	1		
Conduit	30%			2050	* *	1		
Panelboards								
Fused Disc Sw	15%			2046	* *	5	\$300	
Molded Case Bkrs	40%			2046	* *	5	\$900	
Molded Case Bkrs	45%			2032	* *	5	\$1,000	
Wiring								
Braided Cloth	25%	2-4	\$13,500	2049	* *	1		
		-	: Moderate, Are	a Affecte	ed : 100%			
	Location	: Throughou	t					
Thermoplastic	30%			2050	* *	1		
Thermoplastic	45%			2034	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE

Asset #: 2378

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Motor Controllers				_				
Locally Mounted	70%	2041	**	5	\$400			
Locally Mounted	30%	2022	\$43,600	5	\$200			
Ground								
Grounding Devices Generic	100%	LIFE	* *	5	\$1,300			
Stand-by Power	100%	LIFE		3	\$1,300			
Transfer Switches								
Automatic	50%	2041	* *	1	\$13,500			
Automatic	50%	2022	\$4,800	1	\$13,500			
Generators	2070		Ψ.,σσσ		\$12,233			
Diesel	100%	2020	\$78,200	1	\$34,000			
	Other Observation, Extent : Location : Generator Room				. ,			
	Explanation : Emergency (Generator Rated @ 7.	5 Kva					
Batteries								
Lead/Acid	100%	2017	\$1,600	5	\$3,300			
Fuel Storage								
Day Tank	50%	2023	\$3,400	5	\$8,200			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Generator Room							
	Explanation : No Namepla							
Main Tank	50%	2027	**	5	\$1,300			
	Other Observation, Extent:	Moderate, Area Affec	ted: 100%					
	Location: Basement	<i>C</i> ''						
Tieldine	Explanation: 250 Gallons	Capacity						
Lighting Interior Lighting								
Fluorescent	10%	2019	\$310,800	10	\$8,100			
Puolescent	T-12 Lamps, Extent : Moder			10	φ0,100			
	Location : Basement	we, in early, cerea i i	00,0					
Fluorescent	20%	2032	* *	10	\$16,100			
Puolescent	T-8 Lamps, Extent : Modera		0%	10	\$10,100			
	Location: Throughout The		070					
Fluorescent	10%	2032	* *	10	\$8,100			
Fluorescent				10	\$6,100			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways							
	Explanation : Compact Flu	iorescent Lights						
HID	10%	2024	\$122,500	10	\$300			
Incandescent	50%	2024	\$1,554,000	2	\$1,000			
Egress Lighting	30/0	2024	Ψ1,557,000		Ψ1,000			
Emergency, Service	40%	2024	\$18,500	1				
Emergency, Battery	10%	2024	\$12,700	10	\$2,100			
Exit, LED	50%	2052	**	1	Ψ2,100			
		2022						
	100%	2029	* *	10	\$300			
Exterior Lighting HID	100%	2029	* *	10	\$300			

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

Asset #: 2378

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm								
Security System								
No Component	50%							
Generic	50%		2032	* *	1	\$16,400		
	Other Observation,	Extent: Moderate, A	Area Affe	ected : 100%				
	Location: Lobby	And Hallways						
	Explanation: C C	TV Surveillance C	ameras					
Fire/Smoke Detection								
Generic	100%		2024	\$972,900	1-3	\$54,200		
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%				
	Location: Throughout The Building							
	Explanation: Strobe Lights, Manual Pull Station, Horns And Smoke Detectors							

Mechanical	Current Repair	Future F	Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Natural Gas	100%	2054	* *	1				
	Recent Installation, Extent : Light, Area	a Affected : 1	100%					
	Location: Throughout							
	Other Observation, Extent: Light, Area	ı Affected : 1	100%					
	Location: Basement	, D. C	. IT TI D	·1 1· A	TI T' O'			
	Explanation : Gas Service Has Not Ye Survey	et Been Conn	iectea Io Ine Bi	uuaing A	t The Time Of			
Conversion Equipment	Survey							
Furnace	60%	2032	* *	1	\$26,100			
	Other Observation, Extent : Light, Area	a Affected : 6	50%		,			
	Location : Roof							
	Explanation: 3 Roof Top Package U	nits						
Steam Boiler	40%	2037	* *	1	\$34,800			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Basement							
	Explanation: 1 Unit - There Is A Hea	at Exchange	r For 10% Hot	Water He	eating Devices			
Distribution								
Hot Wtr Piping/Pump	10%	2032	* *	4	\$400			
Steam Piping/Pump	30%	2024	\$196,800	4	\$1,300			
	Steam Traps Faulty, Extent: Severe, A	rea Affected	: 20%					
	Location : Various Locations							
No Component	60%							
Terminal Devices								
Air Handler	30%	2032	* *	1	\$16,300			
Convector/Radiator	10%	2022	\$88,700	1	\$2,800			
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%	2040	* *	1				

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE

Asset #: 2378

Mechanical		Current	Repair	air Future Replacement		М		
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	25%			2019	\$79,700	1	\$10,200	
		igerant, Ex 1 : Basemer	tent : Light, Area A ıt	ffected :	25%			
Ext Pkg Unit - Heating/Cooling	75%			2032	* *	2	\$4,000	
Heating/Cooling	R-134a Re Location		Extent : Light, Area	ı Affected	d : 75%			
Distribution								
Chilled Wtr Pipe/Pump	25%			2034	* *	4	\$1,600	
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2032	* *	1	\$13,600	
No Component	75%							
Heat Rejection								
Remote Air Cond	25%			2024	\$140,300	2	\$15,300	
Water Cool Tower	75%			2028	* *	2	\$66,300	
Ventilation Pentilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,000	
Exhaust Fans	2004			2022	de de	•	4500	
Interior	20%			2032	**	2	\$500	
Roof	80%			2024	\$59,700	2	\$2,200	
Plumbing								
H/C Water Piping	0.00/			2044	* *	1		
Brass/Copper	80%			2044		1		
Galv Iron/Steel	20%			2022	\$56,100	1		
Water Heater	1,000/			2022	\$14,600	4	\$500	
Electric	100%			2023	\$14,600	4	\$300	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	100%			LIFE		1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	10070			LIIIE		1		
Sump Pump(s) Rigid Piping	100%			2019	\$11,800	4	\$1,600	
Backflow Preventer	10070			2019	\$11,600	- 4	\$1,000	
Generic	100%			2032	* *	1	\$5,400	
Fixtures	100%			2032		1	φ <i>J</i> , 4 00	
Generic	100%							
Vertical Transport	10070							
Elevators								
Geared Traction	100%			LIFE	* *			
			Extent : Light, Area	Affected	: 100%			
		1 : B, 1, 1m						
	Explana	tion: 2 Un	its					

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.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE

Asset #: 2378

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
Generic	100%		2034	* *	1-2	\$24,600	
Fire Pump							
Generic	100%		2027	* *	1	\$16,400	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED

Address : CENTRAL PARK 79TH ST. & 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-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$500		\$10,800	
Interior Architecture		\$100		
Electrical	\$100			
Mechanical	\$100		\$1,000	
Total	\$700	\$200	\$11,900	\$100
Importance Code A	\$600		\$10,900	
Importance Code B	\$100	\$100	\$1,000	\$100
Importance Code C		\$100		
Total	\$700	\$200	\$11,900	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Metal Panel	100%		2034	* *	5-10	\$13,500	
Windows							
Aluminum	50%		2032	* *	5	\$100	
Metal Louvers	50%		2027	* *	10	\$500	
Roof							
Metal Panel	100%		2029	* *	10	\$7,100	
Interior							
Floors							
Cast in Place Concrete	95%		LIFE	* *	5	\$4,000	
Ceramic Tile	5%		2033	* *	5	\$100	
Interior Walls							
Ceramic Tile	10%		2033	* *	5	\$200	
Gypsum Board	10%		LIFE	* *	5	\$100	
No Component	80%						
Ceilings							
Exposed Struc: Steel	100%		LIFE	* *			

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2034	* *	1		
Panelboards						
Molded Case Bkrs	100%	2032	* *	5		
Wiring						
Thermoplastic	100%	2034	* *	1		
Lighting						
Interior Lighting						
Fluorescent	95%	2024	\$6,700	10	\$1,100	
	T-8 Lamps, Extent : Moderate Location : Throughout The I	. 00	j			
Incandescent	5%	2024	\$400	2		
Egress Lighting						
Exit, Service	100%	2029	* *	1		
Exterior Lighting						
Incandescent	100%	2024	\$4,300	2		
Alarm						
Security System						
Generic	100%	2024	\$4,000	1	\$500	
	Other Observation, Extent : M.	loderate, Area Affectea	l : 100%			
	Location : Throughout The I	Building				
	Explanation: CCTV Surv	eillance Cameras				

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED

Asset #: 2971

Mechanical	Current	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment							
Heat Pump	100%		2025	\$4,700	2	\$400	
		Extent : Light, Area	Affected	: 100%			
	Location: 1st Flo	or					
	Explanation: 2 U	nits					
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment							
Split Unit	70%		2029	* *			
	Other Observation,	_	Affected	: 70%			
	Location : Variou						
	Explanation: 2 U	nits					
Window/Wall Unit	30%		2019	\$800	1		
Terminal Devices							
Fan Coil - Cool/Heat	70%		2029	* *	1	\$300	
No Component	30%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$700	
Exhaust Fans							
Roof	100%		2024	\$1,100	2		
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		
Water Heater							
Electric	100%		2023	\$200	4		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Address : CENTRAL PARK 79TH ST. & 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-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$58,300	\$58,300
Electrical		\$1,278,400
Mechanical		\$36,000
Total	\$58,300	\$1,372,700
Importance Code A	\$58,300	\$145,400
Importance Code B		\$1,227,300
Total	\$58,300	\$1,372,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$500			
Interior Architecture			\$30,300	
Electrical	\$1,600	\$1,700	\$1,800	\$1,400
Mechanical	\$400	\$600	\$4,800	\$600
Total	\$2,500	\$2,300	\$36,900	\$2,000
Importance Code A	\$500	\$300	\$100	\$200
Importance Code B	\$2,000	\$2,100	\$36,900	\$1,800
Importance Code C				
Total	\$2,500	\$2,300	\$36,900	\$2,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Asset #: 2590

Architecture	Curre	nt Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Concrete Masonry Unit	50%		LIFE	* *	5	\$14,600	
Wood	50%		2029	* *	5	\$116,500	
Parapets							
Metal Rail	5%		2037	* *	5-10	\$800	
	Other Observation	n, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Over	Control Booth					
	Explanation: Pr	ipe Railing					
No Component	95%						
Roof							
Single Ply Membrane	25%		2024	\$6,900	10	\$1,900	
	Recent Repair Ev	ident, Extent : Light, A	rea Affe	cted : 25%			
	Location: Thro	ughout					
No Component	75%						
nterior							
Floors							
Cast in Place Concrete	20%		LIFE	* *	5	\$17,700	
Wood	80%		2039	* *	5	\$60,700	
	Other Observation	n, Extent : Moderate, A	Area Affe	cted : 80%			
	Location: Outd	oor Seating Area					
	Explanation: Ti	his Floor Is Actually O	utdoor S	eating Area			
Interior Walls							
Cast in Place Concrete	10%		LIFE	* *			
Concrete Masonry Unit	85%		LIFE	* *	5	\$2,400	
Gypsum Board	5%		LIFE	* *	5	\$200	
Ceilings							
Exposed Struc: Steel	25%		LIFE	* *			
No Component	75%						

lectrical	Current Repair	Future	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$51,100	3	\$100	
	Other Observation, Extent: Mod	erate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation : No Available Nar	neplate Ratings				
Transformers						
Dry Type	100%	2022	\$146,900	3	\$200	
	Other Observation, Extent: Mod	erate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation : 500 Kva, 4160/20	08/120 Volts				
Feeders						
Cable	100%	2023	\$16,500	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Asset #: 2590

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts							
Raceway							
Conduit	100%		2024	\$43,800	1		
Under 600 Volts							
Service Equipment Fused Disc Sw	1000/		2024	¢2.700	5	\$200	
Fused Disc Sw	100%	ı, Extent : Moderate, A	2024	\$2,700	5	\$200	
	Location : Elect		неи Ајје	ctea . 100/0			
		ain Service Switch Ra	ted @ 20	000 Amneres			
Switchgear / Switchboard	Ехрининон . М	am service switch Ra	ieu & 20	700 Imperes			
Fused Disc Sw	50%		2024	\$17,300	5	\$100	
Molded Case Bkrs	50%		2034	**	5	\$500	
Raceway							
Conduit	80%		2024	\$26,800	1		
Conduit	20%		2034	* *	1		
Panelboards							
Molded Case Bkrs	50%		2032	* *	5	\$500	
Molded Case Bkrs	50%		2023	\$12,000	5	\$500	
Wiring							
Thermoplastic	100%		2034	* *	1		
Ground							
Grounding Devices	1000/						
Not Accessible	100%						
Lighting Interior Lighting							
Fluorescent	10%		2024	\$132,600	10	\$3,400	
Tuorescent		: Moderate, Area Aff			10	Ψ5, 1 00	
	Location : Dinin						
Fluorescent	10%		2024	\$132,600	10	\$3,400	
Tuorescent		n, Extent : Moderate, A			10	Ψ3,400	
		ighout The Building					
	Explanation : Co	ompact Fluorescent L	amps				
HID	70%		2024	\$366,000	10	\$900	
Incandescent	10%		2024	\$132,600	2	\$100	
Egress Lighting							
Emergency, Battery	50%		2024	\$19,500	10	\$3,300	
Exit, Service	50%		2024	\$2,100	1		
Exterior Lighting							
HID	100%		2024	\$151,400	10	\$100	
Alarm							
Security System							
Generic	100%		2024	\$121,300	1	\$14,000	
		n, Extent : Moderate, A	Area Affe	ected : 100%			
		ghout The Building					
	Explanation : C	CTV Surveillance C	ameras				

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Asset #: 2590

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Heat Pump	10%			2022	\$36,000	2	\$1,200	
			xtent : Light, Area	Affected	: 10%			
		: Various 1						
	Explana	tion : 5 Uni	ts					
No Component	90%							
Terminal Devices								
Air Handler	10%			2024	\$2,200	1	\$2,300	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Split Unit	10%			2024	\$18,500			
Window/Wall Unit	5%			2019	\$4,100	1		
No Component	85%							
Terminal Devices	1.00/			2024	011 100		ф1 2 00	
Fan Coil - Cool/Heat	10%			2024	\$11,400	1	\$1,200	
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	1.00/			LIFE	* *	2.5	\$2.100	
	10% 90%			LIFE		2-5	\$2,100	
No Component	90%							
Exhaust Fans Interior	10%			2024	\$4,400	2	\$100	
No Component	90%			2024	\$4,400	2	\$100	
Plumbing	90%							
H/C Water Piping								
Brass/Copper	20%			2034	* *	1		
No Component	80%			2034		1		
Water Heater	0070							
Electric	20%			2022	\$1,200	4	\$100	
No Component	80%			2022	Ψ1,200	•	Ψ100	
Sanitary Piping	0070							
Cast Iron	20%			LIFE	* *	1		
No Component	80%					•		
Fixtures	22,0							
Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NY AQUARIUM ANIMAL AND AQUATIC HEALTH

Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$76,500	\$152,900
Interior Architecture	\$83,200	\$83,200
Electrical		\$66,600
Mechanical		\$62,400
Total	\$159,700	\$365,000
Importance Code A	\$76,500	\$215,300
Importance Code B	\$83,200	\$149,700
Total	\$159,700	\$365,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$63,900	\$8,600	\$1,500	-
Interior Architecture	\$72,100	\$27,200	\$5,400	
Electrical	\$4,400	\$2,800	\$3,000	\$4,300
Mechanical	\$29,100	\$4,900	\$19,100	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$173,500	\$47,400	\$33,000	\$13,100
Importance Code A	\$66,800	\$12,800	\$4,400	\$4,200
Importance Code A Importance Code B	\$66,800 \$67,900	\$12,800 \$34,600	\$4,400 \$28,600	\$4,200 \$8,900
•	1 7		. , ,	, ,



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14750

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	4.504				de de	_	ф1.4 .	
Concrete Masonry Unit	15%			LIFE	* *	5	\$14,700	
Masonry: Brick Cavity	40%			LIFE	**	5	\$62,800	
Metal/Glass Curt Wall Metal Panel	9% 1%			LIFE 2052	* *	5 5-10	\$26,500 \$5,400	
	1% 5%			2032	* *	5-10 5	\$17,200	
Metal: Cage/Fence Pre-Cast Concrete	30%			LIFE	* *	5	\$17,200	
Windows	3070			LILE			\$133,100	
Aluminum	85%	2-4	\$2,800	2048	* *	5	\$700	
Andminum	Hardware		Extent : Moderate, A		ected : 25%	3	Ψ700	
Metal Louvers	15%			2039	* *	10	\$1,500	
Parapets								
Concrete Masonry Unit	20%			LIFE	* *	5-10	\$1,700	
Masonry: Brick Cavity	50%			LIFE	* *	5-10	\$5,400	
Pre-Cast Concrete	30%		\$1,700	LIFE	* *	5	\$3,000	
	Location	ı : Wall Adj	nents, Extent : Mod jacent To Shark Tai	nk				
		r Miss/Eroo เ : Through	d, Extent : Severe, A out	Area Affe	ected : 20%			
Roof								
Single Ply Membrane	75%			2034	* *	10	\$76,400	
Skylight, Plastic			Extent : Light, Area ink	2039 Affected	: 100%	1		
	Explana	tion : Plexi	glas/aluminum Fra	me				
Interior								
Floors								
Carpet	15%			2027	* *	3	\$24,400	
Cast in Place Concrete	35%			LIFE	* *	5	\$166,300	
Steel Grating	10%			2052	* *	1		
			Extent : Light, Area	Affected	: 100%			
		=	t To Shark Tank					
			inum Decking					
Vinyl Tile	40%			2034	* *	3	\$16,300	
Interior Walls								
Cast in Place Concrete	5%		7 7 . 7 . 4	LIFE	**	10	\$6,900	
			Extent : Light, Area	Affected	: 100%			
		ı : Shark Ta						
			Of Tank Walls		di di		Φ24.400	
Concrete Masonry Unit	55%			LIFE	* *	5	\$24,400	
Fiberglass Panel	10%			LIFE	**	10	\$1,400	
	Location	ı : Shark Ta		Affected	: 100%			
		tion : Curv	ea Plexi	TITT	* *	F 10	Φ Ω Ω 2 ΩΩ	
Gypsum Board	30%			LIFE	* *	5-10	\$28,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14750

Architecture	Current Repair	Future Rep	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	70%	2043	* *	5	\$38,000	
Exposed Struc: Steel	5%	LIFE	* *	10	\$5,400	
	Other Observation, Extent: Light, A	rea Affected : 100%	6			
	Location : Throughout					
	Explanation : Metal Decking					
Exposed Struc: Wood	5%	LIFE	* *	10	\$4,100	
Gypsum Board	20%	LIFE	* *	5-10	\$37,300	

Electrical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$200	
	Other Observation, Extent : Mod	derate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : Main Service Sw	vitch Rated @ 20	00 Amperes.			
Transformers						
Dry Type	100%	2039	* *	5	\$100	
	Other Observation, Extent: Mod	derate, Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: 112.5kva, 480/2	77/208 Volts				
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					<u> </u>	
Thermoplastic	100%	2046	* *	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$200	
bround	200,0				7-00	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	
tand-by Power					. ,	
Transfer Switches						
Automatic	100%	2039	* *	1	\$10,800	
Generators		= = = = =			+,500	
Natural Gas	100%	2035	* *	1	\$13,600	
Tuturur Out	Other Observation, Extent : Mod		cted : 100%	1	Ψ15,000	
	Location: Roof	11,100				
	Explanation : Emergency Gene	erator Rated @ 1	50kw			
-	General Entergency General					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14750

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated 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	0.0-1			4.0	* • • • • • • • • • • • • • • • • • • •	
Fluorescent	99%	2031	* *	10	\$65,900	
	T-8 Lamps, Extent: Moder		00%			
	Location: Throughout Th	e Building				
Fluorescent	1%	2031	* *	10	\$700	
	Compact Fluorescent Light	, Extent : Moderate, A	Area Affected : 100	0%		
	Location: Closets					
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	
	Other Observation, Extent .	: Moderate, Area Affe	cted : 100%			
	Location : Inside And Out	tside Perimeter				
	Explanation: Cctv Survey	Ilance Cameras				
Fire/Smoke Detection						
No Component	50%					
Generic, Digital	50%	2031	* *			
-	Other Observation, Extent .	: Moderate, Area Affe	cted : 100%			
	Location : Hallways, Elec	trical, Mechanical Ro	ooms And Outside			
	Explanation : Strobe Ligh Bells	ts, Manual Pull Statio	ons, Smoke Detecto	ors, Horn	is And Alarm	

Mechanical	Curren	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e 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	
	Other Observation,	Extent : Light, Area	Affected	! : 80%			
	Location: Roof						
	Explanation: 3 R	oof Top Package Un	its				
Radiant Heater	20%		2026	\$62,400	2	\$6,700	
	Other Observation,	Extent : Light, Area	Affected	: 20%			
	Location: Pool A	nd Pump Areas					
	Explanation: 4 U	nits					

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14750

Mechanical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment						
Ext Pkg Unit - Heating/Cooling	80%	2031	* *	2	\$3,600	
	R-22 Refrigerant, Extent : Light, Area A Location : Roof	Affected : 8	80%			
	Other Observation, Extent : Light, Area Location : Roof	Affected :	80%			
	Explanation: 3 Roof Top Package Un	eits				
No Component	20%					
Tentilation	20,0					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$64,100	
Exhaust Fans	10070	DII D		23	ψο 1,100	
Roof	100%	2031	* *	2	\$2,200	
lumbing	100/0	2031			Ψ2,200	
H/C Water Piping						
Brass/Copper	90%	2046	* *	1		
Diass/Copper	Other Observation, Extent : Light, Area		· 20%	1		
	Location: Pool And Pump Areas	rijjeereu .	2070			
	Explanation : Pvc Piping					
C-1 I /C 1		2020	* *	1		
Galv Iron/Steel	10% Now \$1,100	2039	* *	1		
	Corroded, Extent: Severe, Area Affecte	a: 10%				
XX . XX	Location : Pump Room					
Water Heater	1000/	2024	Φ1 < 5 00	2	φ1 100	
Gas Fired	100%	2024	\$16,500	2	\$1,100	
	Other Observation, Extent : Light, Area	Affected :	100%			
	Location: Mechanical Rooms					
	Explanation: 3 Units					
HW Heat Exchanger	2004	2026	* *			
HTHW/HW	20%	2036				
	Other Observation, Extent : Light, Area	Affected :	: 20%			
	Location: Pump Room					
	Explanation: 3 Units					
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	\$18,000	
Backflow Preventer						
Generic	100%	2031	* *	1	\$4,400	
Fixtures						
Generic	100%					
Vertical Transport						

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.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM ANIMAL AND AQUATIC HEALTH

Asset #: 14750

Mechanical	Current Re	pair Fu	uture Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost Ye	ear Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Vertical Transport

Elevators

Hydraulic 100% LIFE **

Other Observation, Extent: Light, Area Affected: 100%

Location: 1-2 Explanation: 1 Unit

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NY AQUARIUM DISCOVERY COVE

Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$285,200
Mechanical		\$655,000
Total		\$940,200
Importance Code A		\$285,200
Importance Code B		\$655,000
Total		\$940,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$5,300		\$21,800
Interior Architecture				
Mechanical	\$5,100	\$7,500	\$6,600	\$7,100
Total	\$5,100	\$12,800	\$6,600	\$28,900
Importance Code A	\$1,000	\$6,200	\$1,000	\$22,700
Importance Code B	\$4,200	\$6,500	\$5,600	\$6,200
Total	\$5,100	\$12,800	\$6,600	\$28,900



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM DISCOVERY COVE

Asset #: 2365

chitecture	Current Repair Future Replacement			M				
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimate	ed Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	250/		LIEE		* *	_	¢1.6.500	
Concrete Masonry Unit	35% Repairs in Progress	Extent : Light And	LIFE	1.1000/	* *	5	\$16,500	
	Location: Through		и Ајјестес	i. 100/0				
Masonry: Brick Cavity	35%		LIFE		* *	5	\$26,400	
	Repairs in Progress	Extent : Light, Are	a Affected	d: 100%				
	Location: Through	hout						
Pre-Cast Concrete	20%		LIFE		* *	5	\$49,100	
	Repairs in Progress	Extent : Light, Are	a Affected	d: 100%				
	Location: Through	hout						
Window Wall	10%		2045		* *	5	\$28,300	
	Repairs in Progress		a Affected	d: 100%				
	Location : Through	hout						
Windows								
Under Construction	100%							
Parapets	250/		LIDE		ale ale	~	Φ2.000	
Concrete Masonry Unit	35%		LIFE		* *	5	\$3,800	
Masonry: Brick Cavity	35% Diagonal Cracks, E.	rtant : Madarata A	LIFE	ad . 150/	* *	5	\$3,400	
	Location : East Ro		еи Ајјесі	еи. 1570				
	Repairs in Progress, Location: Through		a Affected	d : 100%				
	Vertical Cracks, Ext Location: Through		a Affecte	d : 15%				
Metal Panel	10%		2045		* *	5	\$3,700	
Wictai i anci	Repairs in Progress	Extent : Light, Are		1 : 100%		3	Ψ5,700	
	Location: Through	_	a rijjeeree	. 100/0				
Pre-Cast Concrete	20%		LIFE		* *	5	\$12,100	
The Cast Concrete	Repairs in Progress	Extent : Light, Are		d: 100%		5	Ψ12,100	
	Location : Through		33					
	Vegetation Growth,		Area Affe	cted : 35%	6			
	Location : Through	hout Coping						
Roof								
Built-Up (BUR)	75%		2025		93,000	10	\$43,200	
	Patching Evident, E.		ea Affect	ed : 15%				
	Location: Through							
	Repairs in Progress	_	a Affected	d : 100%				
	Location: Through		A A CC -	-4 - 1 - 200	,			
	Vegetation Growth, Location: Through		ч геа АДе	ciea : 20%	o			
Metal Panel	5%		2038		* *	10	\$5,300	
Modified Bitumen	3% 10%		2038		* *	10 10	\$5,300 \$5,800	
Skylight, Metal/Glass	10%		2030		* *	10	\$19,200	
oryngin, metal/Olass	Repairs in Progress	Extent : Light. Are		d: 100%		10	Ψ1,200	
	Location: Through	_	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					

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.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM DISCOVERY COVE

Asset #: 2365

Architecture	Current Re	epair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Floors								
Under Construction	100%							
Interior Walls								
Under Construction	100%							
Ceilings								
Exposed Concrete	25%		LIFE	* *	5	\$1,900		
Exposed Struc: Steel	30%		LIFE	* *				
-	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location: Throughou	ut						
Under Construction	45%							

Electrical		Current l	Repair	Futu	re Replacement	M	aintenance	
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%							
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%							

Maintenance \$ are aggregated over a ten-year period. Site specific 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	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Lightning Protection				
Arresters/Cabling				
Under Construction	100%			
Alarm				
Security System				
Under Construction	100%			
Fire/Smoke Detection				
Under Construction	100%			

Mechanical		Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Electricity	20%			2035	* *	1		
Natural Gas	80%			2035	* *	1		
Conversion Equipment								
Furnace	60%			2025	\$16,400	1	\$9,700	
			Extent : Light, Area	Affected	: 40%			
	Location							
	Explanat	ion : 2 Un	its					
No Component	40%							
Distribution								
Hot Wtr Piping/Pump	20%			2033	* *	4	\$500	
No Component	80%							
Terminal Devices								
Convector/Radiator	20%			2030	* *	1	\$2,100	
Fan Coil Unit/Heat	40%			2025	\$115,200	1	\$4,200	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 40%			
	Location	: Through	out					
	Explanat	ion : Gas .	And Electric Unit H	leaters				
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2025	\$464,200	2	\$2,000	
entilation entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,300	
Exhaust Fans								
Interior	40%			2025	\$37,000	2	\$400	
Roof	50%			2025	\$38,500	2	\$500	
Wall Unit	10%			2025	\$4,800	2	\$100	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM DISCOVERY COVE

Asset #: 2365

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Electric	100%	2025	\$5,000	4	\$300	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: 2 New Unit	s Installed				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2025	\$10,800	4	\$2,500	
Pool Filter/Treatment						,
Sand	100%	2038	* *	4	\$12,200	
Fixtures						
Generic	100%					
Fire Suppression						,
Standpipe						
Generic	100%	2045	* *	1-5	\$16,500	
Sprinkler						
Generic	100%	2045	* *	1-2	\$9,200	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NY AQUARIUM EDUCATION/MAINT.

Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$195,300
Electrical		\$308,900
Mechanical	\$57,500	\$234,600
Total	\$57,500	\$738,800
Importance Code A		\$195,300
Importance Code B	\$57,500	\$543,500
Total	\$57,500	\$738,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$64,600	\$100		\$4,100
Interior Architecture	\$31,900	\$13,700	\$200	\$4,100
Electrical				\$200
Mechanical	\$2,100	\$2,000	\$4,200	\$2,100
Total	\$98,600	\$15,800	\$4,400	\$10,600
Importance Code A	\$65,700	\$1,200	\$1,100	\$5,200
Importance Code B	\$24,300	\$14,700	\$3,200	\$5,300
Importance Code C	\$8,600		\$200	
Total	\$98,600	\$15.800	\$4,400	\$10,600



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM EDUCATION/MAINT.

Asset #: 2355

Architecture	Current Repair		Futur	e Replacement	M	aintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior										
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	\$29,900	2038	* *	5	\$3,300			
	Broken/Mi	ssing Elem	ients, Extent : Seve	re, Area	Affected : 30%					
	Location : Above Warehouse Door And South Facade									
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%									
	Location: Throughout									
			xtent : Moderate, A	Area Affe	cted : 10%					
	Location	: Above W	arehouse Door							
Weathering Steel	2%	Now	\$34,700	LIFE	* *	1				
	Broken/Mi	ssing Elem	nents, Extent : Seve	re, Area	Affected : 15%					
	Location	: Cracked	Supprort Beam At	East Sta	ir Platform					
Windows										
Aluminum	100%			2041	* *	5	\$500			
Parapets										
Concrete Masonry Unit	65%			LIFE	* *	5	\$400			
Masonry: Brick	25%			LIFE	* *	5	\$100			
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location	: Through	out							
	Explanat Maintena		ccess To Roof On I	Day Of St	urvey - No Problen	ıs Repor	ted By			
Stucco Cement	10%			2038	* *	5	\$100			
Roof										
Modified Bitumen	100%			2025	\$195,300	10	\$34,300			
			Extent : Moderate, A	Area Affe	ected : 100%					
		: Through								
	•		ccess To Roof On I	Day Of Si	urvey - No Problen	ıs Report	ted By			
	Maintena	nce Staff								
nterior Floors										
Carpet	30%			2027	* *	3	\$16,500			
Carpet		ervation F	Extent : Light, Area			3	\$10,500			
		: 2nd Floo		Пусска	. 0370					
			Installation							
Cast in Place Concrete	35%			LIFE	* *	5	\$28,000			
Cast in Place Concrete Ceramic Tile	55% 5%			2028	* *	<i>5</i>	\$1,800			
Vinyl Tile	10%			2028	* *	3	\$1,400			
Wood	20%			2028	* *	5 5	\$1,400			
WOOU	20%			2020		J	\$15,700			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM EDUCATION/MAINT.

Asset #: 2355

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	2%			2034	* *	5	\$400		
Concrete Masonry Unit	30%		\$6,100	LIFE	**	5	\$2,200		
			nt : Moderate, Are						
			Vater Main And Sto	_					
			Extent : Moderate, A	Area А <u></u> ijе	естеа : 10%				
		_	Room Doorway						
			oded Steel Lintel	LIDE	* *		ф2 000		
Gypsum Board	35%			LIFE	**	5	\$3,900		
Masonry: Brick Metal Panel	10% 5%		\$2,500	LIFE LIFE	**				
Metal Pallel			\$2,300 ents, Extent : Mod						
		ıssıng Etem 1 : Storage .		егиге, Аг	eu Ajjecieu . 2070				
	Corrosion		xtent : Moderate, A	Area Affe	cted : 10%				
Plywood/Hardboard	8%			LIFE	* *				
Wood	10%			LIFE	* *	5	\$7,500		
Ceilings									
AcousTileSusp.Lay-In	45%			2030	* *	5	\$8,200		
Embossed Metal	20%	Now	\$3,100	LIFE	* *	5	\$1,600		
		issing Elem 1 : Storage	ents, Extent : Mod Area	erate, Ar	rea Affected : 20%				
		ır/Impact D 1 : Storage .	amage, Extent : Mo Area	oderate,	Area Affected : 20	%			
Exposed Concrete	35%	Now	\$20,100	LIFE	* *	5	\$1,000		
1			Extent : Severe, A. torage Area	rea Affec	cted : 25%		, ,		
			ent, Extent : Severe	, Area Ai	ffected : 25%				
	_	-	Beams Under Sto	-	-				
	Loose/De	lam Surface	e, Extent : Moderat out 1st Floor						

lectrical	Current Repair	Future Rep	lacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2055	* *	5	\$100	
	Recent Installation, Extent: Light	t, Area Affected : 100	%			
	Location : Electrical Service					
	Other Observation, Extent: Mod	erate, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Pro	otector Rated @ 400 A	Amps			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2055	* *	5	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	40%	2045	* *	1		
Conduit	40%	2025	\$8,700	1		
Conduit	20%	2055	* *	1		
Panelboards						
Molded Case Bkrs	70%	2041	* *	5	\$200	
Molded Case Bkrs	10%	2024	\$2,900	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	
	Other Observation, Extent .	: Moderate, Area Affe	cted : 100%			
	Location : Boiler Room					
	Explanation : Main Water	r Pipe				
ighting						
Interior Lighting						
Fluorescent	100%	2025	\$265,400	10	\$22,400	
	Other Observation, Extent .		cted : 100%			
	Location : Throughout Th	ie Building				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	50%	2025	\$16,100	10	\$3,000	
Exit, Service	50%	2025	\$3,200	1		
Exterior Lighting						
HID	100%	2025	\$43,500	10		

Mechanical	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2051	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM EDUCATION/MAINT.

Asset #: 2355

Mechanical	Current Repair			Futur	e Replacement	M			
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	\$10,200	1	\$6,100		
	Location		Extent : Light, Area use Area- 1st Floor it		: 40%				
Hot Water Boiler	40%			2042	* *	1	\$4,800		
	Recent Installation, Extent: Light, Area Affected: 100% Location: Boiler Room Other Observation, Extent: Light, Area Affected: 60% Location: Boiler Room								
No Component		tion : 1 Uni							
No Component	10%								
Distribution Hot Wtr Piping/Pump	40%			2047	* *	1	\$500		
	40% 60%			2047		4	\$300		
No Component Terminal Devices	00%								
Convector/Radiator	000/			2030	* *	1	¢7 100		
	90%					1	\$7,100		
Fan Coil Unit/Heat	10%			2025	\$32,200	1	\$800		
Air Conditioning									
Energy Source	1000/			2041	* *	1			
Electricity	100%			2041	* *	1			
Conversion Equipment	200/			2022	φc1 7 00	2	Φ200		
Int Pkg Unit - Cooling	20%			2023	\$61,500	2	\$300		
Ext Pkg Unit - Cooling	50%			2025	\$173,000	2	\$800		
No Component	30%								
Ventilation									
Distribution	1000				de de	a -	412 500		
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,600		
Exhaust Fans									
Roof	100%			2020	\$57,500	2	\$800		
Plumbing									
H/C Water Piping Galv Iron/Steel	100%			2030	* *	1			
Water Heater									
Electric	100%			2024	\$3,700	4	\$100		
		stallation, E n : 1st Floor	Extent : Light, Area r	Affected	: 100%				
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures									
Generic	100%								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NY AQUARIUM LABORATORY

Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$242,900	\$230,800
Electrical		\$46,300
Mechanical		\$55,000
Total	\$242,900	\$332,100
Importance Code A	\$242,900	\$230,800
Importance Code B		\$101,300
Total	\$242,900	\$332,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$3,700			\$5,100
Electrical				
Mechanical	\$2,100	\$400	\$1,000	\$400
Total	\$5,800	\$400	\$1,000	\$5,500
Importance Code A	\$3,700			\$5,100
Importance Code B	\$2,100	\$400	\$1,000	\$400
Total	\$5,800	\$400	\$1,000	\$5,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM LABORATORY

Asset #: 2357

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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%		\$1,100	2033	* *	5	\$600	
			ed, Extent : Light, A	rea Affe	cted : 100%			
		ı : Through						
			Extent : Light, Area	Affected	: 5%			
	Location	ı : West Fa	cade					
Parapets								
Metal Rail	75%			2030	* *	5-10	\$283,100	
Pre-Cast Concrete	25%			LIFE	* *	5	\$32,900	
Roof								
Modified Bitumen	75%		\$2,600	2030	**			
			ent : Moderate, Are		ed : 15%			
			de Of Main Roofto		,			
			oderate, Area Affec		ó .			
			de Of Main Roofto	-				
Single Ply Membrane	5%			2030	* *	10	\$1,600	
Sloped Glazing	20%		\$71,000	LIFE	* *	5	\$82,800	
			ked, Extent : Mode	rate, Are	ea Affected : 15%			
	Location	ı : Eastern	Slope					
terior								
Floors								
Under Construction	100%							
Interior Walls								
Under Construction	100%							
Ceilings								
Under Construction	100%							

Electrical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		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%							

Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futu	re Replacement	M	aintenance	
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	\$46,300	10		
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
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								
Steam Piping/Pump	40%			2035	* *	4	\$300	
Under Construction	60%							
Terminal Devices								
Convector/Radiator	60%			2030	* *	1	\$3,100	
Under Construction	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$800	
Terminal Devices								
Under Construction	100%							
Ventilation								
Distribution								
Under Construction	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
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)								
Rigid Piping	100%			2025	\$10,800	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2025	\$10,800	4	\$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2025	\$55,000	1-2	\$1,400	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NY AQUARIUM MAIN AQUARIUM

Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$98,000	\$96,900
Interior Architecture		\$946,400
Electrical		\$244,500
Mechanical		\$517,700
Total	\$98,000	\$1,805,500
Importance Code A	\$98,000	\$96,900
Importance Code B		\$827,600
Importance Code C		\$881,000
Total	\$98,000	\$1,805,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$7,300		\$3,300
Interior Architecture	\$29,300	\$14,800	\$1,800	\$2,400
Electrical	\$20,600	\$400	\$600	\$800
Mechanical	\$8,100	\$5,800	\$9,700	\$3,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$62,000	\$32,200	\$15,900	\$13,600
Importance Code A	\$2,100	\$9,400	\$2,100	\$5,500
Importance Code B	\$55,500	\$22,800	\$13,900	\$8,200
Importance Code C	\$4,400			
Total	\$62,000	\$32,200	\$15,900	\$13,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM MAIN AQUARIUM

Asset #: 2356

rchitecture	Current	Repair	Future Replacement Maintenance			aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Masonry: Brick Cavity	75% Now	\$98,000	LIFE	* *	5	\$26,800	
	Diagonal Cracks, Ex			ed : 25%			
	Location : South Fo			200/			
	Efflorescence, Extension Location: Through		Affected :	20%			
	Expansion Int Failur Location : East Fac		te, Area A	Affected : 5%			
	Horizontal Cracks, E Location : All Faca		Area Affeo	eted : 20%			
	Jnt Mortar Miss/Eroc	d, Extent : Moderat	e, Area A	ffected : 25%			
	Location : Through	out					
Metal/Glass Curt Wall	8%		LIFE	* *	5	\$5,400	
	Corrosion/Rusting, E	Extent : Light, Area	Affected	20%		. ,	
	Location : Through	out					
	Other Observation, H	Extent : Light, Area	Affected	: 100%			
	Location : Under C	Canopy Structure					
	Explanation: Fold	ing Glass Panel En	closure				
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	1.007		2020	ماد ماد	7 10	Φ2.200	
Metal: Cage/Fence	10%	Estant Madamet	2038	**	5-10	\$2,300	
	Deteriorated Finish, Location: Perimete						
		er wooa Hanaraii (Dnaer Ca	nopy structure			
No Component	90%						
Roof	C00/		2025	\$06,000	10	¢21.700	
Built-Up (BUR)	60%		2025	\$96,900 * *	10	\$21,700	
Plaza Roof: Stone Panels Not Accessible	s 30% 10%		2045	. 7			
Not Accessible	Other Observation, E	Extent · Light Area	Affected	. 0%			
	Location:	zaca : Eigni, mea	rijjeerea	. 070			
	Explanation : Fabr	ic Canopy Structur	e				
erior							
Floors							
Carpet	50%		2024	\$196,400	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	
	Other Observation, E	_	Affected	: 10%			
	Location : Gift Sho						
	Explanation : New	Clay Tile					
Terrazzo	5%		LIFE	* *	5	\$1,200	
Vinyl Tile	25%		2025	\$65,400	3	\$3,000	

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 R	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$4,400	LIFE	* *			
			xtent : Moderate, A		cted : 5%			
	Location	: Boiler Ro	oom Foundation W	all				
Concrete Masonry Unit	25%			LIFE	* *	5	\$3,500	
Fabric on Framing	25%			2026	\$881,000	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	
			xtent : Light, Area	Affected	: 100%			
		: Gift Shop						
	Explana	tion : Lamir	nated Decorative F	anels				
Ceilings	1.50/			2020	* *	_	¢4.700	
AcousTile,Adhered	15% 35%			2030 2038	* *	5 5	\$4,700	
AcousTileConcealSpLn AcousTileSusp.Lay-In	10%			2038	* *	5	\$13,800 \$3,200	
Exposed Concrete	20%	Now	\$19,800	LIFE	* *	5	\$1,000	
Exposed Concrete	Broken/M		ents, Extent : Mode			3	\$1,000	
	_	_	Extent : Moderate oom And Througho	_	-			
	Exposed Reinforcement, Extent : Severe, Area Affected : 15% Location : Boiler Room							
		am Surface : Boiler Ro	, Extent : Moderate oom	e, Area A	Affected : 15%			
		etration, E. : Boiler Ro	xtent : Severe, Ared oom	a Affecte	d : 15%			
Metal Panel	20%			LIFE	* *	5	\$7,900	

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2055	* *	5	\$100	
	Other Observation, Extent : Mo	oderate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 2000 Amps					
Switchgear / Switchboard						
Molded Case Bkrs	100%	2055	* *	5	\$600	
Raceway						
Conduit	65%	2025	\$19,900	1		
Conduit	5%	2045	* *	1		
Conduit	30%	2055	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM MAIN AQUARIUM

Asset #: 2356

Molded Case Bkrs 5% 2041 ** 5 Molded Case Bkrs 30% 2050 ** 5 \$ Wiring Thermoplastic 65% 2025 \$17,600 1 Thermoplastic 5% 2045 ** 1 1 Thermoplastic 30% 2055 ** 1 1 Motor Controllers 4	Cost Priority 400 200
Panelboards Molded Case Bkrs 65% 2024 \$14,200 5 \$\$ Molded Case Bkrs 5% 2041 ** 5 \$\$ Molded Case Bkrs 30% 2050 ** 5 \$\$ Wiring Thermoplastic 65% 2025 \$17,600 1 Thermoplastic 5% 2045 ** 1 1 Thermoplastic 30% 2055 ** 1 1 Motor Controllers	
Molded Case Bkrs 65% 2024 \$14,200 5 \$ Molded Case Bkrs 5% 2041 ** 5 \$ Molded Case Bkrs 30% 2050 ** 5 \$ Wiring Thermoplastic 65% 2025 \$17,600 1 Thermoplastic 5% 2045 ** 1 Thermoplastic 30% 2055 ** 1 Motor Controllers	
Molded Case Bkrs 5% 2041 ** 5 Molded Case Bkrs 30% 2050 ** 5 Wiring Thermoplastic 65% 2025 \$17,600 1 Thermoplastic 5% 2045 ** 1 Thermoplastic 30% 2055 ** 1 Motor Controllers	
Molded Case Bkrs 30% 2050 ** 5 \$: Wiring Thermoplastic 65% 2025 \$17,600 1 Thermoplastic 5% 2045 ** 1 Thermoplastic 30% 2055 ** 1 Motor Controllers	200
Wiring 2025 \$17,600 1 Thermoplastic 5% 2045 ** 1 Thermoplastic 30% 2055 ** 1 Motor Controllers	200
Thermoplastic 65% 2025 \$17,600 1 Thermoplastic 5% 2045 ** 1 Thermoplastic 30% 2055 ** 1 Motor Controllers	
Thermoplastic 5% 2045 ** 1 Thermoplastic 30% 2055 ** 1 Motor Controllers	
Thermoplastic 3/% 2045 1 Thermoplastic 30% 2055 ** 1 Motor Controllers	
Motor Controllers	
LOCALIV MONINTEG /U% /U/3 NAX 400 2	100
·	100
Locally Woulded 2070 0-2 \$11,000 2045	
On Extended Life, Extent : Moderate, Area Affected : 100% Location : Basement	
Locally Mounted 10% 2045 ** 5	
Ground in a Davissa	
Grounding Devices Generic 100% 0-2 \$9,300 LIFE ** 5 \$5	200
Generic 100% 0-2 \$9,300 LIFE ** 5 \$. Other Observation, Extent: Moderate, Area Affected: 100%	300
Location : Basement	
Explanation : Corroded	
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	
	700
Other Observation, Extent: Moderate, Area Affected: 100%	
Location: Throughout The Building	
Explanation: T-8 & Compact Fluorescent	
Incandescent 50% 2025 \$124,600 2 \$2	200
Egress Lighting	
	500
Exit, Service 50% 2025 \$2,800 1	
Exterior Lighting	
	100
Alarm	
Security System	
No Component 60%	
Generic 40% 2033 ** 1 \$3,	300

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM MAIN AQUARIUM

Asset #: 2356

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	25%						
Generic, Digital	75%		2035	* *			

Mechanical	Curren	t Repair	Future Replacement		М	aintenance		
System Component Type	% of Fail Date Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%		2035	* *	1			
Conversion Equipment								
Steam Boiler	100%		2030	* *	1	\$20,900		
		Extent : Light, Area	Affected	: 100%				
	Location : Boiler							
	Explanation: 2 U	Inits						
Distribution								
Steam Piping/Pump	100%		2035	* *	4	\$1,000		
		Moderate, Area Affe	cted : 5%					
	Location: Pipes	In The Boiler Room						
Terminal Devices								
Air Handler	40%		2025	\$44,300	1	\$5,200		
Convector/Radiator	60%		2030	* *	1	\$4,100		
Air Conditioning								
Energy Source								
Electricity	100%		2041	* *	1			
Conversion Equipment								
Int Pkg Unit - Cooling	20%		2023	\$52,900	2	\$300		
Ext Pkg Unit - Cooling	80%		2025	\$238,200	2	\$1,000		
Heat Rejection								
Remote Air Cond	100%		2025	\$122,800	2	\$14,700		
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,700		
Exhaust Fans								
Interior	100%		2025	\$59,400	2	\$600		
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%		2030	* *	1			
Water Heater								
Gas Fired	100%		2024	\$4,800	2	\$300		
		, Extent : Light, Area	Affected	: 100%				
	Location : Boiler	коот						
HW Heat Exchanger	1000:		2071			** * * * =		
Low Temp	100%	T	2051	* *	4	\$2,100		
	Recent Installation Location : Boiler	, Extent : Light, Area Room	Affected	: 100%				

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM MAIN AQUARIUM

Asset #: 2356

Mechanical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted 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)								
Rigid Piping	100%	2033	* *	4	\$2,500			
	Recent Installation, Extent : L	ight, Area Affected	: 100%					
	Location: Boiler Room							
Pool Filter/Treatment								
Sand	100%	2030	* *	4	\$7,800			
Sewage Ejector(s)								
Electric	100%	2025	\$10,800	4	\$2,500			
	Recent Installation, Extent: Light, Area Affected: 100%							
	Location: Basement							
Backflow Preventer								
Generic	100%	2030	* *	1	\$1,400			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
-	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Handicap Hoist C	Outside Of Building						
	Explanation: One Unit							

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NY AQUARIUM SEA CLIFFS EXHIBIT

Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$184,900
Mechanical		\$101,100
Total		\$286,100
Importance Code A		\$184,900
Importance Code B		\$101,100
Total		\$286,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture				
Mechanical	\$1,700	\$2,600	\$1,000	\$500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$9,600	\$10,400	\$8,900	\$8,400
Importance Code A				
Importance Code B	\$9,600	\$10,400	\$8,900	\$8,400
Importance Code C				
Total	\$9,600	\$10,400	\$8,900	\$8,400



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM SEA CLIFFS EXHIBIT

Asset #: 4125

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%						
	Other Obs	ervation, Extent : Light, Area	Affected	: 5%			
	Location	: Throughout					
	Explanat	ion : Covered With Dirt And	Vegetatio	on			
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 F	Repair	Futur	re Replacement	M	aintenance	
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%							
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Stand-by Power			·					
Transfer Switches								
Under Construction	100%							

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM SEA CLIFFS EXHIBIT

Asset #: 4125

Electrical		Current F	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Replaceme			М		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2024	\$101,100	4	\$1,000	
	Corroded, Extent: Severe	e, Area Affected : 10%				
	Location: Throughout					
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Main Aquari	um				
	Explanation: Hot Wate	r Supplied From Main I	Bldg			
Terminal Devices						
Under Construction	100%					
	Other Observation, Exten	t : Light, Area Affected	: 0%			
	Location: Throughout					
	Explanation: Replacing	g Equipment Damaged	By Sandy			
Air Conditioning						
Energy Source						
Electricity	100%	2033	* *	1		
Conversion Equipment						
Under Construction	100%					
Distribution						
Under Construction	100%					
Terminal Devices						
Under Construction	100%					
Ventilation						

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.

 $\label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM SEA CLIFFS EXHIBIT

Asset #: 4125

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Under Construction	100%							
Exhaust Fans								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Under Construction	100%							
Water Heater								
Electric	100%			2025	\$3,100	4	\$200	
			ctent : Light, Area	Affected	! : 100%			
	Location :	1st Floor						
HW Heat Exchanger								
Low Temp	100%			2035	* *	4	\$2,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,800	4	\$2,500	
Pool Filter/Treatment								
Sand	100%			2030	* *	4	\$7,700	
Sewage Ejector(s)								
Electric	100%			2025	\$10,800	4	\$2,500	
Vertical Transport								
Elevators								
Under Construction	100%							

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NY AQUARIUM SEASIDE CAFE

Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,300	\$22,700		\$6,600
Interior Architecture	\$33,500	\$3,100		\$1,700
Mechanical	\$2,100	\$1,200	\$2,300	\$1,200
Total	\$37,000	\$27,000	\$2,300	\$9,500
Importance Code A	\$2,000	\$23,400	\$700	\$7,300
Importance Code B	\$35,000	\$3,600	\$1,600	\$2,200
Total	\$37,000	\$27,000	\$2,300	\$9,500



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM SEASIDE CAFE

Asset #: 14346

rchitecture	Current Repair Future Replaceme					ent Maintenance			
rstem Component Type		ail Date Es Years)	timated Cost	Year FY	Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior									
Exterior Walls	2004						_	Φ2.200	
Concrete Masonry Unit	30%	E	T:-1 A	LIFE		* *	5	\$3,300	
		rogress, Exte Throughout	ent : Light, Are	а Ађестес	l : 100%				
Window Wall	20%			2045		* *	5	\$13,200	
		rogress, Exte Throughout	ent : Light, Are	a Affected	l : 100%				
Wood	50%			2038		* *	5	\$44,200	
	-	rogress, Exte Throughout	ent : Light, Are	a Affected	d : 100%				
Windows									
Aluminum	100%		7.1.4	2047		* *	5	\$2,600	
		rogress, Exte Throughout	ent : Light, Are	a Affected	l : 100%				
Parapets	0001					4-4-	_	◆■ 0.00	
Concrete Masonry Unit	90%	Г.	. 1:1.4	LIFE		* *	5	\$7,000	
			ent : Light, Are	a Affected	l: 100%				
		Throughout							
Metal Panel	5%	T	. 7.7.4	2051		* *	5	\$1,300	
	-	rogress, Exte Throughout	ent : Light, Are	a Affected	l : 100%				
Pre-Cast Concrete	5%			LIFE		* *	5	\$2,200	
	-	rogress, Exte Throughout	ent : Light, Are	a Affected	l : 100%				
Roof							_	*4 * 00	
Cement-Fiber Panel	5%	M. 1	A A	2038		* *	5	\$1,200	
	_	ent : Moaer Atop Walk-ii	ate, Area Affec v. Ergazar	tea : 15%	1				
		-	n Freezer nt : Light, Area	Affected	. 100%				
		Throughout	ii . Ligiii, mea	Пусстей	. 100/0				
		n : Repairs I	In Progress						
Metal Panel	25%	v · repens r		2042		* *	10	\$15,800	
Wictai i anci		rogress. Exte	ent : Light, Are		1: 100%		10	Ψ13,000	
	-	Throughout	2.6.1., 12.0.	a 1 199 corec					
Single Ply Membrane	70%			2033		* *	10	\$24,100	
erior	7070			2033			10	Ψ2π,100	
Floors									
Ceramic Tile	30%			2038		* *	5	\$6,200	
Vinyl Tile		Now	\$33,500	2030		* *	3	\$5,000	
-		ilure, Extent Eating Area	: Moderate, A	rea Affect	ed : 25%				
	Cracking/Cr	_	tent : Moderate	, Area Af	fected : 20%				
Under Construction									
Under Construction	5%								

Maintenance \$ are aggregated over a ten-year period. Site specific 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	С	urrent Repair	Future	e Replacement	M	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Under Construction	5%						
Under Construction	25%						
Under Construction	70%						
Ceilings							
Under Construction	15%						
Under Construction	5%						
Under Construction	80%						

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment 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%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection	4.00							
Under Construction	100%							

Mechanical	Current Repa	air Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle Estimated (Yrs)	Cost Priority
Heating Energy Source Natural Gas	100%	2051	* *	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM SEASIDE CAFE

Asset #: 14346

Current Repair		Futur	Future Replacement		Maintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					1	\$6,800	
		_	Affected	: 100%			
Explana	ion : 1 Uni	it					
100%			2047	* *	1		
100%			2030	* *	2	\$800	
100%			LIFE	* *	2-5	\$7,700	
100%			2030	* *	2	\$400	
100%			2051	* *	1		
100%	Now	\$900	2023	\$3,100	2	\$200	
Damaged,	Extent : Se	evere, Area Affected	d: 30%				
Location	: 1st Floor	r					
Other Obs	ervation, E	Extent : Severe, Are	a Affecte	d : 30%			
Explana	ion : Dam	aged By Hurricane	Sandy .				
-							
100%			LIFE	* *	1		
/ -							
100%							
100/0							
100%			2035	* *	1-2	\$3,900	
	100% Other Obs Location Explanat 100% 100% 100% 100% 100% Location Other Obs Location Explanat	100% Other Observation, E Location: Mechanic Explanation: 1 Unit 100% 100% 100% 100% 100% 100% Now Damaged, Extent: Se Location: 1st Floor Other Observation, E Location: 1st Floor Explanation: Dama 100% 100%	100% Other Observation, Extent: Light, Area Location: Mechanical Room Explanation: 1 Unit 100% 100% 100% 100% 100% 100% 100% 100% Severe, Area Affected Location: 1st Floor Other Observation, Extent: Severe, Area Location: 1st Floor Explanation: Damaged By Hurricane 100% 100%	% of TotalFail Date (Years)Estimated Cost (Years)Year FY100%2030Other Observation, Extent: Light, Area Affected Location: Mechanical Room Explanation: 1 Unit100%2047100%2030100%LIFE100%2030100%2051100%Now\$9002023Damaged, Extent: Severe, Area Affected: 30% Location: 1st Floor Other Observation, Extent: Severe, Area Affecte Location: Damaged By Hurricane Sandy.100%LIFE100%LIFE	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost FY 100% 2030 ** Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: 1 Unit ** 100% 2047 ** 100% 2030 ** 100% LIFE ** 100% 2030 ** 100% 2030 ** 100% 2051 ** 100% Spot 2023 \$3,100 Damaged, Extent: Severe, Area Affected: 30% Location: 1st Floor Cotation: Ist Floor Explanation: Damaged By Hurricane Sandy. 100% LIFE ** 100% LIFE **	Now	100%

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : NY AQUARIUM THEATRE

Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

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

FY 2017	FY 2018	FY 2019	FY 2020
\$1,700			
\$3,900			
\$100	\$6,100		
\$5,700	\$6,100		
\$1,700			
\$4,000	\$6,100		
\$5,700	\$6,100		
	\$1,700 \$3,900 \$100 \$5,700 \$1,700 \$4,000	\$1,700 \$3,900 \$100 \$5,700 \$1,700 \$4,000 \$6,100	\$1,700 \$3,900 \$100 \$5,700 \$6,100 \$1,700 \$4,000 \$6,100



Maintenance \$ are aggregated over a ten-year period. Site specific 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 l	Repair	Future Replacemen		nt 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	20%			2045	* *	10		
Stucco Cement	20%		\$600	2042	* *	5		
			ent : Severe, Area A	ffected :	25%			
	Location	ı : Through	out					
No Component	60%							
Windows								
Metal Louvers	10%			2028	* *	10		
No Component	90%							
Roof								
Modified Bitumen	20%	~ —	\$1,100	2035	* *			
		-	ings, Extent : Mod		ea Affected : 25%			
			Of Stadium Pump					
			: Moderate, Area		: 40%			
	Location	ı : Rooftop	Of Stadium Pump	Room				
No Component	80%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$100	
Steel Plate	75%		\$3,900	LIFE	* *	1		
		Corrosion/Rusting, Extent: Moderate, Area Affected: 25% Location: Underside Of Stadium Steps						
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Bleache	rs					
	Explana	tion: This	Component Is Actu	ally Alur	ninum			
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	* *			
		servation, E n : Bleachei	Extent : Moderate, A rs	Area Affe	ected : 100%			
	Explana	tion : This	Is The Structural C	omponei	nt Of The Bleacher	s		
Gypsum Board	10%			LIFE	* *	5		

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Raceway				
Conduit	50%	2035 **	1	
Conduit	50%	2055 **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM THEATRE

Asset #: 2358

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Est FY	imated 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		
	Recent Installation, Extent : Light, A Location : Throughout	rea Affected : 10	0%			
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	30%	2035	* *	10	\$100	
	Other Observation, Extent: Moderate	te, Area Affected	: 100%			
	Location: Mechanical Room					
	Explanation: T-8 Lamps					
HID	70%	2035	* *	10		
Egress Lighting						
Exit, Service	100%	2025	\$100	1		
Exterior Lighting						
HID	100%	2030	* *	10		

Mechanical	Current Repai	r Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated 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	\$5,700	1	\$100	
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100% Now	\$100 2030	* *	1		
	Leak Evident, Extent : Seve	ere, Area Affected : 10	%			
	Location: Throughout					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Pool Filter/Treatment						
Sand	100%	2038	* *	4	\$18,200	
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%		,	
	Location: Outdoors					
	Explanation : Outdoor Se	alt Water Pools For Ad	uatic Animals			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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

Area Sq Ft : 70,308 Project Type : CULTURAL AFFAIRS

Date of Survey : 17-May-2012 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3,atc

Block : 75 Lot : 1 BIN : 4000548

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$135,300	\$209,300
Interior Architecture	\$935,600	\$123,300
Electrical		\$1,204,200
Mechanical	\$89,400	
Total	\$1,160,300	\$1,536,900
Importance Code A	\$135,300	\$209,300
Importance Code B	\$1,025,000	\$1,327,500
Total	\$1,160,300	\$1,536,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$8,000		\$4,800
Interior Architecture		\$2,800		
Electrical	\$9,900	\$11,700	\$2,100	\$2,500
Mechanical	\$21,700	\$34,200	\$13,200	\$11,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$35,500	\$60,600	\$19,300	\$22,500
Importance Code A	\$17,600	\$15,500	\$7,300	\$12,100
Importance Code B	\$17,900	\$45,100	\$11,900	\$10,400
Importance Code C				
Total	\$35,500	\$60,600	\$19.300	\$22,500



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 P.S.1/INST. FOR CONTEMPORARY ART

Asset #: 1552

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$11,800	
			xtent : Moderate, A	Area Affe	cted : 100%			
			sk Entrance					
		ion : Recen	t Construction					
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%			2036	* *	5	\$5,900	
Window Wall	2%			2053	* *	5	\$3,500	
Windows								
Aluminum	100%			2045	* *	5	\$9,500	
	Recent Replace Evident, Extent: Light, Area Affected: 100%							
	Location	: Through	out					
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,300	
Masonry: Brick	70%			LIFE	* *	5	\$2,300	
Masonry: Brick	20%			LIFE	* *	5	\$700	
Masonry: Brownstone	5%			LIFE	* *	5	\$400	
Roof								
Copper/Terne	5%			2051	* *	10	\$11,100	
IRMA/Protected Membrane	25%	Now	\$51,800	2023	\$172,500			
		ver Blocks, : Flat Roof	Extent : Moderate	, Area Ą	ffected : 20%			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% Location : At Elevator Bulkhead							
	Paver Bloo	ck Ballast, I	Extent : Moderate,	Area Afj	fected : 100%			
		: Flat Roof		A CC	atad . 100/			
			xtent : Moderate, A Bulkhead, Corrido					
Modified Bitumen	7%			2028	* *	10	\$6,200	
Modified Bitumen	3%			2033	* *	10	\$2,700	
Skylight, Metal/Glass	3%			2043	* *	10	\$8,900	
Slate	57%	Now	\$83,600	LIFE	* *			
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	: Through	out					

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific 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 I	Repair	Futur	re Replacement	М	aintenance	
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	\$24,300	
Vinyl Tile	20%			2018	\$184,400	3	\$8,300	
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Corridoi	rs					
	Explana	tion : 9x9 U	Units					
Wood	70%	Now	\$751,200	2038	* *	5	\$72,900	
	Poor Subj	loor Evider	nt, Extent : Severe,	Area Aff	fected : 25%		,	
	Location	ı : Various	Room In Exhibit Sp	ace				
	Split/Crac	ked, Exteni	t : Severe, Area Affe	ected : 2.	5%			
	-	ı : Exhibit S						
Interior Walls								
Gypsum Board	15%			LIFE	* *	5	\$7,400	
Masonry: Brick	10%			LIFE	* *			
Plaster	75%			LIFE	* *	5	\$18,500	
Ceilings								
Embossed Metal	15%			LIFE	* *	5	\$7,300	
Gypsum Board	10%			LIFE	* *	5	\$13,500	
Plaster	70%			LIFE	* *	5	\$47,100	
Plaster	5%			LIFE	* *	5	\$3,400	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	ı : Stair B						
	Water Per	netration, E	Extent : Moderate, A	rea Affe	ected : 10%			
	Location	ı : Stair B						

lectrical	Current Repa	air	Fut <u>ur</u>	e Replacement	М	aintenance	
estem Component Type	% of Fail Date Est Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2033	* *	5	\$300	
	Other Observation, Exten	t : Moderate, A	rea Affe	ected : 100%			
	Location: Electrical Re	oom					
	Explanation : Main Ser	vice Switch Rat	ed @ 30	000 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	100%		2033	* *	5	\$300	
Raceway							
Conduit	100%		2033	* *	1		
Panelboards							
Molded Case Bkrs	100%		2031	* *	5	\$1,900	
Wiring							
Braided Cloth	15% 2-4	\$7,400	2048	* *	1		
	Insulation Aged, Extent:	Moderate, Ared	a Affecte	ed: 100%			
	Location: Basement						
Thermoplastic	85%		2033	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 P.S.1/INST. FOR CONTEMPORARY ART

Asset #: 1552

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•	•	•		
Motor Controllers					
Locally Mounted	50%	2021 \$71,600	5	\$200	
Locally Mounted	50%	2040 **	5	\$200	
Ground					
Grounding Devices	1000/	* ****	_	# 1 000	
Generic	100%	LIFE **	5	\$1,000	
Lighting					
Interior Lighting	250/	2022 \$210,600	10	¢17.000	
Fluorescent	25% Other Observation, Extent : Mode	2023 \$219,600	10	\$17,000	
	Location: Basement	eraie, Area Affectea : 10070			
	Explanation: T-12 Lamps				
Fluorescent	35%	2023 \$307,500	10	\$23,800	
Puolescent	Other Observation, Extent : Mode		10	\$23,800	
	Location: Corridors And Office				
	Explanation: Compact Fluores				
Incandescent	40%	2023 \$351,400	2	\$700	
Egress Lighting	4070	2023 \$331,400		Ψ700	
Emergency, Battery	50%	2028 **	10	\$9,000	
Exit, LED	50%	2051 **	1	4>,000	
Lightning Protection					
Arresters/Cabling					
Generic	100%	2038 **	5	\$900	
	Other Observation, Extent : Mode Location : Roof Explanation : Copper	erate, Area Affected : 100%			
Alarm					
Security System	5 000				
No Component	70%	2021	4	Φ 7 .000	
Generic	30%	2031 **	1	\$7,900	
	Other Observation, Extent: Mode	erate, Area Affected : 100%			
	Location: Public Spaces	o o Chiatana			
Fire/Smoke Detection	Explanation: CCTV Surveilland	Le sysiem			
No Component	70%				
Generic	30%	2023 \$213,300	1-3	\$13,400	
Generic	Other Observation, Extent : Mode		1-3	φ13,400	
	Location: Hallways	, 1 car 1, j colour 1 100/0			
	Explanation : Smoke Detectors,	Manager Dealt Constant Constant	1. 4.1	4.1 D.11	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source Natural Gas	100%	2043 **	1	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 P.S.1/INST. FOR CONTEMPORARY ART

Asset #: 1552

Mechanical	Current Repair Future			e Replacement	М	aintenance		
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%	Now	\$17,600	2028	* *	1	\$66,100	
			oderate, Area Affe	cted : 20	%			
		:#1 Boile						
			: Severe, Area Affe	cted : 20	0%			
		:#1 Boile						
	-	-	nt : Severe, Area Ą	-	100%			
			Air Louvers, Boiler					
			Extent : Light, Area	Affected	: 100%			
			t Boiler Room	_				
	Explanat	ion : 2 Un	its (2 Heat Exchang	gers Con	vert Hot Water Fo	r Heating	g Devices)	
Distribution	0.00/			2020	ماد ماد		Ф2 200	
Hot Wtr Piping/Pump	90%			2039	* *	4	\$3,300	
Steam Piping/Pump	10%			2043	* *	4	\$400	
Terminal Devices	1000/			2026	ale ale		#24 000	
Convector/Radiator	100%			2036	* *	1	\$24,000	
Air Conditioning								
Energy Source	1000/			2020	* *	1		
Electricity	100%			2039	4 4	1		
Conversion Equipment	C00/			2010	¢00.400	1		
Window/Wall Unit	60%			2018	\$89,400	1		
No Component	40%							
Ventilation								
Exhaust Fans Roof	2%			2029	* *	2		
	98%			2028		2		
No Component	98%							
Plumbing H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater	10070			2043		1		
Electric	100%			2022	\$11,200	4	\$600	
Sanitary Piping	10070			2022	Ψ11,200		Ψ000	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LIIL		1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070			LII L				
Rigid Piping	100%			2018	\$10,800	4	\$2,500	
Fixtures	10070			2010	Ψ10,000		Ψ2,300	
Generic	100%							
Vertical Transport	100/0							
Elevators								
Hydraulic	100%			LIFE	* *			
ii, aiaaiic		ervation. F	Extent : Light, Area		: 100%			
	Location			-JJ - 0.00				
		ion : One l	Unit					
Fire Suppression	r		<u> </u>					

 $\overline{\text{Fire }}\overline{\text{Suppression}}$

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 P.S.1/INST. FOR CONTEMPORARY ART

Asset #: 1552

Mechanical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
Generic	100%		2033	* *	1-5	\$37,400	
Sprinkler							
No Component	90%						
Generic	10%		2033	* *	1-2	\$2,100	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : POLICE MUSEUM (OLD 1ST PRECINCT)

Address : 100 OLD SLIP

Borough : MANHATTAN Agency's Number : 312-150
Program / Asset # : DGS0036.000 / 4126 Yr Built/Renovated : 1907 / 2001

Area Sq Ft : 25,513 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Jun-2010 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 34 Lot : 37 BIN : 1000866

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$2,714,100	\$395,400
Interior Architecture	\$40,700	\$176,300
Electrical		\$695,600
Mechanical		\$517,400
Total	\$2,754,800	\$1,784,700
Importance Code A	\$2,714,100	\$456,800
Importance Code B		\$1,272,800
Importance Code C	\$40,700	\$55,100
Total	\$2,754,800	\$1,784,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$24,700			\$15,300
Interior Architecture	\$35,500		\$7,200	\$244,000
Electrical	\$2,700	\$2,900	\$2,500	\$2,400
Mechanical	\$6,300	\$7,400	\$6,300	\$13,800
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$84,100	\$25,100	\$30,800	\$290,300
Importance Code A	\$26,000	\$1,300	\$1,300	\$16,500
Importance Code B	\$58,100	\$23,800	\$29,500	\$273,700
Importance Code C				
Total	\$84,100	\$25,100	\$30,800	\$290,300



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4126

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls						_	* * * * * * * * * *	
Masonry: Granite	5%	2.4	\$222,600	LIFE	* *	5	\$1,400	
Masonry: Limestone	95% Int Mortar	2-4	\$222,600 d, Extent : Moderat	LIFE		5	\$25,800	
		: Through		e, Area A	ijjeciea . 2070			
		_	xtent : Moderate, A	rea Affe	cted : 10%			
		: North Fa		1, 00, 11,50				
			: Moderate, Area	Affected .	: 10%			
		: Through						
Windows								
Metal Louvers	3%			2030	* *	10	\$15,300	
Wood	97%	Now	\$118,600	2020	\$2,372,900	5	\$395,400	
			Extent : Moderate,	Area Aff	ected: 50%			
		: Through			CC . 1 500/			
		Inefficient, : Through	, Extent : Moderate out	e, Area Aj	fected : 30%			
	-	ked, Extent : Through	: Moderate, Area . out	Affected .	: 50%			
		etration, E. : North Fa	xtent : Moderate, A acade	Area Affe	cted : 10%			
Parapets	1,000/			LIEE	* *	-	¢7.600	
Masonry: Limestone	_	_	Extent : Moderate	LIFE , Area Aj		5	\$7,600	
	Location	: Through	out					
Roof	Location	: Through	out					
Roof Clay Tile	100%	Now	\$24,700 eents, Extent : Mode	2031 erate, Ar	* * ea Affected : 10%			
	100% Broken/Mis	Now	\$24,700 ents, Extent : Mode					
	100% Broken/Mis Location	Now ssing Elem : Through	\$24,700 ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	100% Broken/Mix Location Drains Inac Location	Now ssing Elem : Through d/Misposn : North Sid	\$24,700 nents, Extent : Mode out , Extent : Moderate de	erate, Ar e, Area Ą	ea Affected : 10% ffected : 20%			
	100% Broken/Mi. Location Drains Ina. Location Water Pena	Now ssing Elem : Through d/Misposn : North Sid etration, E	\$24,700 nents, Extent : Modeout , Extent : Moderate de ktent : Moderate, A	erate, Ar e, Area Ą	ea Affected : 10% ffected : 20%			
Clay Tile	100% Broken/Mi. Location Drains Ina. Location Water Pena	Now ssing Elem : Through d/Misposn : North Sid etration, E	\$24,700 nents, Extent : Mode out , Extent : Moderate de	erate, Ar e, Area Ą	ea Affected : 10% ffected : 20%			
Clay Tile	100% Broken/Mi. Location Drains Ina. Location Water Pena	Now ssing Elem : Through d/Misposn : North Sid etration, E	\$24,700 nents, Extent : Modeout , Extent : Moderate de ktent : Moderate, A	erate, Ar e, Area Ą	ea Affected : 10% ffected : 20%			
Clay Tile tterior Floors	100% Broken/Mis Location Drains Ina Location Water Pene	Now ssing Elem : Through d/Misposn : North Sid etration, E	\$24,700 nents, Extent : Modeout , Extent : Moderate de ktent : Moderate, A	erate, Ar e, Area A Area Affe	ea Affected : 10% ffected : 20% cted : 10%	2	\$24.400	
Clay Tile sterior Floors Carpet	100% Broken/Mis Location Drains Inac Location Water Pene Location	Now ssing Elem : Through d/Misposn : North Sid etration, E	\$24,700 nents, Extent : Modeout , Extent : Moderate de ktent : Moderate, A	erate, Area A Area Affec 2020	ea Affected : 10% ffected : 20%	3 5	\$34,400 \$4,200	
Clay Tile aterior Floors Carpet Cast in Place Concrete	100% Broken/Mis Location Drains Ina. Location Water Pena Location 45% 5%	Now ssing Elem : Through d/Misposn : North Sid etration, E	\$24,700 nents, Extent : Modeout , Extent : Moderate de ktent : Moderate, A	erate, Area A Area Affec 2020 LIFE	ea Affected : 10% ffected : 20% cted : 10% \$234,500	5	\$4,200	
Clay Tile aterior Floors Carpet Cast in Place Concrete Ceramic Tile	100% Broken/Mis Location Drains Ina Location Water Pene Location 45% 5%	Now ssing Elem : Through d/Misposn : North Sid etration, E	\$24,700 nents, Extent : Modeout , Extent : Moderate de ktent : Moderate, A	erate, Area A Area Affect 2020 LIFE 2030	ea Affected : 10% ffected : 20% cted : 10% \$234,500 **	5 5	\$4,200 \$1,900	
Clay Tile nterior Floors Carpet Cast in Place Concrete	100% Broken/Mis Location Drains Ina. Location Water Pena Location 45% 5%	Now ssing Elem : Through d/Misposn : North Sid etration, E	\$24,700 nents, Extent : Modeout , Extent : Moderate de ktent : Moderate, A	erate, Area A Area Affec 2020 LIFE	ea Affected : 10% ffected : 20% cted : 10% \$234,500 ** **	5	\$4,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4126

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	85%	Now	\$40,700	LIFE	* *	5	\$55,100	
	e e	Crumbling, : Stair At I	Extent : Moderate North Side	, Area A	ffected : 10%			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Stair At	North Side					
Masonry: Brick	5%			LIFE	* *			
Granite Panels	5%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$21,600	
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$13,000	2034	* *	5	\$15,000	
	Staining/Discoloring, Extent: Moderate, Area Affected: 10% Location: Offices 414 And 415							
			xtent : Moderate, A 114 And 415	rea Affe	cted : 5%			
Gypsum Board	30%	Now	\$13,900	LIFE	* *	5	\$16,100	
	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Stair At	North Side					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Fourth F	Floor, Stair At Nort	h Side				

Electrical	Current Repair	Future Repl	acement	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2041	* *	5	\$100		
	Other Observation, Extent: Modera	te, Area Affected : .	100%				
	Location : Electrical Room						
	Explanation: 1- Electrical Service	,Rated @ 1200a					
Switchgear / Switchboard							
Fused Disc Sw	100%	2041	* *	5	\$100		
Raceway							
Conduit	100%	2041	* *	1			
Panelboards							
Molded Case Bkrs	100%	2037	* *	5	\$700		
Wiring							
Thermoplastic	100%	2041	* *	1			
Motor Controllers							
Locally Mounted	100%	2034	* *	5	\$200		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$400		
Lighting							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4126

Electrical	Current Repair	Futur	e Replacement	M						
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Lighting										
Interior Lighting										
Fluorescent	55%	2026	\$181,900	10	\$12,900					
	Other Observation, Extent: I		ected : 100%							
	Location : Throughout The Explanation : T-8 Lamps	Бинату								
Elyamasaant	15%	2026	\$40,600	10	\$2.500					
Fluorescent			\$49,600	10	\$3,500					
	Location : Some Areas	Other Observation, Extent : Moderate, Area Affected : 100% Location : Some Areas								
	Explanation: T-5 Lamps									
Fluorescent	15%	2026	\$49,600	10	\$3,500					
Tuorescent	Other Observation, Extent : I			10	Ψ2,200					
	Location : Some Areas	. 33								
	Explanation : Compact Flu	orescent Lights								
Incandescent	15%	2021	\$49,600	2	\$100					
	Other Observation, Extent : I	Moderate, Area Affe	ected : 100%							
	Location : Exhibit Area									
	Explanation: Track Lights									
Egress Lighting										
Emergency, Battery	50%	2026	\$18,400	10	\$3,100					
Exit, LED	50%	2049	* *	1						
Exterior Lighting	200/	2021	¢17.500	2						
Incandescent	20% Other Observation, Extent: 1	2021 Moderate Area Affa	\$17,500	2						
	Location: Front Entrance	noueraie, mea mje	cieu . 10070							
	Explanation: 2 Incandesce	nt Lights Only								
No Component	80%									
Alarm	2070									
Security System										
Generic	100%	2021	\$82,500	1	\$9,500					
	Other Observation, Extent : 1		ected : 100%							
	Location : Throughout The	Building								
	Explanation: Intrusion Ala		ional; Internet Pro	tocol Dig	gital Video					
Fire/Smoke Detection	Surveillance System Is Fund	спопаі.								
Generic	100%	2021	\$282,500	1-3	\$15,700					
Generic	Other Observation, Extent : I			1-3	Ψ15,700					
	Location : 1st Floor	, 111 1111								
	Explanation : Fire Alarm S	ystem Is Functional	; Fire Control Par	ıel Is Ada	dressable.					

Mechanical	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2031	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4126

Mechanical	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•			•				
Conversion Equipment								
Hot Water Boiler	100%			2026	\$61,400	1	\$12,600	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Basemen	t					
	Explana	tion : 5 Uni	its					
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$1,900	
Terminal Devices								
Air Handler	50%			2026	\$73,500	1	\$7,900	
Fan Coil Unit/Heat	50%			2026	\$204,200	1	\$4,100	
Air Conditioning								
Energy Source					_	_		
Electricity	100%			2037	* *	1		
Conversion Equipment								
Reciprocating	80%			2026	\$74,100	1	\$9,500	
Compr/Chiller								
No Component	20%							
Distribution								
Chilled Wtr Pipe/Pump	80%			2041	* *	4	\$1,500	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2026	\$37,100	1	\$6,300	
Fan Coil - Cooling	40%			2026	\$67,200	1	\$3,300	
No Component	20%							
Heat Rejection								
Evap Condenser	80%			2026	\$14,200	2	\$14,200	
No Component	20%							
Ventilation								
Distribution	1005					2.5	41.3 00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,200	
Exhaust Fans	1005			2025	#20.46 2	_	4000	
Interior	100%			2026	\$30,100	2	\$800	
Plumbing								
H/C Water Piping	1000			2021	* *	1		
Brass/Copper	100%			2031	* *	1		
Water Heater	1000			2020	4.20 2	2	# 400	
Gas Fired	100%			2020	\$6,300	2	\$400	
Sanitary Piping	1000			LIDE	* *			
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)	1000			2021	611.000	,	40.500	
Electric	100%			2021	\$11,800	4	\$2,500	
Fixtures	1000							
Generic	100%							
7 4 : 1 T 4								

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 POLICE MUSEUM (OLD 1ST PRECINCT)

Asset #: 4126

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Vertical Transport

Elevators

Hydraulic 100% LIFE **

Other Observation, Extent: Light, Area Affected: 100%

Location: (1) B-4 (1) 4-5 (1) 1- M

Explanation: 3 Units

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$109,500	
Electrical		\$84,600
Total	\$109,500	\$84,600
Importance Code A	\$109,500	
Importance Code B		\$84,600
Total	\$109,500	\$84,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$8,600		\$800	
Interior Architecture	\$10,200		\$300	\$400
Electrical	\$9,700		\$100	
Mechanical	\$1,100	\$300	\$1,100	\$200
Total	\$29,500	\$300	\$2,300	\$700
Importance Code A	\$8,700	\$100	\$900	\$100
Importance Code B	\$14,200	\$200	\$1,100	\$600
Importance Code C	\$6,700		\$200	
Total	\$29,500	\$300	\$2,300	\$700



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN EDUCATION BLDG

Asset #: 2235

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
kterior								
Exterior Walls						_		
Concrete Masonry Unit				LIFE	* *	5	\$1,000	
Stucco Cement	90%	Now	\$49,800	2031	**	5	\$8,800	
		_	nents, Extent : Mod	erate, Ar	ea Affected : 15%			
		: Through		A CC	4-1-100/			
	_	nscoioring : At Main	, Extent : Severe, A	rea А IJес	rtea : 10%			
			Entrance Extent : Severe, Are	a Affaata	J . 100/			
			e Lobby And Classi					
Windows	Locuiton	. Entrance	e Loody And Ciassi	oom Auj	<u>исені 10 L000у</u>			
Aluminum	100%	2-4	\$59,800	2051	* *	5	\$700	
Aummum			nt : Moderate, Area		1 : 35%	3	Ψ700	
	-	: Through		11,500,000				
		_	ent : Moderate, Are	a Affecte	d : 50%			
	•	: Through		33				
Parapets								
Metal Panel	5%			2036	* *	5	\$100	
Stucco Cement	95%			2024	\$19,800	5	\$1,600	
Roof								
Asphalt Shingle	10%			2022	\$2,600	10	\$100	
Built-Up (BUR)	65%			2021	\$22,100	10	\$4,900	
Metal Panel	20%	Now	\$800	2031	**			
			iss, Extent : Severe	, Area Af	fected : 10%			
			nd South Facades					
Sloped Glazing	5%	0-2	\$2,200	LIFE	* *	5	\$5,100	
		_	nents, Extent : Mod	erate, Ar	ea Affected : 10%			
			ane At Entrance					
		_	Extent : Moderate, A		cted : 25%			
	Location	: Around	Frame At Entrance					
terior								
Floors Cast in Place Concrete	10%			LIFE	* *	5	\$1,700	
Ceramic Tile	5%			2029	* *	5	\$200	
Vinyl Tile	45%			2029	\$14,600	3	\$200 \$900	
Vinyl Tile Vinyl Tile	40%			2020	\$13,000	3	\$800	
Interior Walls	1070			2021	Ψ13,000		Ψ000	
Ceramic Tile	5%			2029	* *	5	\$400	
Concrete Masonry Unit	25%			LIFE	* *	5	\$1,500	
Gypsum Board	70%			LIFE	* *	5-10	\$9,100	
Ceilings								
Exposed Concrete	10%			LIFE	* *	5-10	\$500	
Gypsum Board	90%	Now	\$1,800	LIFE	* *	5	\$4,600	
	Cracking/	Crumbling	Extent : Moderate	, Area Aj	fected : 15%			
	Location	: Room W	ith Water Main					

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futur	e Replacement	М	aintenance	
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	\$1,400	5		
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrica		. 10 20	20.4			
D	Explanat	ion : Main	Service Switch Ra	ted @ 20	00 Amperes			
Raceway Conduit	50%			2026	\$15,300	1		
Conduit	50%			2026	\$15,500 **	1 1		
Panelboards	30%			2030		1		
Fused Disc Sw	5%			2034	* *	5		
Molded Case Bkrs	45%			2025	\$6,600	5		
Molded Case Bkrs	50%			2034	**	5		
Wiring	2070			2051				
Thermoplastic	75%			2026	\$20,300	1		
Thermoplastic	25%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2024	\$14,800	5		
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,300	LIFE	* *	5		
		ervation, E : Water M	Extent : Moderate, A Iain	Area Affe	ected : 100%			
	Explanat	ion : Corre	oded					
Lighting								
Interior Lighting								
Fluorescent	15%	п.	36.1 . 4 . 4	2021	\$12,700	10	\$400	
	_		Moderate, Area Aj	fected:	100%			
		: Electrica	и коот					
Fluorescent	85%			2026	\$71,900	10	\$2,000	
	_		Moderate, Area Aff	ected : 1	00%			
	Location	: Ihrough	out The Building					
Egress Lighting	1000/			2021	\$400	1		
Exit, Service	100%			2021	\$400	1		
Exterior Lighting	1000/			2026	¢0.700	10		
HID	100%			2026	\$9,700	10		
Lightning Protection								
Arresters/Cabling Generic	100%			2029	* *	5	\$100	
Alarm	10070			2027		J	\$100	
Security System								
No Component	70%							
Generic	30%			2026	\$2,300	1	\$300	
Generic		ervation. F	Extent : Moderate, A			1	Ψ500	
		: Outside			1.1.1.1.1.0.7.0			
			TV Surveillance C	amera				
			TV Surveillance C	amera				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN EDUCATION BLDG

Asset #: 2235

Mechanical		Current F	Repair	Futur	e Replacemer	nt	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	1.000/			2026		* *			
Natural Gas	100%			2036		-11-	1		
Conversion Equipment Hot Water Boiler	100%			2039	:	* *	1	\$1,300	
Hot water Boller		ervation F	xtent : Light, Area		. 100%		1	\$1,500	
		: First Flo	_	Пуссиси	. 10070				
			ural Gas Fired Ho	t Water l	Boiler				
Distribution	Explana		wat Gus I wea 110	· · · · · · · · · · · · · · · · · · ·	<i>soner</i>				
Hot Wtr Piping/Pump	100%			2034	:	* *	4	\$200	
Terminal Devices									
Convector/Radiator	100%			2031	:	* *	1	\$900	
Air Conditioning									
Energy Source									
Electricity	100%			2034	:	* *	1		
Conversion Equipment									
Ext Pkg Unit - Cooling	100%			2026	\$11,8	300	2	\$200	
Distribution									
Ductwork/Diffusers	100%			LIFE	:	* *	2	\$4,300	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2036	:	* *	1		
Water Heater	400								
Electric	100%			2025		100	4		
		tallation, E 1 : Boiler R	Extent : Light, Area oom	Affected	! : 100%				
Sanitary Piping						_			
Cast Iron	100%			LIFE	:	* *	1		
Storm Drain Piping									
Cast Iron	100%			LIFE		* *	1		
			oderate, Area Affe						
			er Of Roof Near Gr						
	Other Observation, Extent : Light, Area Affected : 100% Location : Around Perimeter Of Roof								
				- C I	U 1 C	1	D::		
Eintenne	Expiana	non : Lead	ers And Gutters Int	o Cast Ir	on Unaer Gro	und	riping		
Fixtures	100%								
Generic	100%								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : OUEENS 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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$239,800	\$110,100
Total	\$239,800	\$110,100
Importance Code A	\$239,800	\$110,100
Total	\$239,800	\$110,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$37,600		\$400	
Interior Architecture	\$37,400			
Electrical	\$2,200		\$100	\$100
Mechanical	\$100	\$200	\$400	\$100
Total	\$77,300	\$200	\$900	\$100
Importance Code A	\$37,600		\$400	
Importance Code B	\$10,100	\$200	\$500	\$100
Importance Code C	\$29,500			
Total	\$77,300	\$200	\$900	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific 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 Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	4.504	Φ2 500	2021	ate ate	_	4000	
Stucco Cement	15% Now Cracking/Crumbling, E. Location: Building Bo		2031 , Area Aff	* * fected : 10%	5	\$800	
	Staining/Discoloring, E Location: Throughou		, Area Afj	fected : 30%			
Window Wall	85% Now Glazing Broken/Cracke Location: Throughou		2036 rate, Ared	* * a Affected : 20%	5	\$6,800	
Windows							
Aluminum	95% Now Broken/Missing Elemen Location : Throughou		2051 erate, Are	* * a Affected : 25%	5	\$600	
Metal Louvers	5%		2029	* *	10	\$400	
Roof							
Sloped Glazing	100% Now Glazing Broken/Cracke Location: Throughou	t			5	\$110,100	
	Water Penetration, Exte Location : Throughou		rea Affec	ted : 20%			
Interior							
Floors	1000/		LIEE	* *	_	¢15.700	
Cast in Place Concrete	100% Misaligned/Bulging, Ex Location : Along Cent		LIFE ea Affecte		5	\$15,700	
Interior Walls							
Cast in Place Concrete	100% Now Cracking/Crumbling, E. Location : Throughou		LIFE , Area Aff	* * fected : 25%			

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e 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	\$7,300	5	\$100	
Wiring							
Thermoplastic	100%		2026	\$8,000	1		
Motor Controllers							
Locally Mounted	100%		2024	\$7,000	5		

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN GREENHOUSE

Asset #: 2234

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2021	\$12,200	10	\$2,200	
	T-12 Lamps, Extent : Mo Location : Throughout		100%			
Lightning Protection						
Arresters/Cabling						
Generic	100%	2029	* *	5	\$100	
Alarm						
Security System						
No Component	80%					
Generic	20%	2021	\$1,400	1	\$200	
	Other Observation, Exter	nt : Moderate, Area Affe	cted : 100%			
	Location : Outside					
	Explanation: CCTV	Surveillance Camera S	ystem			

Mechanical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
HTHW/HW	100%	2036		1		
	Other Observation, Exte	nt : Light, Area Affected	d: 100%			
	Location: Education E	Building				
	Explanation: Hot Wat	er Provided From Adja	cent Building			
Distribution						
Hot Wtr Piping/Pump	100%	2034	* *	4	\$200	
Terminal Devices						
Convector/Radiator	100%	2031	* *	1	\$800	
Ventilation						
Exhaust Fans						
Wall Unit	100%	2026	\$3,500	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
Water Heater						
Electric	100%	2019	\$400	4		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$70,400	\$41,100
Total	\$70,400	\$41,100
Importance Code A	\$70,400	\$41,100
Total	\$70,400	\$41,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$37,500			
Interior Architecture	\$6,100		\$100	
Electrical	\$1,300			
Mechanical	\$100	\$100	\$300	\$100
Total	\$45,000	\$100	\$400	\$100
Importance Code A	\$37,500			
Importance Code B	\$6,100	\$100	\$400	\$100
Importance Code C	\$1,500			
Total	\$45,000	\$100	\$400	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE

Asset #: 2233

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	15%			2036	* *	5-10	\$3,800	
Stucco Cement	35%		\$4,600	2031	* *	5	\$1,600	
		_	nents, Extent : Mod erimeter Walls	erate, Ar	ea Affected : 20%			
Window Wall	50%	Now	\$4,400	2036	* *	5	\$3,500	
	_	roken/Crac ı : Through	ked, Extent : Mode out	rate, Are	ea Affected : 15%			
Windows								
Aluminum	100%		\$24,000	2051	* *	5	\$300	
		issing Elen 1 : Through	nents, Extent : Mod out	erate, Ar	ea Affected : 20%			
	Glazing B	roken/Crac	ked, Extent : Mode	rate, Are	ea Affected : 25%			
	Location	ı : Through	out					
Roof								
Metal Panel	40%		\$4,500	2031	* *			
			iss, Extent : Modero nd South Facades	ate, Area	Affected: 20%			
Sloped Glazing	60%	Now	\$70,400	LIFE	* *	5	\$41,100	
		roken/Crac ı : Through	ked, Extent : Mode out	rate, Are	ea Affected : 20%			
nterior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	\$8,500	
Ceramic Tile	10%			2029	* *	5	\$200	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	\$3,000	
Ceilings		0.5	** 0-		a .	_	** ~ ~ -	
Gypsum Board	25%	0-2	\$200	LIFE	**	5	\$300	
			nents, Extent : Mod r Main	erate, Ar	ea Affected : 25%			
		ı : By Wate	r wull					
Metal Panel	15%			LIFE	* *	5	\$400	
No Component	60%							

lectrical		Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Raceway							
Conduit	100%		2026	\$3,700	1		
Panelboards							
Molded Case Bkrs	100%		2025	\$7,300	5		
Wiring							
Thermoplastic	100%		2026	\$8,000	1		

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE

Asset #: 2233

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2021	\$7,300	10	\$1,300	
	T-12 Lamps, Extent : Moderate, A	Area Affected : 100	0%			
	Location : Throughout The Buil	ding				
Egress Lighting						
Exit, Service	100%	2021	\$400	1		
Exterior Lighting						
HID	100%	2021	\$5,300	10		
Alarm						
Security System						
No Component	80%					
Generic	20%	2021	\$900	1	\$100	
	Other Observation, Extent: Mode	erate, Area Affecte	d: 100%			
	Location: Outside					
	Explanation : C C T V Surveille	ance Camera				

Mechanical	Current R	epair	Futur	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
HTHW/HW	100%		2036	* *	1		
	Other Observation, Ex	ctent : Light, Area Aj	ffected	: 100%			
	Location: Education	ı Building					
	Explanation: Hot W	ater Provided From	Adjace	ent Building			
Distribution							
Hot Wtr Piping/Pump	100%	<u>'</u>	2034	* *	4	\$100	
Terminal Devices							
Convector/Radiator	100%		2031	* *	1	\$500	
Ventilation							
Exhaust Fans							
Wall Unit	100%	,	2026	\$2,100	2		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	,	2036	* *	1		
Water Heater							
Electric	100%	,	2019	\$200	4		
Sanitary Piping							
Cast Iron	100%]	LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%]	LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : QUEENS BOTANICAL GARDEN MAINTENANCE & 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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$400	\$1,500	\$800	
Interior Architecture	\$5,000		\$100	
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$500	\$300	\$500	\$300
Total	\$6,100	\$1,800	\$1,400	\$300
Importance Code A	\$800	\$1,600	\$1,100	\$100
Importance Code B	\$3,900	\$200	\$200	\$300
Importance Code C	\$1,500		\$100	
Total	\$6,100	\$1,800	\$1,400	\$300



Maintenance \$ are aggregated over a ten-year period. Site specific 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 & HORTICULTURE

Asset #: 2236

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	10%			2039	* *	5	\$1,500	
Metal Panel	70%	Now	\$400	2052	* *	5	\$5,400	
	-	/Dented, Ex n : West Fac	xtent : Moderate, A. cade	rea Affeo	cted : 5%			
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	\$3,400	
Ceramic Tile	5%			2039	* *	5		
Vinyl Tile	10%			2034	* *	3		
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$100	
Gypsum Board	30%			LIFE	* *	5-10	\$1,200	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 5%			
	Location	ı : Above W	indow In South Fac	cing Lou	nge / Office			
Metal Panel	65%			LIFE	* *	10	\$700	
Ceilings								
Exposed Struc: Steel	90%			LIFE	* *	10	\$1,700	
Gypsum Board	10%			LIFE	* *	5-10	\$300	

Electrical	Current Repa	ir Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5		
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Electrical Ro	oom				
	Explanation : Main Serv	vice Switch Rated @ 400	O Amperes			
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.

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN MAINTENANCE & HORTICULTURE

Asset #: 2236

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2031	* *	10	\$3,700	
	T-5 Lamps, Extent: Moderate Location: Throughout The	==				
HID	10%	2031	* *	10		
Exterior Lighting						
Fluorescent	100%	2031	* *	10	\$400	
	Compact Fluorescent Light, I Location : Outside	Extent : Moderate, Area 1	Affected : 100	0%		
Alarm						
Security System						
No Component	70%					
Generic	30%	2031	* *	1	\$500	
	Other Observation, Extent : N	Aoderate, Area Affected	: 100%			
	Location : Outside , Repair	Shops				
	Explanation: CCTV Surv	veillance Cameras				

Mechanical	Current Repair	Future Repl	acement	M	aintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Electricity	10%	2052	* *	1				
Natural Gas	90%	2052	* *	1				
Conversion Equipment								
Furnace	25%	2031	* *	1	\$600			
	Other Observation, Extent : Light, Area Affected : 90%							
	Location: Throughout Off	ice Space						
	Explanation : 4 Through T	he Wall Gas Fired Space H	eaters					
Heat Pump	10%	2027	* *	2	\$100			
•	Other Observation, Extent:	Light, Area Affected : 100%	ó					
	Location : Offices							
	Explanation: 2 Wall Hung	Heat Pumps						
	Provides Heating For Two	Offices.						
Radiant Heater	65%	2031	* *	2	\$1,400			
	Other Observation, Extent:	Light, Area Affected : 100%	ó		. ,			
	Location : Maintenance And Horticulture Shops							
	Explanation: 2 Gas Fired	=						
Air Conditioning								
Energy Source								
Electricity	100%	2048	* *	1				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN MAINTENANCE & HORTICULTURE

Asset #: 2236

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Int Pkg Unit - Cooling	15%		2027	* *	2		
	Other Observation, Ex		fected	: 100%			
	Location : Various C						
	Explanation: Wall F						
Window/Wall Unit	25%	,	2024	\$2,300	1		
No Component	10%						
	Other Observation, Ex	tent : Light, Area A <u>f</u>	ffected	: 0%			
	Location: Offices						
	Explanation : The H	eat Pumps Are Acco	ounted	For Under Heatin	g Convei	rsion Equipment	
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	\$700	4		
Sanitary Piping							
Cast Iron	100%]	LIFE	* *	1		
Storm Drain Piping							
Plastic/PVC	100%		2043	* *	1		
Backflow Preventer	4.00-4					**	
Generic	100%		2034	* *	1	\$300	
Fixtures	1000/						
Generic	100%						
Fire Suppression							
Sprinkler	1000/	,	2052	ماد ماد	1.0	Ф1 200	
Generic	100%		2052	* *	1-2	\$1,300	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : OUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING

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 2017 - 2020	FY 2021 - 2026
Interior Architecture	\$47,100	\$47,100
Total	\$47,100	\$47,100
Importance Code B	\$47,100	\$47,100
Total	\$47,100	\$47,100

Total	\$108,400	\$12,900	\$8,200	\$8,000
Importance Code C	\$3,100		\$200	
Importance Code B	\$44,400	\$9,200	\$8,000	\$7,000
Importance Code A	\$61,000	\$3,700		\$1,000
Total	\$108,400	\$12,900	\$8,200	\$8,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$7,200	\$4,300	\$3,300	\$3,900
Electrical	\$600	\$200	\$200	\$200
Interior Architecture	\$35,600	\$1,800	\$800	
Exterior Architecture	\$61,000	\$2,700		
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2232

rchitecture		Current I	Repair	Futur	e Replacemen	nt	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority
terior									
Exterior Walls									
Cast in Place Concrete	35%			LIFE		* *	5	\$38,700	
Metal Panel	10%			2052		* *	5-10	\$7,600	
Window Wall	10%			2052		* *	5	\$4,100	
Wood		0-2 ed Finish, : South Fo	\$12,700 Extent : Light, Are	2039 a Affecte		* *	5	\$12,400	
Windows	Locuiton	. South Fe	icuae						
Aluminum	100%			2048	:	* *	5	\$2,800	
Auminum	Recent Rep		ent, Extent : Light, Shading Devices		ected : 100%		3	Ψ2,000	
Parapets									
Cast in Place Concrete	50%			LIFE	:	* *	5	\$12,800	
Metal Panel	25%			2052	:	* *	5	\$1,200	
Metal Rail	15%			2043	:	* *	5-10	\$3,400	
Pre-Cast Concrete	10%	Now	\$400	LIFE		* *	5	\$800	
			d, Extent : Severe, . le Of Coping Stone						
Roof									
Cast in Place Concrete	Location	: Over Au				* *	10	\$6,700	
IDMA/Destes 4		ion : Gree	n Roof With Vegeto			* *	10	¢4.000	
IRMA/Protected Membrane	30%	D 6 E		2034		* *	10	\$4,800	
	Location	: Through							
			ent : Moderate, Are appers Blocked By						
	_		Extent : Moderate, out 2nd Floor Roof		ected : 20%				
			Extent : Moderate, 1 I Floor Roof	Area Affe	ected : 40%				
		ion : Solar							
IRMA/Protected Membrane	5%			2034	:	* *	10	\$800	
Monorale			Extent : Moderate, ditorium Wing	Area Af	fected : 100%				
Single Ply Membrane			tent : Moderate, A	2034 rea Affec		* *	10	\$5,600	
		: Through							
	Location	: Canopy	Extent : Moderate, 1 Over Open Space						
	Explanat	ion : This	Roof Is Used For V	Vater Co	llection				
Sloped Glazing	5%			LIFE		* *	5	\$21,300	

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.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2232

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	5%			2027	* *	3	\$1,800	
Cast in Place Concrete	90%			LIFE	* *	5	\$94,300	
Ceramic Tile	5%			2039	* *	5	\$1,200	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$400	
Concrete Masonry Unit	50%			LIFE	* *	5	\$2,800	
Gypsum Board	40%	0-2	\$200	LIFE	* *	5	\$1,700	
			xtent : Severe, Ared uditorium Windows	55				
Wood	5%			LIFE	* *	5	\$2,800	
Ceilings								
AcousTileSusp.Lay-In	10%			2043	* *	5	\$2,400	
Exposed Concrete	30%			LIFE	* *	5-10	\$9,000	
Gypsum Board	30%			LIFE	* *	5-10	\$24,700	
		ietration, E i : Auditorii	xtent : Moderate, A um Ceiling	Area Affe	cted : 5%			
Metal Panel	30%			LIFE	* *	5	\$18,000	
			Extent : Moderate, A de Of Open Canopy	00	ected : 100%			
	Explana	tion : Roof	Above Is Used As A	A Water (Collector			

lectrical	Current Repair	Future Repla	cement	M	aintenance	
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$100	
	Other Observation, Extent:		00%			
	Location : Electrical Room	5				
	Explanation : Main Service Amperes For Solar Panels	Switch Rated @ 2000 Amp	eres And 3	- 60 Amp	eres, 3- 30	
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 Controllers						
Locally Mounted	20%	2039	* *	5		
Variable Frequency	80%	2039	* *			
Drive						

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2232

Electrical	Current R	Current Repair F		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	
Lighting							
Interior Lighting	0.40/		2021	* *	10	¢12.000	
Fluorescent	94%	r 1 . A ACC	2031		10	\$13,800	
	T-5 Lamps, Extent : M Location : Througho		ectea : 10	00%			
Fluorescent	5%		2031	* *	10	\$700	
	Compact Fluorescent	Light, Extent : Mo		Area Affected : 100		,	
	Location : Basement	t, Auditorium					
LED	1%		2031	* *			
Egress Lighting							
Emergency, Battery	50%		2031	* *	10	\$1,900	
Exit, LED	50%		2054	* *	1		
Exterior Lighting							
Fluorescent	50%		2031	* *	10	\$700	
	Compact Fluorescent Location : Outside	Light, Extent : Mo	derate, A	Area Affected : 100	0%		
LED	50%		2031	* *			
Alarm							
Security System	5 00/						
No Component	70%		2021	* *	1	φ1 COO	
Generic	30%		2031		1	\$1,800	
	Other Observation, Ex		Area Affe	ctea : 100%			
	Location : Hallways Explanation : C C T	•	amera S	vstam			
Fire/Smoke Detection	Елрининоп . С С 1	, Surveillance C	инсти Б	ysiciit			
Generic, Digital	100%		2031	* *			
25,212, 218,41	Other Observation, Ex	ctent : Moderate, A		cted : 100%			
	Location: Througho		33 -				
	Explanation : Strobe	_	ull Statio	ons, Horns, Alarm	Bells, Sn	noke Detectors	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2052	* *	1		
Conversion Equipment						
Heat Pump	100%	2030	* *	2	\$4,900	
-	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location: Basement					
	Explanation: 8 Water To Water Heat	Pumps				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2232

Mechanical	Current	Current Repair Future Replace		eplacement	М	aintenance	nance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%		2048	* *	4	\$800		
		Extent : Light, Area	Affected: 1	00%				
	Location: Throug		n					
	Explanation : Dua	ıl Temperature Wate	er Piping Ob	served				
Terminal Devices	0.007		2024	* *		Φ 7 000		
Air Handler	80%		2034	**	1	\$7,900		
Fan Coil Unit/Heat	20%		2034	* *	1	\$1,000		
Air Conditioning								
Energy Source	1,000/		2049	* *	1			
Electricity	100%		2048		1			
Terminal Devices	500/		2024	* *	1	¢5,000		
Air Handler/Cool/Ht	50%		2034	* *	1	\$5,000		
Induction Unit	50%	Extent : Light, Area	2034		1	\$2,600		
	Location : Throug		Ајјестеа : 1	00%				
	_			_				
Heat Delegation	Explanation: var	iable Air Volume Te	rminai Unit	<u> </u>				
Heat Rejection Geothermal	100%		2061	* *	1			
Ventilation	100%		2001		1			
Distribution								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$14,100		
Exhaust Fans	10070		LIITE		2-3	\$14,100		
Interior	100%		2034	* *	2	\$500		
Plumbing	10070		2034			\$500		
H/C Water Piping								
Brass/Copper	100%		2052	* *	1			
Water Heater	10070		2032					
Electric	100%		2024	\$2,400	4	\$100		
Sanitary Piping	10070		2024	Ψ2,400		Ψ100		
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	10070		LIIL		1			
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)	10070		LIIL		1			
Rigid Piping	100%		2034	* *	4	\$2,500		
Backflow Preventer	10070		2034			Ψ2,300		
Generic	100%		2034	* *	1	\$1,000		
Fixtures	10070		2031			Ψ1,000		
Generic	100%							
Vertical Transport	10070							
Elevators								
Hydraulic	100%		LIFE	* *				
11, aradic		Extent : Light, Area		00%				
	Location: 1-2 Flo	_	JJ 1					
	Explanation: 1 U							
Eiro Cunnrassion	Zap amanon . 1 O							

Fire Suppression

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING

Asset #: 2232

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler				
Generic	100%	2052 **	1-2 \$4,500	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : QUEENS MUSEUM

Address : FLUSHING MEADOWS CORONA PARK GRAND CENTRAL PARKWAY

Borough : QUEENS Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,610,000	\$310,900
Interior Architecture		\$368,600
Electrical		\$845,300
Mechanical	\$88,400	\$384,700
Total	\$1,698,400	\$1,909,500
Importance Code A	\$1,610,000	\$331,400
Importance Code B	\$88,400	\$1,533,700
Importance Code C		\$44,500
Total	\$1,698,400	\$1.909.500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$24,200	\$300		
Interior Architecture	\$42,500	\$34,000	\$7,900	\$5,100
Electrical	\$11,500	\$12,000	\$11,500	\$32,400
Mechanical	\$79,900	\$50,600	\$85,500	\$48,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$166,000	\$104,700	\$112,800	\$93,600
Importance Code A	\$37,800	\$13,800	\$13,600	\$13,900
Importance Code B	\$111,200	\$90,900	\$96,500	\$79,600
Importance Code C	\$17,100		\$2,700	
Total	\$166,000	\$104,700	\$112,800	\$93,600



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1551

	_		Repair	. atai	e Replacement		aintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Glazed Ceramic Panel	Location Jnt Morta Location Other Obs	issing Elem i : Penthou r Miss/Erod i : Building	\$59,700 nents, Extent : Seve se, South Facade, \ d, Extent : Moderat Base, Penthouse Extent : Moderate, \(\) Base	West Fac te, Area A	ade Affected : 10%	5	\$29,200	
		tion : Paite						
Granite Panels Panel/Paver: Limestone	5% 55% Cracking/	Now Crumbling,	\$1,463,400 Extent: Moderate	LIFE LIFE c, Area A	* * * * ffected : 20%	5 5	\$4,700 \$51,400	
	Jnt Morta Location Other Obs Location	r Miss/Eroo a : West Fac servation, E a : Through	d, Extent : Modera cade, East Facade Extent : Moderate, A					
Pre-Cast Concrete	5%		<u></u>	LIFE	* *	5	\$20,300	
Pre-Cast Concrete	15%			LIFE	* *	5	\$60,800	
Window Wall		place Evide	\$17,600 ent, Extent : Light, I West Facades	2055 Area Affa	* * ected : 100%	5	\$35,100	
Windows								
Aluminum	10% Recent Re Location		ent, Extent : Light,	2050 Area Affa	* * ected : 100%	5	\$100	
Glass Block			\$6,600 d, Extent : Modera se, West Facade	LIFE te, Area A	* * Affected : 50%	5	\$400	
Metal Louvers	5%			2028	* *	10	\$300	
Parapets Metal Panel	100%			2035	* *	5	\$75,900	
Roof Single Ply Membrane		place Evide ı : Over Me	ent, Extent : Light, zzanine	2035 Area Affa	** ected : 100%	10	\$22,600	
Skylight, Metal/Glass			ent, Extent : Light, I Skating Rink	2055 Area Affa	* * ected : 100%	10	\$56,500	
Spray-on Foam	65% Recent Re	place Evide	ent, Extent : Light,	2035 Area Affa	* * ected : 100%	5	\$97,900	

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.

Asset #: 1551

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior	'			•				•	
Floors									
Carpet	5%			2021	\$128,000	3	\$15,400		
	_	Extent : M : At Office	loderate, Area Affe es	cted : 25	%				
Carpet	5%			2026	\$128,000	3	\$20,500		
Cast in Place Concrete	5%			LIFE	* *	5	\$22,500		
Cast in Place Concrete	50%			LIFE	* *	5	\$224,700		
	-	place Evide : Old Skat	ent, Extent : Light, ing Rink	Area Affe	ected : 100%				
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		
	_	place Evide : Old Skat	ent, Extent : Light, ing Area	Area Affe	ected : 100%				
Plaster	5%	Now	\$17,100	LIFE	**	5	\$1,600		
			nents, Extent : Seve	re, Area	Affected: 25%				
	Location: Roof Stairs								
	Cracking/Crumbling, Extent : Severe, Area Affected : 5% Location : Roof Stairs								
	Water Pen	-	xtent : Severe, Are	a Affecte	d : 30%				
Under Construction	15%								
Ceilings	13/0								
Gypsum Board	20%			LIFE	* *	5	\$51,400		
Gypsum Board	10%	Now	\$20,300	LIFE	* *	5	\$25,700		
Сурвині Воаги	Broken/Mi		nents, Extent : Seve			3	\$23,700		
	Cracking/		Extent : Moderate	, Area Aj	ffected : 20%				
Plaster	5%			LIFE	* *	5	\$6,400		
Not Accessible	50%								
		ervation, E	Extent : Light, Area	Affected	: 0%				
			Over Old Skating R						
		_	Component Is Actu		ric.				
Under Construction	15%		<u>. </u>	-					

Electrical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priorit

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1551

ectrical	Current Repair	Future Replacement	Maintenance						
stem	% of Fail Date Estimated Cos	st Year Estimated Cost	Cycle Estimated Cost I	Priorit					
Component	Total (Years)	FY	(Yrs)						
Type									
der 600 Volts Service Equipment									
Fused Disc Sw	50%	2025 \$20,500	5 \$300						
rused Disc 5w	Other Observation, Extent : Moderate		3 \$300						
	Location: Electrical Room 2	e, mea nyjecica . 10070							
	Explanation: Main Service Switch	Rated @ 3000 Amperes							
Fused Disc Sw	50%	2055 **	5 \$300						
Tused Bise SW	Other Observation, Extent : Moderate		σ φσου						
	Location : Electrical Room 1	e, 111 cu 135 cereu 1 1007 v							
	Explanation : Main Service Switch I	Rated @ 4000 Amperes - Rec	ently Installed						
Transformers	1	1							
Dry Type	100%	2030 **	5 \$500						
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Electrical Room 2								
	Explanation : 1000 Kva, 480/277/12	20v							
Switchgear / Switchboard									
Fused Disc Sw	45%	2025 \$35,800	5 \$300						
Fused Disc Sw	45%	2055 * *	5 \$300						
	Recent Installation, Extent: Light, Ar	ea Affected : 100%							
	Location : Electrical Room 1								
Molded Case Bkrs	10%	2055 **	5 \$400						
	Recent Installation, Extent: Light, Ar	ea Affected : 100%							
	Location: Electrical Room 1								
Raceway									
Conduit	50%	2035 **	1						
Conduit	50%	2055 **	1						
	Recent Installation, Extent: Light, Ar								
-	Location: Throughout The Building	3							
Panelboards	100/	2022 **	7						
Fused Disc Sw	10%	2033	5 \$300						
Molded Case Bkrs	40%	2033 ** 2050 **	5 \$1,400						
Molded Case Bkrs	50% Recent Installation Extent : Light Ar		5 \$1,800						
	Recent Installation, Extent: Light, Ar Location: Throughout The Building								
Wiring	Location . Intoughout the Buttang	3							
Thermoplastic	50%	2035 **	1						
Thermoplastic	50%	2055 **	1						
Thermoplastic	Recent Installation, Extent : Light, Ar		1						
	Location: Throughout The Building								
Motor Controllers	0	•							
Locally Mounted	20%	2030 **	5 \$200						
Motor Control Center	40%	2030 **	5 \$1,500						
Variable Frequency	40%	2045 **	1 7						
Drive									
	Recent Installation, Extent: Light, Ar	rea Affected : 100%							
	Location : Mechanical Room								

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.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1551

Electrical	Current Repair	Future Replacemer	nt N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co	ost Cycle (Yrs)	Estimated Cost	Priority
Ground					
Grounding Devices	1000				
Generic	100%	LIFE	** 5	\$2,000	
Stand-by Power					
Transfer Switches Automatic	100%	2045	** 1	\$42,200	
Automatic	Recent Installation, Extent : Light, Are		1	\$42,200	
	Location : Electrical Room 1	a Tyjecica . 10070			
Generators					
Diesel	100%	2040	* * 1	\$53,100	
	Other Observation, Extent : Moderate	, Area Affected : 100%			
	Location : Outside				
-	Explanation : Emergency Generator	Rated @ 360 Kw - Recen	itly Installea	!	
Batteries	100-1				
Lead/Acid	100%	2020 \$1,5	500	\$5,100	
	Recent Installation, Extent: Light, Are	ea Affected : 100%			
E 10	Location : Generator				
Fuel Storage Main Tank	100%	2065	** 5	\$4,000	
Main Tank	Other Observation, Extent : Moderate	2003	** 5	\$4,000	
	Location : Outside	, Area Affectea : 10070			
	Explanation: 275 Gallons Capacity	- Recently Installed			
Lighting	Explanation: 273 Gallons Capacity	Receivity Instance			
Interior Lighting					
Fluorescent	10%	2025 \$162,5	00 10	\$12,600	
	T-12 Lamps, Extent : Moderate, Area	Affected : 100%			
	Location : Offices				
Fluorescent	10%	2030	* * 10	\$12,600	
	T-8 Lamps, Extent : Moderate, Area A	ffected : 100%			
	Location: Mechanical Room				
Fluorescent	5%	2033	* * 10	\$6,300	
	Compact Fluorescent Light, Extent: M	Aoderate, Area Affected :	100%		
	Location : Lobby				
HID	2%	2033	* * 10	\$100	
Incandescent	40%	2033	** 2	\$1,200	
	Other Observation, Extent : Moderate	, Area Affected : 100%			
	Location: New Galleries				
	Explanation: Track Lights				
Incandescent	33%	2025 \$536,2	00 2	\$1,000	
	Other Observation, Extent : Moderate	, Area Affected : 100%			
	Location : Old Galleries				
	Explanation: Track Lights				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1551

Electrical	Current Re	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2025	\$90,400	10	\$16,600	
Exit, LED	20%	2065	* *	1		
	Recent Installation, Ext	ent : Light, Area Affectea	l : 100%			
	Location: Throughou	t The Building				
Exit, Service	30%	2025	\$10,800	1		
Alarm						
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$15,400	
	Other Observation, Exte	ent : Moderate, Area Affe	ected : 100%			
	Location: Lobby And	Hallways				
	Explanation: CCTV	Surveillance Cameras -	Recently Installed	'		
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *			
	Other Observation, Exte	ent : Moderate, Area Affe	ected : 100%			
	Location: Throughou	t The Building				
	Explanation : Recently Detectors	v Installed - Strobe Light.	s, Manual Pull Stat	tions, Ho	rns And Smoke	

Mechanical		Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	7.7	ail Date Estir (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Natural Gas	100%			2035	* *	1			
Conversion Equipment									
Steam Boiler	100%			2030	* *	1	\$135,900		
	Not in Servi	Not in Service, Extent : Severe, Area Affected : 20%							
	Location:	#1 Boiler							
	Other Obser	vation, Extent .	Light, Area	Affected	: 100%				
	Location:	Basement - Fo	rmer Ice Rink	Side Of	$^{c}Bldg$				
	Explanatio	on: 4 Units							
Distribution									
Steam Piping/Pump	100%	Now	\$46,800	2035	* *	4	\$6,800		
	Malfunction	ing, Extent : M	oderate, Area	ı Affecte	d : 5%				
	Location:	Pneumatic Con	ıtrols						
Terminal Devices									
Air Handler	80%			2030	* *	1	\$67,900		
Convector/Radiator	20%			2030	* *	1	\$8,900		
Air Conditioning									
Energy Source									
Electricity	100%			2041	* *	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1551

Mechanical		Current R	lepair	Futur	e Replacement	М	aintenance	
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				2028	**	1	\$148,500	
	-	igerant, Ext 1 : Penthous	ent : Light, Area A् e	ffected :	100%			
Distribution	1000/			20.45	de de		φ10.100	
Chilled Wtr Pipe/Pump Terminal Devices	100%			2045	* *	4	\$10,100	
Air Handler/Cool/Ht	100%			2030	* *	1	\$84,900	
Heat Rejection							·	
Water Cool Tower Ventilation	100%			2023	\$384,700	2	\$138,100	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$76,500	
Exhaust Fans	0004			2020	ale ale	_	Φ2.400	
Interior Roof	80% 20%			2030 2030	* *	2 2	\$3,400 \$800	
Plumbing	20%			2030			\$600	
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
HW Heat Exchanger	400-				di di		*12 100	
Low Temp	100%		\$41,600 Extent : Severe, Ar	2055	* *	4	\$13,600	
			oo Small To Handl					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			T TEE	* *			
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2025	\$10,800	4	\$2,500	
Sewage Ejector(s)					, -,		1 7	
Electric	100%			2025	\$10,800	4	\$2,500	
Fixtures	1000/							
Generic Vertical Transport	100%							
Elevators								
Hydraulic	100%			LIFE	* *			
			xtent : Light, Area	Affected	: 100%			
	Location							
Eira Sunnyassian	Explana	tion : 2 Uni	ts					
Fire Suppression Standpipe								
Generic	100%			2051	* *	1-5	\$69,200	
Sprinkler							,	
No Component	98%							
Generic	2%			2051	* *	1-2	\$800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : QUEENS THEATRE IN THE PARK

Address : FLUSHING MEADOWS CORONA PARK

Borough : QUEENS Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$51,300	\$260,000
Interior Architecture		\$1,617,100
Electrical	\$123,700	\$1,081,000
Mechanical		\$377,900
Total	\$174,900	\$3,336,000
Importance Code A	\$51,300	\$302,100
Importance Code B	\$123,700	\$1,416,800
Importance Code C		\$1,617,100
Total	\$174.900	\$3,336,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$30,800	\$4,300	\$800	\$10,600
Interior Architecture	\$5,700	\$13,800	\$1,000	\$2,900
Electrical	\$3,200	\$3,900	\$5,700	\$36,000
Mechanical	\$16,900	\$18,300	\$18,400	\$16,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$64,500	\$48,200	\$33,700	\$73,900
Importance Code A	\$32,700	\$6,300	\$2,600	\$12,600
Importance Code B	\$31,800	\$41,400	\$30,700	\$61,300
Importance Code C		\$600	\$400	
Total	\$64,500	\$48,200	\$33,700	\$73,900



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Architecture	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	-		•				•
Exterior Walls							
Cast in Place Concrete	50%		LIFE	* *	5	\$139,000	
Cast in Place Concrete	15%		LIFE	* *	5	\$41,700	
	Other Observation, E. Location: Lobby Ar Explanation: New A	nd Mezzanine Offic Addition Built In 2	ces				
Cast in Place Concrete	10% Now Water Penetration, Ex Location: Manager			* * cted : 10%	5	\$27,800	
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	
	Other Observation, E. Location: Over Me.	zzanine Offices			1.E		
Day Coat Communic	Explanation: This (omponent Is Actu	-	S Panel With Meta		¢2.000	
Pre-Cast Concrete	5%		LIFE	-11-	5	\$2,000	
Roof	5 0/		2060	* *	10	¢£ 400	
Copper/Terne IRMA/Protected	5% 25%		2060 2033	* *	10 10	\$5,400 \$10,800	
Membrane	Vegetation Growth, E	_	Affected	: 5%	10	\$10,800	
	Location : Drain At	Roof Over Second	! Floor O				
IRMA/Protected Membrane	5%	T	2033	**	10	\$2,200	
	Paver Block Ballast, I Location : Over Nev						
Metal Panel	65%		2030	* *	10	\$51,300	
Interior Floors							
Carpet	20%		2024	\$142,800	3	\$17,200	
Carpet	10%		2026	\$71,400	3	\$11,500	
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	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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	\$1,617,100	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	
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Managei	rs Office In Baseme	ent				
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		aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	3	\$100	
	Other Observation, Extent : Modera	ite, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation : Feeder Switch Rated	d @ 600 Amper	es And 4160 Vol	ts		
Transformers						
Dry Type	100%	2023	\$134,200	3	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Electrical Room					
	/Explanation : 750 Kva ,4160-208	120v				
Feeders						
Cable	100%	2024	\$15,100	1		
Raceway						
Conduit	100%	2025	\$40,000	1		
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2025	\$2,500	5	\$200	
	Other Observation, Extent : Modera	ite, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation : 2- Main Service Swi	tches Rated @	2500 Amps Eac	h		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

lectrical		Current Repair	Futur	e Replacement	М	aintenance	
ystem Component	% of	Fail Date Estimated Cost		Estimated Cost	•	Estimated Cost	Priorit
Туре	Total	(Years)	FY		(Yrs)		
nder 600 Volts	•		•				•
Transformers							
Dry Type	100%		2038	* *	5	\$100	
		servation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	ı : Electrical Room					
	Explana	tion : 75 Kva And 50 Kva					
Switchgear / Switchboard							
Fused Disc Sw	50%		2025	\$15,800	5	\$100	
Fused Disc Sw	45%		2045	* *	5	\$100	
Molded Case Bkrs	5%		2045	* *	5	\$100	
Raceway							
Conduit	80%		2025	\$24,500	1		
Conduit	20%		2045	* *	1		
Panelboards							
Fused Disc Sw	10%		2041	* *	5	\$100	
Molded Case Bkrs	70%		2024	\$15,300	5	\$700	
Molded Case Bkrs	15%		2033	* *	5	\$200	
Molded Case Bkrs	5%		2041	* *	5	\$100	
Wiring							
Thermoplastic	80%		2025	\$21,700	1		
Thermoplastic	20%		2045	* *	1		
Motor Controllers							
Locally Mounted	40%		2023	\$23,600	5	\$100	
Locally Mounted	40%		2030	* *	5	\$100	
Variable Frequency	20%		2042	* *			
Drive							
round							
Grounding Devices	1000/		* ***	de de	_	φ	
Generic	100%		LIFE	* *	5	\$600	
and-by Power							
Transfer Switches	£00.4		2020	* *	1	# * * * * * * * * * *	
Automatic	50%		2030	* *	1	\$5,900	
Automatic	50%		2038	~ *	1	\$5,900	
Generators	1000/		2034	* *	1	¢14000	
Diesel	100%				1	\$14,800	
		servation, Extent : Moderate, a : Outside	Area Ajje	ciea : 100%			
		i : Ouisiae tion : 218 Kva Diesel Cummi	ns Conso	•			
Batteries	Блршпи	uon . 210 Kva Diesei Cammi	is Gensel	•			
Lead/Acid	100%		2019	\$1,500	5	\$1,400	
Fuel Storage	100/0		2017	Ψ1,500		Ψ1, 1 00	
Main Tank	100%		2053	* *	5	\$1,100	
IVIAIII I AIIK		servation, Extent : Moderate,			5	Ψ1,100	
		: Outside					
		tion: 200 Gallons Capacity					

Lighting

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Electrical	rical Current Repair		Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2020	\$123,700	10	\$3,500	
	T-12 Lamps, Extent : Moderate, A Location : Boiler Room	rea Affected : 100	0%			
Fluorescent	10%	2030	* *	10	\$3,500	
	Other Observation, Extent : Mode Location : New Addition Explanation : T-5 Lamps	erate, Area Affecte	ed : 100%			
Fluorescent	20%	2030	* *	10	\$7,000	
	T-8 Lamps, Extent : Moderate, Ar Location : Offices	ea Affected : 1009	%		, , , , , ,	
Fluorescent	40%	2025	\$494,600	10	\$14,000	
	Compact Fluorescent Light, Exter Location: Offices, Hallways	at : Moderate, Are	ea Affected : 100)%		
Incandescent	20%	2025	\$247,300	2	\$200	
Egress Lighting						
Emergency, Battery	25%	2020	\$12,600	10	\$2,300	
Emergency, Battery	25%	2030	* *	10	\$2,300	
Exit, Service	25%	2020	\$1,300	1		
Exit, Service	25%	2030	* *	1		
Exterior Lighting						
HID	100%	2025	\$141,200	10	\$100	
Alarm						
Security System						
No Component	70%		de de		* 4 * * *	
Generic	30%	2030	**	1	\$4,300	
	Other Observation, Extent : Mode					
	Location: Hallways And Entran		rs			
E: /G 1 D / /:	Explanation : C C T V Surveilla	ince Cameras				
Fire/Smoke Detection	1000/	2020	* *			
Generic, Digital	100%	2030				
	Other Observation, Extent : Mode Location : Throughout The Build		ea : 100%			
	Explanation : Alarm Bells, Man	-	Stroba Liabta An	d Smoke	Detectors	
	Explanation . Ataim betts, Man	uai 1 uii Siaiiofi, S	sirove Lignis An	и этоке	Detectors	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2045	* *	1		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS THEATRE IN THE PARK

Asset #: 3008

Mechanical	Cal Current Repair Future Replacement		e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	Location : For Ne	Extent : Light, Area w Addition, Basemer		**	1	\$9,500	
Hot Water Boiler		Extent : Light, Area d Section, 2nd Floor			1	\$9,500	
Distribution	•						
Hot Wtr Piping/Pump	100%		2033	* *	4	\$2,800	
Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat	80% 10% 10%		2025 2030 2025	\$161,200 * * \$56,000	1 1 1	\$18,900 \$1,200 \$1,200	
Air Conditioning	1070		2020	Ψ30,000		Ψ1,200	
Energy Source Electricity	100%		2041	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	50%		2029	* *	2	\$1,200	
Reciprocating Compr/Chiller	Location : Baseme 50%	. Extent : Light, Ared	2033	* *	1	\$8,900	
Distribution Chilled Wtr Pipe/Pump No Component	50% 50%		2045	* *	4	\$1,400	
Terminal Devices Air Handler/Cool/Ht No Component	50% 50%		2025	\$79,400	1	\$11,800	
Heat Rejection Air Condenser Unit No Component	50% 50%		2033	* *	2	\$13,300	
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$21,300	
Exhaust Fans Interior Roof	95% 5%		2025 2030	\$39,200 * *	2 2	\$1,100 \$100	
Plumbing H/C Water Piping Brass/Copper	100%		2035	* *	1		
Water Heater Gas Fired	100%		2023	\$8,700	2	\$600	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS THEATRE IN THE PARK

Asset #: 3008

Currer	nt Repair	Futur	e Replacement	M	aintenance	
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		LIFE	* *	1		
100%		LIFE	* *	1		
100%		2030	* *	4	\$2,500	
100%		2030	* *	4	\$2,500	
100%		2030	* *	1	\$2,300	
100%						
100%		LIFE	* *			
Other Observation	, Extent : Light, Area	Affected	! : 100%			
Location: B-3						
Explanation: 2 U	Units - 1 Passenger, 1	Freight				
100%		2045	* *	1-5	\$19,300	
100%		2045	* *	1-2	\$10,700	
100%		2024	\$25,500	1-3	\$50,600	
	% of Fail Da Total (Years 100% 100% 100% 100% 100% 100% 100% Other Observation Location : B-3 Explanation : 2 U 100%	Total (Years) 100% 100% 100% 100% 100% 100% Other Observation, Extent: Light, Area Location: B-3 Explanation: 2 Units - 1 Passenger, 1 100% 100%	% of Total Fail Date (Years) Estimated Cost FY Year FY 100% LIFE 100% 2030 100% 2030 100% 2030 100% 2030 100% LIFE Other Observation, Extent : Light, Area Affected Location : B-3 Explanation : 2 Units - 1 Passenger, 1 Freight 100% 2045 100% 2045	Nof Total Fail Date Estimated Cost Year Estimated Cost FY	Nof Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost FY Estimated Cost (Yrs) Estimated Cost (Yrs)

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 22-May-2013 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 76 Lot : 200 BIN : 5113026

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$6,500		\$9,100	
Interior Architecture	\$500			\$100
Electrical			\$2,700	\$100
Mechanical	\$100	\$100	\$200	\$100
Total	\$7,100	\$100	\$12,000	\$300
Importance Code A	\$6,600	\$100	\$9,300	\$100
Importance Code B	\$500		\$2,700	\$200
Importance Code C	\$100			
Total	\$7,100	\$100	\$12,000	\$300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BARN OF BOTANY

Asset #: 13418

Architecture		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement-Fiber Panel	90%			2029	* *	10	\$9,100	
Wood Overhead Doors	10%			2037	* *	5	\$1,600	
Windows								
Aluminum	5%			2040	* *	5		
No Component	95%							
Roof								
Metal Panel	100%			2037	* *	10	\$5,700	
nterior								
Floors								
Cast in Place Concrete	85%			LIFE	* *	5	\$7,000	
Vinyl Tile	15%	2-4	\$200	2029	* *	3	\$200	
		Trumbling, I Throughor	Extent : Light, Are ut	ea Affecte	ed : 15%			
Interior Walls								
Gypsum Board	10%	2-4	\$100	LIFE	* *	5	\$100	
		Trumbling, 1 Throughor	Extent : Light, Are ut	ea Affecte	ed : 20%			
No Component	90%							
Ceilings								
AcousTileSusp.Lay-In	10%			2037	* *	5	\$400	
Exposed Struc: Steel	90%			LIFE	* *			

ectrical	Current Repai	r Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2044	* *	5	\$100	
	Other Observation, Extent Location : Electrical Roo		cted : 100%			
	Explanation : One 225 A	mps Main Disconnect	Switch			
Transformers						
Dry Type	100%	2037	* *	5		
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Electrical Roo	m				
	Explanation: One 75 Kv	a 480-208/120v				
Raceway						
Conduit	100%	2044	* *	1		
Panelboards						
Fused Disc Sw	5%	2040	* *	5		
Molded Case Bkrs	95%	2040	* *	5	\$100	
Wiring						
Thermoplastic	100%	2044	* *	1		
Motor Controllers						
Locally Mounted	100%	2037	* *	5		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BARN OF BOTANY

Asset #: 13418

Electrical	Current Repair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	50%	2029	* *	10	\$1,100	
	Other Observation, Extent : Moa Location : Throughout	lerate, Area Affected :	100%			
	Explanation: Using T-12 Lamp	os .				
Fluorescent	50%	2029	* *	10	\$1,100	
	T-5 Lamps, Extent : Moderate, A	rea Affected : 100%				
	Location: Garage					
Egress Lighting						
Emergency, Battery	50%	2029	* *	10	\$300	
Exit, Service	50%	2029	* *	1		

Mechanical	nanical Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		
Conversion Equipment							
Furnace	75%		2024	\$2,600	1	\$900	
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location: 1st Floor						
	Explanation: One U	nit					
No Component	25%						
Ventilation							
Exhaust Fans							
Wall Unit	75%		2024	\$2,800	2	\$100	
No Component	25%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2044	* *	1		
Water Heater							
Electric	25%		2019	\$100	4		
No Component	75%						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2029	* *	1	\$200	
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 29-May-2013 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,104,100	
Interior Architecture	\$975,000	
Electrical	\$1,344,200	\$37,700
Total	\$3,423,300	\$37,700
Importance Code A	\$1,104,100	
Importance Code B	\$2,158,100	\$37,700
Importance Code C	\$161,000	
Total	\$3,423,300	\$37,700

Total	\$50,000	\$4,300	\$68,800	\$3,300
Importance Code C				
Importance Code B	\$27,400	\$3,500	\$68,800	\$3,300
Importance Code A	\$22,500	\$700		
Total	\$50,000	\$4,300	\$68,800	\$3,300
Mechanical	\$4,900	\$3,000	\$22,800	\$1,700
Electrical	\$22,500	\$1,200	\$28,700	\$1,600
Interior Architecture			\$17,200	
Exterior Architecture	\$22,500			
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2414

Current Repair	Future Replacement	Maintenance		
% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
		_	***	
		5	\$33,300	
9	rea Affected : 25%			
	to Amon Affordad . 250/			
	ile, Area Affectea : 25%			
	T T T T T T T T T T T T T T T T T T T		ФО 200	
	LIFE	5	\$8,300	
	e, Area Ajjeciea : 50%			
	ata Arag Affactad : 25%			
	ie, Area Affectea . 2570			
200min Troin I deduc				
100% 2-4 \$183.400	2049 **	5	\$30,600	
			φεο,σσσ	
Location : Throughout				
Deteriorated Finish, Extent: Moderate	, Area Affected : 50%			
Location: Throughout				
Thermally Inefficient, Extent : Moderat	e, Area Affected : 50%			
Location: Throughout				
	Affected: 50%			
Location : Throughout				
		_		
-,,		5	\$1,100	
_	Area Affected : 40%			
			*1= 100	
		5	\$17,600	
	, Area Affected : 50%			
9	Affactad : 500/			
	пујества . 30%			
9	Affected : 50%			
•	11110000 . 50/0			
	75% Now \$321,800 Diagonal Cracks, Extent: Moderate, A Location: Corners Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout 25% Now \$388,500 Cracking/Crumbling, Extent: Moderate Location: North Facade Jnt Mortar Miss/Erod, Extent: Moderate Location: North Facade Jnt Mortar Miss/Erod, Extent: Moderate Location: North Facade 100% 2-4 \$183,400 Air Infiltration, Extent: Moderate, Area Location: Throughout Deteriorated Finish, Extent: Moderate Location: Throughout Thermally Inefficient, Extent: Moderate Location: Throughout Split/Cracked, Extent: Moderate, Area Location: Throughout 5% 4+ \$1,400 Corrosion/Rusting, Extent: Moderate, Location: Throughout 95% Now \$53,700 Deteriorated Finish, Extent: Moderate Location: Throughout Paint Peeling, Extent: Moderate, Area Location: Throughout	75% Now \$321,800 LIFE ** Diagonal Cracks, Extent: Moderate, Area Affected: 25% Location: Corners Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Throughout 25% Now \$388,500 LIFE ** Cracking/Crumbling, Extent: Moderate, Area Affected: 30% Location: North Facade Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: North Facade 100% 2-4 \$183,400 2049 ** Air Infiltration, Extent: Moderate, Area Affected: 100% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Split/Cracked, Extent: Moderate, Area Affected: 50% Location: Throughout 5% 4+ \$1,400 2029 ** Corrosion/Rusting, Extent: Moderate, Area Affected: 40% Location: Throughout 5% 4+ \$1,400 2029 ** Corrosion/Rusting, Extent: Moderate, Area Affected: 50% Location: Throughout 95% Now \$53,700 2034 ** Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Paint Peeling, Extent: Moderate, Area Affected: 50% Location: Throughout Paint Peeling, Extent: Moderate, Area Affected: 50% Location: Throughout Split/Cracked, Extent: Moderate, Area Affected: 50% Location: Throughout Split/Cracked, Extent: Moderate, Area Affected: 50% Location: Throughout Split/Cracked, Extent: Moderate, Area Affected: 50% Location: Throughout	Year Estimated Cost Year Estimated Cost Cycle Total Years Estimated Cost Cycle Total Years Estimated Cost Years Estimated Cost Cycle Years Estimated Cost Years Ye	** 5 \$33,300 Diagonal Cracks, Extent: Moderate, Area Affected: 25% Location: Throughout 25% Now \$388,500 LIFE ** 5 \$83,300 Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: North Facade Jut Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: North Facade Jut Mortar Miss/Erod, Extent: Moderate, Area Affected: 30% Location: North Facade 100% 2-4 \$183,400 2049 ** 5 \$30,600 Air Infiltration, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: 50% Location: Throughout 5% 4+ \$1,400 2029 ** 5 \$1,100 Corrosion/Rusting, Extent: Moderate, Area Affected: 40% Location: Throughout 5% 4+ \$1,400 2029 ** 5 \$1,100 Corrosion/Rusting, Extent: Moderate, Area Affected: 40% Location: Throughout 95% Now \$53,700 2034 ** 5 \$17,600 Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout 95% Now \$53,700 2034 ** 5 \$17,600 Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Paint Peeling, Extent: Moderate, Area Affected: 50% Location: Throughout Split/Cracked, Extent: Moderate, Area Affected: 50% Location: Throughout Paint Peeling, Extent: Moderate, Area Affected: 50% Location: Throughout Split/Cracked, Extent: Moderate, Area Affected: 50% Location: Throughout Split/Cracked, Extent: Moderate, Area Affected: 50% Location: Throughout Split/Cracked, Extent: Moderate, Area Affected: 50%

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2414

Architecture	Current Repair		Future Replacement		M	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof Metal Panel	8% 2-4	\$5,000	2027	* *			
Metal Pallel	6% 2-4 Corrosion/Rusting, I Location: Through	Extent : Moderate, A	2037 Area Affecte				
Modified Bitumen	10% 2-4 Punct/Tear/Impact I Location : Through	-	2034 vere, Area	* * Affected : 100%			2
Single Ply Membrane	80% 0-2 Punct/Tear/Impact I Location: Main Ro Seams Open/Split, E Location: Main Ro Water Penetration, I Location: Second	oof Extent : Moderate, A. Poof Extent : Moderate, A Floor	rea Affecteo	d : 15% ed : 15%	%		
Skylight, Metal/Glass	2% 4+	\$82,000	2054	* *			
Interior Floors							
Wood	50% Now Broken/Missing Eler Location: Baseme. Dry Rot/Decay, Exte Location: Baseme.	nt ent : Severe, Area A <u>j</u>			5	\$17,200	
Wood	50%		2039	* *	5	\$34,400	
Interior Walls							
Plaster	50% Now Broken/Missing Eler Location: Through Cracking/Crumbling Location: Baseme	hout			5	\$5,600	
Plaster	50%		LIFE	* *	5	\$5,600	
Ceilings Plaster	20% 2-4 Cracking/Crumbling Location : Through	_	LIFE ea Affected	* *	5	\$4,600	
Plaster	30% Now Broken/Missing Eler Location: Baseme Cracking/Crumbling Location: Baseme	\$154,700 nents, Extent : Seve nt g, Extent : Severe, A			5	\$6,900	
Plaster	50%		LIFE	* *	5	\$11,500	

Electrical	Curr	ent R	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2414

Electrical		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$78,400	2054	* *	5		
			Extent : Moderate,	Area Af	fected : 100%			
		: Basemen						
		-	tent : Moderate, Ai	rea Affec	ted : 100%			
	Location	: Through	out					
Raceway								
Conduit	100%			2024	\$37,700	1		
Panelboards								
Fused Disc Sw	5%			2023	\$1,600	5		
Fused Toggle Switch	65%	2-4	\$20,800	2049	* *	5	\$200	
			tent : Moderate, Ai	rea Affec	ted : 100%			
	Location	: Through	out					
Molded Case Bkrs	30%			2032	* *	5	\$200	
Wiring								
Braided Cloth	80%	2-4	\$44,000	2049	* *	1		
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out					
Thermoplastic	20%			2034	* *	1		
Lighting								
Interior Lighting								
Fluorescent	10%			2019	\$147,500	10	\$2,300	
	T-12 Lamp	s, Extent :	Moderate, Area Aj	fected :			. ,	
	Location	: Through	out The Building					
HID	20%			2019	\$41,900	10	\$200	
Incandescent	70%			2019	\$1,032,400	2	\$400	
Egress Lighting	7070			2017	Ψ1,032,100		ψ.00	
Emergency, Battery	50%			2019	\$17,700	10	\$3,000	
Exit, Service	50%			2019	\$4,400	1	Ψ3,000	
Exterior Lighting	2070			_017	ψ1,100			
HID	100%			2034	* *	10	\$100	
Alarm	10070			2031		10	φ100	
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$13,600	
	10070			_0_0			Ψ12,000	
Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		
Type		-						

Mechanical	Current Repair	Future Replacemen	nt	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	ost Cycl (Yrs	e Estimated Cost	Priority
Heating					
Energy Source					
Campus Steam	100%	2034	* * 1		
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location : Building L				
	Explanation : Steam From Power Hou	ise			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2414

Mechanical	Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Pres. Reducing Valve/L	P 100%	,	2033	* *	5	\$1,500	
Steam							
	Other Observation, E		fected	: 100%			
	Location : Basemen						
	Explanation : Not A	ccessible					
Distribution							
Steam Piping/Pump	100%		2034	* *	4	\$1,800	
Terminal Devices							
Convector/Radiator	100%		2029	* *	1	\$7,900	
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment							
Window/Wall Unit	40%		2019	\$21,600	1		
	Other Observation, E		ffected	: 40%			
	Location: Through						
	Explanation: Units	Are Removed During	g Winte	er Months			
No Component	60%						
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2029	* *	1		
Sanitary Piping							
Cast Iron	100%]	LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100% Now	\$3,700	LIFE	* *	1		
	Blockage /Clogged, E	Extent : Moderate, Ar	ea Affe	ected : 15%			
	Location : Side Yar	d, Roof Gutters					
Fire Suppression							
Sprinkler							
Generic	100%	2	2044	* *	1-2	\$6,900	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG D

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 22,400 Project Type : CULTURAL AFFAIRS

Date of Survey : 29-May-2013 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$190,900	\$39,900
Interior Architecture	\$51,900	
Mechanical		\$77,100
Total	\$242,800	\$117,000
Importance Code A	\$190,900	\$39,900
Importance Code B	\$51,900	\$77,100
Total	\$242,800	\$117,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$1,600	\$17,400
Interior Architecture	\$44,500	\$700		\$900
Electrical	\$1,800	\$1,300	\$10,200	\$2,000
Mechanical	\$5,400	\$3,200	\$5,500	\$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$55,700	\$9,100	\$21,200	\$28,200
Importance Code A			\$1,600	\$17,400
Importance Code B	\$54,900	\$9,100	\$19,700	\$10,800
Importance Code C	\$900			
Total	\$55,700	\$9,100	\$21,200	\$28,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG D

Asset #: 2390

Architecture	Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
kterior							
Exterior Walls							
Alum/Vinyl Siding	10%	40.4.400	2044	* *	10	\$1,100	
Masonry: Brick	80% 0-2 Cracking/Crumbling, Location: Through		LIFE ea Affected	* * d : 10%	5	\$29,300	
Masonry: Limestone	10% 2-4	\$42,800	LIFE	* *	5	\$2,800	
Masonry. Emicstone	Cracking/Crumbling, Location: Through	Extent : Light, Are			3	\$2,800	
Windows							
Wood	5% Recent Replace Evide Location : Through	_	2049 Area Affed	* * cted : 100%	5	\$3,100	
Wood	95% 2-4 Ctrwt/Balnc Not Func Location: Throughe Deteriorated Finish, 1	out			5	\$29,700	
	Location : Through		Агей Ајје	cieu . 2070			
Parapets	400-		• • • • •			*	
Metal Rail	100%		2041	* *	5-10	\$65,700	
Roof Clay Tile	80%		2050	* *	10	¢17.400	
Modified Bitumen	20%		2030	* *	10	\$17,400 \$4,300	
terior	2070		2032		10	Ψ+,500	
Floors							
Carpet	5%		2023	\$20,100	3	\$2,900	
Ceramic Tile	5%		2033	* *	5	\$1,500	
Vinyl Tile	5%		2032	* *	3	\$700	
	Recent Replace Evide Location : Through	_	Area Affe	cted : 100%			
Wood	80%		2052	* *	5	\$44,200	
Wood	5% 2-4	\$51,900	2064	* *	5	\$1,400	
	Deteriorated Finish, I Location : Through		ea Affecte	d : 100%			
Interior Walls							
Ceramic Tile	5%		2037	* *	5	\$1,700	
Gypsum Board	20%		LIFE	* *	5	\$4,200	
Plaster	75%		LIFE	* *	5	\$7,800	
Ceilings Plaster	100% 2-4 Cracking/Crumbling,	\$20,700 Extent : Light, Are	LIFE ea Affected	* * d : 10%	5	\$18,400	
	Location : Through		JJ C				

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG D

Asset #: 2390

Electrical	Current Rep	air Futur	e Replacement	M		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts		l				l
Switchgear / Switchboard						
Molded Case Bkrs	100%	2044	* *	5	\$600	
Raceway					·	
Conduit	100%	2044	* *	1		
Panelboards						
Fused Disc Sw	5%	2040	* *	5		
Molded Case Bkrs	95%	2040	* *	5	\$600	
Wiring						
Thermoplastic	100%	2044	* *	1		
Motor Controllers						
Locally Mounted	100%	2037	* *	5	\$200	
ighting						
Interior Lighting						
Fluorescent	30%	2029	* *	10	\$6,200	
	Other Observation, Exte		cted : 100%			
	Location: Throughout	-				
	Explanation: T-8 Lam	ps				
Incandescent	70%	2029	* *	2	\$400	
Egress Lighting						
Emergency, Battery	50%	2029	* *	10	\$2,400	
Exit, Service	50%	2029	* *	1		
Exterior Lighting						
HID	100%	2029	* *	10	\$100	
Marm						
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$14,200	

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Campus Steam	100%	2034	* *	1		
	Other Observation, Extent: Light, A	rea Affected : 100	0%			
	Location : Building L					
	Explanation : Steam From Power I	House				
Distribution						
Steam Piping/Pump	100%	2044	* *	4	\$1,100	
Terminal Devices						
Convector/Radiator	100%	2037	* *	1	\$7,200	
Air Conditioning						
Energy Source						
District C.W.	75%	2034	* *	1		
Electricity	25%	2040	* *	1		

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG D

Asset #: 2390

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Centrifugal, Elec Chille	R-22 Refrig		tent : Light, Area A t In Basement	2033 ffected :	* * 100%	1	\$12,100	
Int Pkg Unit - Cooling	25%			2025	\$77,100	2	\$300	
Ext Pkg Unit - Cooling	25%			2029	**	2	\$300	
Dating out Cooling	Other Obse Location		Extent : Light, Area Inder Construction Accessible	Affected	! : 100%	2	φ300	
Distribution	I							
Chilled Wtr Pipe/Pump No Component	50% 50%			2044	* *	4	\$600	
Terminal Devices								
Direct Expansion	25%			2029	* *	1		
Fan Coil - Cool/Heat	50%			2029	* *	1	\$3,600	
No Component	25%							
Heat Rejection								
Air Condenser Unit	25%			2029	* *	2	\$3,900	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,500	
Exhaust Fans	=0				de de		* * 0 0	
Interior	70%			2029	* *	2	\$500	
Roof	30%			2029	* *	2	\$200	
Plumbing H/C Water Piping Galv Iron/Steel	100%			2029	* *	1		
Water Heater	10070			2027				
Electric	100%			2022	\$3,700	4	\$200	
Sanitary Piping	10070				42,700	<u> </u>	4200	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	Now	\$1,700	LIFE	**	1		
	_		Extent : Moderate, . d And Gutters	Area Ajje	естеа : 10%			
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100% Other Obse Location		Extent : Light, Area	LIFE Affected	**!: 10%			
	Explanat	ion : 1 Uni	it					
Fire Suppression								
Sprinkler	1000/			2011	ala -1-	1.0	0.000	
Generic	100%			2044	* *	1-2	\$6,300	

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG E

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 24,448 Project Type : CULTURAL AFFAIRS

Date of Survey : 28-Jun-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture	\$2,154,800	
Electrical	\$1,602,200	\$116,100
Mechanical	\$293,700	\$182,500
Total	\$4,050,700	\$298,500
Importance Code B	\$3,726,500	\$298,500
Importance Code C	\$324,200	
Total	\$4,050,700	\$298,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$5,800	\$13,300
Interior Architecture				
Electrical	\$24,100	\$100	\$9,100	
Mechanical		\$800	\$15,300	\$1,400
Total	\$24,100	\$900	\$30,300	\$14,700
Importance Code A			\$5,800	\$13,300
Importance Code B	\$24,100	\$900	\$24,500	\$1,400
Importance Code C				
Total	\$24.100	\$900	\$30,300	\$14,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG E

Asset #: 2391

Architecture	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls	201					
Cast Iron	2% Other Observation, Extent : L Location : Throughout Explanation : Recent Repair	-	**			
Masonry: Brick	70% Recent Repair Evident, Exten Location : Throughout	LIFE t : Light, Area Affected : 10	* *	5	\$24,800	
Masonry: Granite	5%	LIFE	* *	5	\$1,300	
	Recent Repair Evident, Exten Location : Throughout	t : Light, Area Affected : 10	00%			
Masonry: Limestone	23%	LIFE	* *	5	\$6,100	
Windows Wood	100% Recent Replace Evident, Exte Location : Throughout 2013		* * 100%	5	\$69,100	
Parapets						
Metal Cornice	50%	2059	* *	10	\$5,800	
Wood Cornice	50%	2050	* *	5-10	\$23,700	
Roof Single Ply Membrane	100%	2032	* *	10	\$18,800	
Interior						
Floors Wood	100% 2-4 \$1,3 Broken/Missing Elements, Ex Location: Throughout	309,500 2064 tent : Moderate, Area Affe	* * cted : 10%	5	\$34,800	
	Deteriorated Finish, Extent: Location: Throughout Punct/Tear/Impact Damage, Location: Throughout Other Observation, Extent: S Location: Throughout Explanation: This Building	Extent : Moderate, Area Aj evere, Area Affected : 100	ffected : 20%	2/6		
Interior Walls	1000/ 2 4	224.200 1.155	* *	~	Ф11 200	
Plaster	100% 2-4 \$: Cracking/Crumbling, Extent: Location: Throughout	324,200 LIFE Severe, Area Affected : 10		5	\$11,300	
Ceilings						
Plaster	100% Now \$: Broken/Missing Elements, Ex Location: Throughout Water Penetration, Extent: M Location: Second Floor			5	\$23,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2391

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$78,400	5	\$600	
Raceway								
Conduit	100%			2024	\$37,700	1		
Panelboards								
Fused Disc Sw	5%			2023	\$1,600	5		
Fused Toggle Switch	75%	2-4	\$24,000	2049	* *	5	\$200	
	On Extend	ed Life, Ex	tent : Moderate, Ai	ea Affec	ted : 100%			
	Location	: Through	out					
Molded Case Bkrs	20%			2023	\$6,400	5	\$100	
Wiring								
Braided Cloth	90%	2-4	\$49,500	2049	* *	1		
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out					
Thermoplastic	10%			2024	\$5,500	1		
Lighting								
Interior Lighting								
Incandescent	100%			2019	\$1,468,900	2	\$500	
Egress Lighting								
Exit, Service	100%			2019	\$8,700	1		
Exterior Lighting		•			_	•		
Incandescent	100%			2019	\$83,800	2		

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Campus Steam	100%	2034	* *	1		
	Other Observation, Extent: Ligh	t, Area Affected	: 100%			
	Location : Building L					
	Explanation: Steam Comes Fro	om Power Hous	e. This Building Is	Not Occ	upied	
Distribution						
Steam Piping/Pump	100%	2024	\$182,500	4	\$1,200	
	Other Observation, Extent : Ligh	t, Area Affected	: 100%			
	Location : Tunnel From Bldg D)				
	Explanation : Steam From Pow	er Plant				
Terminal Devices						
Convector/Radiator	100% 0-2 \$246	,900 2044	* *	1	\$7,100	
	On Extended Life, Extent: Model	rate, Area Affec	ted : 100%			
	Location: Throughout					
	Other Observation, Extent: Mod	erate, Area Affe	cted : 100%			
	Location: Throughout	33				
	Explanation : Antique Radiator	s - Original Ear	iipment			

Air Conditioning

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG E

Asset #: 2391

Mechanical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
District C.W.	100%		2054	* *	1		
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location: Basemen	t					
	Explanation: Distr	ict Chilled Water H	las Been	Piped Into Buildin	g For Fi	ıture Construction	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$13,600	
	Other Observation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location: Attic						
	Explanation: Origi	nal Wooden Ductw	ork Used	d For Natural Ven	tilation		
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100% 0-2	\$46,800	2037	* *	1		
	Corroded, Extent: M	oderate, Area Affe	cted : 50	%			
	Location : Basemen						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2019	\$11,800	4	\$1,600	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 16-May-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$384,800	\$182,700
Interior Architecture	\$507,200	
Electrical	\$1,577,800	\$368,300
Mechanical		\$479,600
Total	\$2,469,800	\$1,030,600
Importance Code A	\$384,800	\$182,700
Importance Code B	\$2,035,300	\$848,000
Importance Code C	\$49,600	•
Total	\$2,469,800	\$1,030,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$16,600		\$16,300	
Interior Architecture	\$33,700	\$1,100		\$5,400
Electrical	\$22,300	\$2,400	\$44,900	\$1,800
Mechanical	\$33,700	\$1,500	\$14,200	\$2,100
Total	\$106,200	\$5,000	\$75,400	\$9,400
Importance Code A	\$16,600		\$16,300	
Importance Code B	\$59,300	\$5,000	\$59,100	\$9,400
Importance Code C	\$30,400			
Total	\$106,200	\$5,000	\$75,400	\$9,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2392

rchitecture	Current Re	Current Repair Future Replacement		Replacement	M		
vstem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls					_		
Masonry: Brick	100% Now	\$122,800	LIFE	* *	5	\$41,700	
	Cracking/Crumbling, I		e, Area Affe	cted : 10%			
	Location: Throughou						
	Jnt Mortar Miss/Erod,	_	rea Affecte	d : 10%			
-	Location : Throughou	ıt					
Windows	5 0/ 3 4	Φ1 C COO	20.40	ماد ماد	~	Φ200	
Aluminum	5% Now	\$16,600	2049	**	5	\$200	
	Broken/Missing Elemen	_	t, Area Affe	ected: 50%			
	Location : Throughou						
Wood	95% Now	\$210,800	2049	* *	5	\$38,400	
	Deteriorated Finish, E.		Area Affec	eted : 40%			
	Location: Throughou						
	Glazing Broken/Cracke		erate, Area	Affected : 50%			
	Location : Throughou	ıt					
Parapets	7 0-1					40.400	
Metal Cornice	50%		2052	* *	10	\$9,100	
Wood Cornice	50%		2034	* *	5-10	\$37,200	
Roof	400-1			****			
Single Ply Membrane	100% Now	\$51,300	2024	\$102,500			
	Gut/DS Non Func/Miss		ate, Area A	ffected: 70%			
-	Location : Throughou	ıt					
erior							
Floors	1.50/		2022	Φ0 2.7 00	2	Φ1 2 400	
Carpet	15%		2023	\$83,700 * *	3	\$13,400	
Ceramic Tile	5%	4125 5 00	2033		5	\$2,200	
Vinyl Tile	37% Now	\$137,500	2034	**	3	\$6,200	
	Cracking/Crumbling, E			ctea : 50%			
	Location : South Exit	_		-00/			
	Worn/Eroded, Extent:			00%			
	Location : South Exit						
Wood	43% Now	\$62,000	2039	* *	5	\$18,000	
	Broken/Missing Elemen		lerate, Area	Affected: 20%			
	Location : Throughou	ıt					
Interior Walls					-		
Gypsum Board	5%		LIFE	* *	5	\$1,300	
Gypsum Board	10% Now	\$17,600	LIFE	**	5	\$2,600	
	Cracking/Crumbling, I		rea Affecte	d : 100%			
	Location : Throughou	ut					
Masonry: Brick	10% Now	\$49,600	LIFE	* *			-
	Spalling, Extent: Mode	erate, Area Affec	ted : 40%				
	Location: Throughou	ıt					
Plaster	75% Now	\$12,800	LIFE	* *	5	\$9,800	
- 140.00	Water Penetration, Ext			ed : 20%	2	Ψ>,000	
			JJ				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2392

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2041	* *	5	\$14,000	
Plaster	75%	Now	\$258,100	LIFE	* *	5	\$21,000	
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 100%			
	Location	i : Through	out					

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	30%			2034	* *	1		
Conduit	70%			2024	\$24,100	1		
Panelboards								
Fused Toggle Switch	70%	2-4	\$20,400	2049	* *	5	\$200	
		led Life, Ex 1: Through	ctent : Moderate, Ai out	ea Affec	ted : 100%			
Molded Case Bkrs	20%			2023	\$5,800	5	\$100	
Molded Case Bkrs	10%			2040	* *	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$35,200	2049	* *	1		
		Aged, Extent	ent : Moderate, Are	a Affecte	ed : 100%			
Thermoplastic	10%			2044	* *	1		
Thermoplastic	20%			2024	\$10,100	1		
Motor Controllers					· · · · · · · · · · · · · · · · · · ·			
Locally Mounted	100%			2029	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	65%			2019	\$1,066,700	10	\$17,800	
	-		Moderate, Area Agout The Building	fected :	100%			
Fluorescent	5%			2029	* *	10	\$1,400	
	-	s, Extent : l a : 2nd Floo	Moderate, Area Affo or	ected : 1	00%		. ,	
HID	1%			2024	\$2,300	10		
Incandescent	29%			2019	\$475,900	2	\$200	
Egress Lighting					·			
Emergency, Battery	5%			2029	* *	10	\$400	
Emergency, Battery	45%			2019	\$17,700	10	\$3,200	
Exit, Service	25%			2029	* *	1	. , -	
Exit, Service	25%			2019	\$2,400	1		
Exterior Lighting					. ,			
HID	100%			2024	\$98,400	10	\$100	

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2392

lectrical	Current Repair	Futu	re Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
No Component	70%					
Generic	30%	2024	\$23,700	1	\$3,000	
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location: Hallways					
	Explanation: CCTV Su	rveillance Cameras				
Fire/Smoke Detection						
Generic	100%	2024	\$269,900	1-3	\$16,400	
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location : Throughout The	e Building				
	Explanation : Alarm Bells	, Strobe Lights, Horr	is And Manual Pul	l Stations	S	

Mechanical		Current Repa	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		
			t : Light, Area	Affected	: 100%			
		: Building L						
	Explanat	ion : Steam Fr	om Power Hou	se				
Distribution								
Steam Piping/Pump	100%			2024	\$203,900	4	\$1,500	
Terminal Devices								
Convector/Radiator	100%			2022	\$275,800	1	\$9,700	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2019	\$12,000	1		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2034	* *	1		
Galv Iron/Steel	30%	0-2	\$2,600	2029	* *	1		
	Corroded,	Extent : Mode	rate, Area Affe	cted : 109	%			
	Location	: Basement Le	vel					
Sanitary Piping								
Cast Iron	100%	Now	\$19,000	LIFE	* *	1		
	Corroded,	Extent : Severe	e, Area Affecte	d: 30%				
	Location	: Waste Pipes	In Basement C	orroded '	Throughout			
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG F

Asset #: 2392

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Rigid Piping	100%	0-2	\$10,800	2034	* *	4	\$1,600	
	Obsolete 1	Equipment,	Extent: Severe, Ar	ea Affec	ted : 100%			
	Location	: Basemen	t					
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	75%							
Generic	25%			2024	\$26,000	1-5	\$3,800	
Sprinkler						•		
No Component	75%							
Generic	25%			2044	* *	1-2	\$2,100	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG G

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 36,760 Project Type : CULTURAL AFFAIRS

Date of Survey : 24-May-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$951,700	\$142,600
Interior Architecture	\$1,309,400	\$91,800
Electrical	\$201,800	\$314,800
Total	\$2,462,900	\$549,200
Importance Code A	\$951,700	\$142,600
Importance Code B	\$1,420,000	\$406,600
Importance Code C	\$91,200	. ,
Total	\$2,462,900	\$549,200

Total	\$243,200	\$14,400	\$67,400	\$20,000
Importance Code C				
Importance Code B	\$174,900	\$14,400	\$67,300	\$20,000
Importance Code A	\$68,200		\$100	
Total	\$243,200	\$14,400	\$67,400	\$20,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$19,300	\$6,700	\$14,200	\$9,000
Electrical	\$48,100	\$2,400	\$49,300	\$2,100
Interior Architecture	\$103,500	\$1,400		\$5,100
Exterior Architecture	\$68,200			
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

rchitecture	Current Repair Future Replacement			Maintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
terior Exterior Walls Masonry: Brick	90% Now \$311,700 Jnt Mortar Miss/Erod, Extent: Moderat Location: Corners Worn/Eroded, Extent: Moderate, Area		5	\$52,900		
Wood	Location: Corners 10% Now \$301,200 Dry Rot/Decay, Extent: Moderate, Area Location: G - C Hyphen Split/Cracked, Extent: Moderate, Area Location: G/c Hyphen		5	\$14,700		
Windows Wood	100% Now \$196,800 Air Infiltration, Extent: Moderate, Area Location: G - C Hyphen And Through Thermally Inefficient, Extent: Moderate Location: G - C Hyphen Split/Cracked, Extent: Moderate, Area Location: G - C Hyphen	out c, Area Affected : 50%	5	\$89,700		
Parapets Metal Cornice	40% Now \$17,400 Punct/Tear/Impact Damage, Extent : Me Location : Throughout	2052 ** oderate, Area Affected : 30	%			
Metal Rail	10% 0-2 \$2,300 Corrosion/Rusting, Extent: Moderate, A Location: Hyphens G-F And G-H Deteriorated Finish, Extent: Moderate, Location: Hyphens G-F And G-H	, Throughout Area Affected : 25%	5	\$3,100		
Wood Cornice	50% Now \$26,400 Broken/Missing Elements, Extent: Mode Location: South Wing, Throughout Split/Cracked, Extent: Moderate, Area Location: South Wing		5	\$12,600		
Roof Copper/Terne	15% Now \$46,000 Punct/Tear/Impact Damage, Extent : Se Location : Throughout	2052 ** vere, Area Affected : 100%				
Modified Bitumen	10% Now \$22,200 Gut/DS Non Func/Miss, Extent: Modera Location: Hyphen G - C Punct/Tear/Impact Damage, Extent: Se Location: Throughout	ou de la company			1	
Single Ply Membrane	75% 2-4 \$96,000 Punct/Tear/Impact Damage, Extent : Se Location : Throughout	2034 ** vere, Area Affected : 100%			2	

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.

Asset #: 2413

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet			-	2026 vere, Are	\$91,900 ea Affected : 100%	3	\$11,100	
Cast in Place Concrete	Location Water Per	issing Elem 1 : Basemen	xtent : Severe, Ared			5	\$16,100	
Ceramic Tile			\$139,500 vents, Extent : Seve out	2039 re, Area	* * Affected : 100%	5	\$3,700	
Vinyl Tile	Location Worn/Ero	Crumbling, 1 : Kitchen	: Moderate, Area			3	\$4,100	
Vinyl Tile	-		Extent : Light, Arec	2024 a Affecte	\$91,800 d : 100%	3	\$4,100	
Wood			-	2064 vere, Are	* * ea Affected : 100%	5	\$27,600	
Interior Walls								
Gypsum Board		n Progress, n : Through	Extent : Light, Arec	LIFE a Affecte	* * d : 100%	5	\$11,600	
Plaster	_	2-4 Crumbling, 1 : Through	\$91,200 Extent : Light, Are out	LIFE ea Affect	* * ed : 20%	5	\$11,600	
Wood	10%			LIFE	* *	5	\$25,900	
Ceilings AcousTileConcealSpLn	Cracking/		\$11,600 Extent : Severe, A	2029 rea Affec	* * cted : 30%	5	\$4,600	
Gypsum Board	25%			LIFE	* *	5	\$23,000	
Plaster	65%			LIFE	* *	5	\$29,900	

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Over 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

Electrical	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type		ail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2022	\$134,200	3	\$200	
			ent : Moderate, 1		cted : 100%			
	Location:	Electrical I	Room - Basemen	t				
	Explanatio	on : Two 600) Kva 4160-480/	277 V				
Feeders								
Cable	100%			2023	\$15,100	1		
Raceway								
Conduit	100%			2024	\$40,000	1		
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$4,700	5	\$200	
	Other Obser	vation, Exte	ent : Moderate, A	Area Affe	cted : 100%			
	Location:	Electrical I	Room - Basemen	t				
	Explanatio	on : Two 120	00 Amps Main L	isconnec	t Switch			
Transformers								
Dry Type	70%			2022	\$10,800	5	\$100	
Dry Type	30%			2022	\$4,600	5		
Switchgear / Switchboard					·			
Fused Disc Sw	80%			2024	\$57,300	5	\$100	
Fused Knife Sw	20%	2-4	\$14,300	2054	* *	5		
	Obsolete Eq	uipment, Ex	tent : Moderate	Area Af	fected : 100%			
	Location:	Electrical I	Room					
	On Extended	l Life, Exter	nt : Moderate, A	rea Affec	ted : 100%			
		Throughou		55				
Raceway								
Conduit	80%			2024	\$27,600	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2023	\$2,200	5		
Fused Knife Sw	5%	2-4	\$2,200	2049	* *	5		
	Obsolete Eq	uipment, Ex	tent : Moderate	Area Af	fected : 100%			
	Location:	Basement						
	On Extended	l Life, Exter	nt : Moderate, A	rea Affec	ted : 100%			
	Location:	-		55				
Molded Case Bkrs	65%			2023	\$28,500	5	\$600	
Molded Case Bkrs	25%			2049	\$20,500 * *	5	\$200	
	2370			2049			\$200	
Wiring Braided Cloth	40%	2-4	\$20,100	2049	* *	1		
Braided Civili			320,100 : Moderate, Are			1		
		~	. Moderdie, Are t The Building	и лујесте	u. 100/0			
		- mongnon	Danuing	2054	* *	1		
Thermoplastic	25%			2054		1		
Thermoplastic	35%			2024	\$17,600	1		
Motor Controllers								
Locally Mounted	75%			2022	\$54,800	5	\$200	
Locally Mounted	25%			2044	* *	5	\$100	

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.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	· ·	9,300 LIFE	* *	5	\$500	
	Other Observation, Extent : Mod	lerate, Area Affect	ed : 100%			
	Location : Water Main					
	Explanation : Corroded					
Lighting						
Interior Lighting	650/	2020	* *	1.0	Φ21.000	
Fluorescent	65%	2029		10	\$21,900	
	Other Observation, Extent : Mod	. 33	ed: 60%			
	Location: Throughout The Bui	lding				
	Explanation: T-12 Lamps					
Fluorescent	25%	2034	* *	10	\$8,400	
	Other Observation, Extent : Moa Location : 4th Floor	lerate, Area Affecto	ed : 100%			
	Explanation: T-8 Lamps					
Incandescent	10%	2019	\$201,800	2	\$100	
Egress Lighting						
Emergency, Battery	35%	2019	\$16,900	10	\$3,100	
Emergency, Battery	15%	2034	* *	10	\$1,300	
Exit, LED	15%	2064	* *	1		
Exit, Service	35%	2019	\$4,200	1		
Alarm						
Fire/Smoke Detection						
Generic	100%	2034	* *	1-3	\$22,600	

Mechanical		Current Repa	air	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Campus Steam	100%			2034	* *	1			
-	Other Obse	ervation, Exter	t : Light, Area	Affected	: 100%				
	Location	: Building L	_						
	Explanat	ion : Steam Fr	om Power Hou	se					
Distribution									
Steam Piping/Pump	100%	Now	\$12,500	2034	* *	4	\$1,800		
1 0 1	Leak Evide	ent, Extent : M	oderate, Area A	Affected :	5%				
	Location	: Basement							
Terminal Devices									
Air Handler	40%			2032	* *	1	\$9,100		
Convector/Radiator	60%			2029	* *	1	\$7,100		

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District C.W.	100%			2034	* *	1		
			Extent : Light, Area	Affected	: 100%			
		ı : Building						
	Explana	tion : Chill	ed Water From Pov	ver Hous	se			
Distribution	400			• • • •			44.000	
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$1,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	* *	1	\$22,700	
Ventilation								
Distribution	1000/			LIDE	ale ale	2.5	#20.500	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,500	
Exhaust Fans	1000/			2020	de de	•	44.400	
Interior	100%			2029	* *	2	\$1,100	
Plumbing								
H/C Water Piping	1.000/			2020	* *	1		
Galv Iron/Steel	100%			2029	* *	1		
Water Heater	1.000/			2022	Φ.Ε	4	#200	
Electric	100%			2022	\$5,600	4	\$300	
			Extent : Light, Area	Affected	: 100%			
		: Basemen		4 7:	. D. '11'			
G : B: :	Expiana	tion : Provi	ding Hot Water To	Aajacen	it Buildings			
Sanitary Piping	1.000/			LIDE	* *	1		
Cast Iron	100%			LIFE	de de	1		
Storm Drain Piping	1.000/			LIEE	* *	1		
Cast Iron	100%			LIFE	de de	1		
Sump Pump(s)	1000/			2024	Ф10 000	4	φ1 c00	
Rigid Piping	100%			2024	\$10,800	4	\$1,600	
Backflow Preventer	1000/			2020	* *	1	ΦΩ 200	
Generic	100%			2029	~ *	1	\$2,300	
Fixtures	1.000/							
Generic	100%							
Vertical Transport								
Elevators	1.0004			TIPE	* *			
Hydraulic	100%			LIFE				
			Extent : Light, Area	Affected	: 100%			
		a:B,L,1,2						
E. G.	Explana	tion : One l) nit					
Fire Suppression								
Standpipe	1000			20.44	* *	1.7	¢10.000	
Generic	100%			2044	**	1-5	\$19,200	
Sprinkler	1005			2011	a. ·	1.2	#10.30 2	
Generic	100%			2044	* *	1-2	\$10,300	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG G

Asset #: 2413

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Chemical System							
No Component	90%						
Generic	10%		2022	\$2,600	1-3	\$5,100	
	Dry System, Extent : Li	ight, Area Affected	1: 100%	ó			
	Location : Whdr- 400) S - Kitchen					

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG H - VISITORS CENTER

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 26,684 Project Type : CULTURAL AFFAIRS

Date of Survey : 29-May-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$401,800	\$77,800
Interior Architecture	\$671,300	
Electrical	\$1,255,300	
Total	\$2,328,300	\$77,800
Importance Code A	\$401,800	\$77,800
Importance Code B	\$1,842,500	
Importance Code C	\$84,000	
Total	\$2,328,300	\$77,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$31,200			
Interior Architecture	\$15,000			\$5,100
Electrical	\$22,500	\$1,500	\$16,600	\$2,000
Mechanical	\$16,900	\$3,300	\$17,400	\$1,900
Total	\$85,600	\$4,800	\$34,000	\$9,000
Importance Code A	\$31,200	\$800		\$100
Importance Code B	\$46,700	\$4,000	\$34,000	\$9,000
Importance Code C	\$7,700			
Total	\$85,600	\$4,800	\$34,000	\$9,000



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2393

Architecture	Current Repair		Future	Replacement	Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls	000/ 4.	\$55,600	LIDE	* *	_	¢27.700		
Masonry: Brick	90% 4+ Cracking/Crumbling	\$55,600	LIFE		5	\$37,700		
	Location : Through	_	ги Ајјесте	u . 10/0				
Masonry: Granite	5% 2-4	\$48,400	LIFE	* *	5	\$1,600		
•	Cracking/Crumbling Location : Through		ea Affecte	d : 10%				
Metal Panel	5% 2-4	\$2,900	2034	* *	5	\$3,900		
	Corrosion/Rusting, I Location : Through		a Affected	l : 30%		. ,		
Windows								
Wood	100% 2-4	\$219,900	2049	* *	5	\$40,100		
	Deteriorated Finish,		Area Aff	ected : 70%				
	Location: Through		A.CC . 1	500/				
	Paint Peeling, Exten Location : Through		Ађестеа :	30%				
Parapets								
Metal Cornice	50% 0-2	\$15,600	2039	* *				
	Corrosion/Rusting, I		Area Affec	eted : 10%				
	Location: Through Deteriorated Finish,		Arag Aff	acted : 10%				
	Location: Through		Агей Ауу	ecteu . 1070				
Wood Cornice	50% Now	\$12,600	2034	* *	5	\$9,100		
	Paint Peeling, Exten Location : Through		Affected :	25%				
	Split/Cracked, Exten	t : Moderate, Area	Affected :	15%				
D. C.	Location : Through	nout						
Roof Single Ply Membrane	100% 0-2	\$77,900	2034	* *			1	
~g.e 1 1/ 1/101110141110	Punct/Tear/Impact L			a Affected : 60%			-	
	Location : Through	nout						
terior								
Floors Carpet	15%		2023	\$80,400	3	\$12,900		
Carpet Ceramic Tile	5% 4+	\$4,100	2023	\$60, 4 00 * *	5	\$1,100		
Columno The	Cracking/Crumbling Location: Through	, Extent : Light, Are		d : 20%	3	φ1,100		
Vinyl Tile	35% Now	\$124,900	2034	* *	3	\$5,600		
·	Punct/Tear/Impact L Location : Through	Damage, Extent : Se		a Affected : 10%		. ,		
Wood	45% 4+	\$186,900	2052	* *	5	\$18,100		
	Deteriorated Finish,			ed : 30%		, 50		
	Location: Through	iout						

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG H - VISITORS CENTER

Asset #: 2393

Architecture	Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Gypsum Board	15% 2-4	\$7,700	LIFE	* *	5	\$3,800	
	Cracking/Crumbling, I Location : Throughou		, Area Aj	ffected : 40%			
Plaster	85% Now	\$84,000	LIFE	* *	5	\$10,700	
	Punct/Tear/Impact Da Location : Throughou	0 .	oderate,	Area Affected : 30%	%		
Ceilings							
Plaster	100% Now	\$275,400	LIFE	* *	5	\$26,900	
	Punct/Tear/Impact Da	mage, Extent : Li	ght, Area	Affected : 10%			
	Location: Throughou	ut					
	Water Penetration, Ext	tent : Severe, Are	a Affecte	d: 20%			
	Location : Throughou	ut					

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	* *	5	\$700	
Raceway								
Conduit	90%			2024	\$31,000	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	* *	5		
Molded Case Bkrs	95%			2032	* *	5	\$700	
Wiring								
Braided Cloth	40%	2-4	\$20,100	2049	* *	1		
		Aged, Exte 1 : Through	ent : Moderate, Are out	a Affecte	ed : 100%			
Thermoplastic	50%			2034	* *	1		
Thermoplastic	10%			2044	* *	1		
ighting								
Interior Lighting								
Fluorescent	20%			2029	* *	10	\$4,900	
	Location		Extent : Moderate, A out The Building Lamps	Area Affe	ected : 100%			
Fluorescent	40%			2019	\$585,900	10	\$9,800	
1 Idolescon	Other Obs Location					10	ψ,,οσο	
Incandescent	40%			2019	\$585,900	2	\$200	
Egress Lighting					*		•	
Emergency, Battery	50%			2024	\$17,600	10	\$3,200	
Exit, Service	50%			2024	\$4,300	1		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2393

Electrical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting	•			•				•
Exterior Lighting	400			•040	402 700	_		
Incandescent	100%			2019	\$83,500	2		
larm Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$16,900	
-							, ,	
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source								
Campus Steam	100%			2034	* *	1		
		servation, E 1 : Building	Extent : Light, Area	Affected	: 100%			
			r L n From Power Hou	Se				
Conversion Equipment	Блрини	uon . sieur	10111 1 0WEI 110W	50				
Pres. Reducing Valve/LI	98%			2033	* *	5	\$1,600	
Steam								
			Extent : Light, Area	Affected	: 100%			
		n : Basemer tion : Not A						
Radiant Heater	2%		iccessioie	2032	* *	2	\$300	
Radiant Heater			Extent : Light, Area		: 100%	2	Ψ300	
		ı : First Flo	_	55				
	Explana	tion : 4 Ele	ctric Heaters / Som	ne Rooms	Were Not Accessi	ble		
Distribution	400-							
Steam Piping/Pump	100%			2034	* *	4	\$2,000	
Terminal Devices Convector/Radiator	100%			2029	* *	1	\$8,600	
ir Conditioning	10070			2029		1	\$6,000	
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Window/Wall Unit	30%			2019	\$16,100	1		
No Component lumbing	70%							
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$15,600	2029	* *	1		
		, Extent : M n : Basemer	Ioderate, Area Affe at Level	cted : 20	%			
	Other Ob	servation, E	Extent : Light, Area	Affected	: 1%			
		n : Basemen						
	Explana	tion : Not A	Accessible					
Sanitary Piping Cast Iron	100%			I IEE	* *	1		

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.

100%

Cast Iron

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priority
Plumbing			
Storm Drain Piping			
Cast Iron	100%	LIFE **	1
Fixtures			
Generic	100%		
Fire Suppression			
Sprinkler			
Generic	100%	2044 **	1-2 \$7,500

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG K - MATRONS HOUSE

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 4,500 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-May-2013 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 76 Lot : 200 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$64,000	
Total	\$64,000	
Importance Code A	\$64,000	
Total	\$64,000	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$34,100			
Interior Architecture	\$43,500			
Electrical			\$13,000	
Mechanical	\$8,700	\$100	\$100	\$100
Total	\$86,300	\$100	\$13,000	\$100
Importance Code A	\$34,100			
Importance Code B	\$46,400	\$100	\$13,000	\$100
Importance Code C	\$5,800			
Total	\$86,300	\$100	\$13,000	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific 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	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls			_		
Masonry: Brick	100% Now \$18,400 Broken/Missing Elements, Extent: Seven Location: Throughout	LIFE ** ere, Area Affected : 20%	5	\$3,100	1
Windows					
Wood	100% Now \$64,000 Broken/Missing Elements, Extent: Sevent Location: Throughout Deteriorated Finish, Extent: Severe, A	-	5	\$11,700	1
	Location: Throughout	rea Affectea . 10070			
	Thermally Inefficient, Extent : Severe, A Location : Throughout	Area Affected : 100%			
Roof					
Copper/Terne	100% Now \$15,700 Broken/Missing Elements, Extent: Seve Location: Throughout	2052 ** ere, Area Affected : 25%			1
Interior					
Floors					
Wood	100% Now \$25,800 Broken/Missing Elements, Extent : Seve Location : Throughout	2039 ** ere, Area Affected : 20%	5	\$3,800	
Interior Walls					
Plaster	100% Now \$5,800 Broken/Missing Elements, Extent: Seve Location: Throughout	LIFE ** ere, Area Affected : 20%	5	\$1,100	
Ceilings					
Plaster	100% Now \$11,900 Broken/Missing Elements, Extent : Seve Location : Throughout	LIFE ** ere, Area Affected : 30%	5	\$1,900	

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	100%							
Wiring								
Under Construction	100%							

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG K - MATRONS HOUSE

Asset #: 2242

Electrical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Incandescent	95%			2019	\$12,900	2	\$100	
Under Construction	5%							
Egress Lighting								
Not Accessible	100%							
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Not Accessible	100%							
Fire/Smoke Detection								
Not Accessible	100%							

Mechanical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Heating					
Energy Source					
Campus Steam	100%	2034 **	1		
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location: Building L				
	Explanation: Steam Provided From a is Currently Undergoing Interior Ren	O	iich		
Distribution					
Steam Piping/Pump	100% 0-2 \$5,500	2034 **	4	\$100	
	Corroded, Extent : Moderate, Area Aff Location : Throughout	ected : 30%			
	Other Observation, Extent : Moderate, Location : Interior	Area Affected : 100%			
	Explanation: Building Is Undergoing	g Interior Renovation - No A	ccess		
Terminal Devices		,			
Convector/Radiator	100% 0-2 \$2,500	2022 \$24,700	1	\$800	
	Corroded, Extent : Moderate, Area Aff				
	Location: Throughout				
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location: Interior	ě.			
	Explanation: Building Is Undergoing	Interior Renovation - No A	ccess		
Olumbina	7	, 1,012			

Plumbing

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG K - MATRONS HOUSE

Asset #: 2242

/lechanical	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
umbing				
H/C Water Piping				
Galv Iron/Steel	100% 0-2 \$800	2022 \$7,800	1	
	Corroded, Extent : Moderate, Area Affe	cted : 10%		
	Location: Basement			
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location: Interior			
	Explanation : Building Is Undergoing	Interior Renovation - No A	ccess	
Sanitary Piping				
Cast Iron	100%	LIFE **	1	
Fixtures				
Generic	100%			
	Not in Service, Extent : Moderate, Area	Affected: 100%		
	Location: 1st & 2nd Floors			
	Obsolete Fixtures, Extent : Moderate, A	rea Affected : 100%		
	Location: Throughout			

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 9,240 Project Type : CULTURAL AFFAIRS

Date of Survey : 26-Apr-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$203,800	
Interior Architecture	\$123,800	
Electrical	\$212,200	\$1,592,100
Mechanical	\$39,100	
Total	\$578,800	\$1,592,100
Importance Code A	\$242,900	\$46,700
Importance Code B	\$335,900	\$1,545,400
Total	\$578,800	\$1,592,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$69,700			
Interior Architecture	\$55,400			
Electrical	\$38,200	\$600	\$46,800	\$700
Mechanical	\$20,200	\$4,100	\$5,800	\$3,700
Total	\$183,500	\$4,700	\$52,600	\$4,400
Importance Code A	\$69,700	\$800	\$900	\$800
Importance Code B	\$83,000	\$3,800	\$51,600	\$3,500
Importance Code C	\$30,800			
Total	\$183,500	\$4,700	\$52,600	\$4,400



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

rchitecture	Current Repair		Future	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls Masonry: Brick	100% Now Paint Peeling, Extent: Ligit Location: Throughout Vertical Cracks, Extent: Machine Location: Corners				5	\$22,900	
Windows							
Metal Louvers	2% 0-2 Broken/Missing Elements, Location: Throughout	\$200 Extent : Light,	2027 Area Aff	* * Tected : 10%			
Steel	20% Now Air Infiltration, Extent: Me Location: Throughout Corrosion/Rusting, Extent Location: Throughout Deteriorated Finish, Extent Location: Throughout Thermally Inefficient, Extent Location: Throughout	· Moderate, Ai t : Moderate, 1	rea Affect Area Affe	ted : 25% cted : 100%	5	\$4,000	
Wood	78% Now Air Infiltration, Extent: Mo Location: Throughout Thermally Inefficient, Exten Location: Throughout Split/Cracked, Extent: Mo Location: Throughout	nt : Moderate,	Area Aff	ected : 100%	5	\$12,600	
Parapets	0						
Cast Stone/Terra Cotta	10% 0-2 Jnt Mortar Miss/Erod, Exte Location : Throughout	\$700 ent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$400	
Masonry: Brick	40% Now Vertical Cracks, Extent : M Location : Corners	\$600 Ioderate, Area	LIFE Affected	**	5	\$200	
Wood Cornice	50% Now Deteriorated Finish, Extent Location: Throughout Split/Cracked, Extent: Mod Location: Throughout				5	\$1,500	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

Architecture		Current R	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof	250/	Now	¢0 100	2024	* *			
Built-Up (BUR)	Location .	: Flat Sect			d : 30%			
		Growtn, E : Flat Sect	Extent : Severe, Are	а Ађесњ	2a : 20%			
	Worn/Erode		: Severe, Area Aff	ected : 23	5%			
Copper/Terne	75%	0-2	\$24,100	2052	* *			
		/Impact De : Throughe	amage, Extent : Se out	vere, Are	ea Affected : 30%			
nterior Floors								
Cast in Place Concrete	_	2-4 Frumbling, Througho	\$7,500 Extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$16,100	
Wood		Now /Impact Do		2052 vere, Are	* * ea Affected : 100%	5	\$4,600	
Interior Walls								
Concrete Masonry Unit		0-2 Crumbling, : Througho	\$1,500 Extent : Light, Ard out	LIFE ea Affecto	* * ed : 10%	5	\$300	
Masonry: Brick	_	0-2 Trumbling, Througho	\$700 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%			
Plaster	Location .	: Through				5	\$1,500	
		impact De Throughe	amage, Extent : Se out	vere, Are	га Ајјества : 75%			
Plywood/Hardboard	10%	Now	\$2,900	LIFE	* *			
-		/Impact De : Throughe	_	vere, Are	ea Affected : 100%			
SGFT/Glazed Masonry	5%	Now	\$6,600	LIFE	* *			
•		/Impact De : Throughe	-	vere, Are	ea Affected : 100%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior Ceilings								
Exposed Struc: Steel		4+ Rusting, E : Through	\$5,000 xtent : Light, Area out	LIFE Affected	* *			
Masonry: Infill Arch	Broken/Mi.	Now ssing Elem : Through	\$12,100 ents, Extent : Light out	LIFE t, Area A	* * ffected : 10%			
Plaster		Now /Impact D : Through	\$44,500 amage, Extent : Se out	LIFE vere, Are	* * ea Affected : 100%	5	\$3,600	

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$46,700	3		
	Other Observation, Extent: Moder	rate, Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation: No Nameplate Rate	ings Available				
Transformers						
Dry Type	100%	2022	\$292,500	3	\$100	
	Other Observation, Extent: Moder		ected : 100%			
	Location : Second Floor Electric					
	Explanation: Two 750 Kva 4160	- 480/277 V				
Feeders						
Cable	100%	2023	\$62,500	1		
Raceway						
Conduit	100%	2024	\$40,000	1		
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2024	\$4,700	5	\$200	
	Other Observation, Extent: Moder					
	Location : Electrical Room					
	Explanation : 2- Main Service Sv	vitches Rated	@ 1600 Amperes			
Transformers						
Dry Type	100%	2022	\$44,100	5		
	Other Observation, Extent : Moder	rate, Area Affe	ected : 100%			
	Location: Basement					
	Explanation : 1- 75 Kva, 1- 25 K	va, 480/208/12	20 Volts			
Switchgear / Switchboard	·					
Fused Knife Sw	20% 0-2 \$119,4		* *	5		
	On Extended Life, Extent : Modera		ted : 20%			
	Location: Mech Room In Basem	ent				
Molded Case Bkrs	80%	2024	\$477,700	5	\$200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

Electrical		Current Repair		Futur	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	10%			2034	* *	1		
Conduit	90%			2024	\$588,100	1		
Panelboards								
Fused Disc Sw	10%			2032	* *	5		
Fused Toggle Switch	35%	2-4	\$28,400	2049	* *	5		
	On Extend	led Life, Ex	tent : Moderate, Ar	rea Affec	rted : 20%			
	Location	ı : Basemer	nt And Second Floo	r				
Molded Case Bkrs	5%			2032	* *	5		
Molded Case Bkrs	50%			2023	\$40,600	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$8,900	2049	* *	1		
		Aged, Extent	ent : Moderate, Are out	a Affecte	ed : 20%			
Thermoplastic	10%			2034	* *	1		
Thermoplastic	40%			2024	\$7,100	1		
Motor Controllers					•			
Locally Mounted	10%			2022	\$700	5		
Motor Control Center	90%			2037	* *	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2019	\$92,700	10	\$6,800	
	-		Moderate, Area A <u>f</u> out The Building	fected :	100%			
Incandescent	10%			2019	\$10,300	2		
Exterior Lighting								
Incandescent	100%			2019	\$28,900	2		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2027	* *	5	\$100	
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$5,900	
			Extent : Moderate, A	Area Affe	ected : 100%			
		_	out The Building					
	Explana	tion : Strob	e Lights, Smoke De	etectors,	Horns And Manua	l Pull Sto	ation	

Mechanical	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	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.

Asset #: 2394

Mechanical	Current Repair		Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment	400		***	• • • • •			*= * 00	
Steam Boiler	100%		\$39,100	2044	**	1	\$7,300	
		Equipment, 1 : 2 Units -	Extent : Moderate,	, Агеа Ај	јестеа : 100%			
Distribution	Locuitor	i . 2 Oniis -	Бизетені					
Steam Piping/Pump	100%	Now	\$11,200	2044	* *	4	\$400	
steam i iping/i amp			loderate, Area Affe		%	•	φ.00	
		ı : Basemer						
Terminal Devices								
Convector/Radiator	100%			2029	* *	1	\$2,700	
Air Conditioning								
Energy Source	4.00			20.10				
Electricity	100%			2040	* *	1		
Conversion Equipment	1.000/			2027	* *	1	ΦΩ ΩΩΩ	
Centrifugal, Elec Chiller			tent : Light, Area A	2027		1	\$8,900	
	_	_	tent . Ligni, Area A Room - First Floor	ујестеи .	100/0			
			Extent : Light, Area	Affected	. 100%			
		ı : 1st Floo		Пуссиси	. 10070			
			its Providing Chille	ed Water	To Other Nearby	Buildings	3	
Distribution	-				·			
Chilled Wtr Pipe/Pump	100%	Now	\$7,800	2044	* *	4	\$400	
	Corroded,	Extent : M	Ioderate, Area Affe	cted : 20	%			
	Location	ı : Basemer	ıt					
Heat Rejection								
Water Cool Tower	100%			2022	\$23,000	2	\$8,300	
			Extent : Light, Area	Affected	: 100%			
		ı : Building		OC C				
Ventilation	Ехріапа	uon . NOT A	Accessible At Time	oj surve	у			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,600	
Exhaust Fans							+ -,- 30	
Roof	30%			2019	\$1,900	2	\$100	
Wall Unit	70%			2024	\$8,500	2	\$200	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2037	* *	1		
Water Heater	1005			2010	44.3 00			
Electric	100%			2019	\$1,200	4		
HW Heat Exchanger	1.0007			2024	* *	4	φ1 3 00	
Low Temp	100%			2034	~ *	4	\$1,200	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Cast HOII	100%			LIFE	47 - 54-	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT

Asset #: 2394

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Plumbing

Fixtures

Generic 100%

Obsolete Fixtures, Extent: Severe, Area Affected: 100%

Location: 1st Floor

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 26-Apr-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Roof, Floors 1

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$35,400
Total		\$35,400
Importance Code B		\$35,400
Total		\$35,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$400
Interior Architecture	\$600		\$700	
Electrical				
Mechanical			\$300	
Total	\$600	\$100	\$1,000	\$500
Importance Code A				\$400
Importance Code B	\$600	\$100	\$1,000	
Importance Code C				
Total	\$600	\$100	\$1,000	\$500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG N - EDUCATION CENTER

Asset #: 2243

Architecture		Current Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	100%		LIFE	* *	5	\$1,300	
Windows							
Wood	100%		2040	* *	5	\$900	
Roof							
Slate	100%		LIFE	* *			
nterior							
Floors							
Ceramic Tile	5%		2033	* *	5	\$100	
Quarry Tile	45%		2037	* *	5	\$1,000	
Wood	50%		2039	* *	5	\$1,400	
Interior Walls							
Gypsum Board	20%		LIFE	* *	5	\$100	
Masonry: Brick	10%		LIFE	* *			
Marble Panels	5%		LIFE	* *			
Wood	65%		LIFE	* *	5	\$2,300	
Ceilings							
AcousTileSusp.Lay-In	15%		2037	* *	5	\$200	
Plaster	10%		LIFE	* *	5	\$100	
Wood	75%		LIFE	* *	5	\$9,800	

Electrical		Current Repair Future Replacement		M			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2034	* *	5		
Raceway							
Conduit	100%		2034	* *	1		
Panelboards							
Molded Case Bkrs	100%		2032	* *	5		
Wiring							
Thermoplastic	100%		2034	* *	1		
Motor Controllers							
Locally Mounted	100%		2029	* *	5		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Incandescent	100%		2024	\$35,400	2		
Egress Lighting							
Emergency, Battery	50%		2024	\$700	10	\$100	
Exit, Service	50%		2024	\$100	1		
Exterior Lighting							
HID	100%		2024	\$7,300	10		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG N - EDUCATION CENTER

Asset #: 2243

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
Under Construction	100%						
Fire/Smoke Detection							
Under Construction	100%						

Current Repair Future Replacement		M	aintenance				
% of l Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
			-00.		1		
		_	Affected	: 100%			
	_						
Explanati	on : Stean	ı From Power Hou	se				
100%			2032	* *	1		
100%			2022	\$21,300	2	\$100	
100%			LIFE	* *	2	\$1,300	
5%			LIFE	* *	2-5		
95%							
5%			2024	\$100	2		
95%							
100%			2034	* *	1		
100%			LIFE	* *	1		
Other Obse	rvation, E	xtent : Light, Area	Affected	: 100%			
Location .	: 1st Floor	•					
Explanati	on : Could	l Not Verify The D	rainage '	Trap But There Is A	A Bathro	om On Premises	
100%							
	100% Other Obse Location Explanati 100% 100% 100% 5% 95% 100% 100% 100% Cother Obse Location Explanati	% of Fail Date Total (Years) 100% Other Observation, E Location: Building Explanation: Steam 100% 100% 100% 5% 95% 100% 100% Other Observation, E Location: 1st Floor Explanation: Could	% of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Light, Area Location: Building L Explanation: Steam From Power How 100% 100% 5% 95% 100% 100% 100% Other Observation, Extent: Light, Area Location: 1st Floor Explanation: Could Not Verify The Di	Nof Total (Years) Stimated Cost (Years) Total (Years) Total (Years)	Total Fail Date Estimated Cost Year Estimated Cost Total (Years)	Note Fail Date Estimated Cost Year Estimated Cost (Years)	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG P

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 20,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 22-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Roof, Floors 1,3

Block : 76 Lot : 200 BIN : 5113026

CAPITAL

Total

Importance Code

Total

Importance Code B	\$11,400	\$6,500	\$11,400	\$8,100
Importance Code A	\$25,100	\$1,100	\$5,800	\$1,100
Total	\$36,500	\$7,600	\$17,200	\$9,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$6,600	\$2,500	\$7,400	\$3,100
Electrical	\$1,500	\$1,100	\$1,100	\$1,800
Interior Architecture	\$400			\$400
Exterior Architecture	\$24,000		\$4,700	
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2395

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	10%			2044	* *	10	\$1,000	
Masonry: Brick	70%			LIFE	* *	5	\$22,100	
Masonry: Limestone	10%	2-4	\$18,400	LIFE	* *	5	\$2,400	
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 5%			
Pre-Cast Concrete	10%	4+	\$5,600	LIFE	* *	5	\$10,300	
		Crumbling, 1: Through	Extent : Light, Are	ea Affecte	ed : 5%		. ,	
Windows								
Wood	100%			2046	* *	5	\$65,400	
Parapets								
Metal Cornice	100%			2052	* *	10	\$7,600	
Roof								
Clay Tile	80%			2044	* *	10	\$18,700	
Modified Bitumen	20%			2029	* *	10	\$4,700	
Interior								
Floors								
Granite Panels	90%			LIFE	* *	5	\$22,500	
Vinyl Tile	10%			2029	* *	3	\$1,700	
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	\$19,500	
Ceilings								
AcousTileConcealSpLn	100%			2041	* *	5	\$41,600	

ectrical	Current Repair Future Replacement		e Replacement	M			
stem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2050	* *	5	\$100	
	Other Obse	ervation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrical Room					
	Explanati	ion : One 400 Amps Main Dis	sconnect	Switch			
Transformers							
Dry Type	100%		2041	* *	5	\$100	
Switchgear / Switchboard							
Molded Case Bkrs	100%		2050	* *	5	\$500	
Raceway							
Conduit	100%		2050	* *	1		
Panelboards							
Fused Disc Sw	5%		2046	* *	5		
Molded Case Bkrs	95%		2046	* *	5	\$500	
Wiring							
Thermoplastic	100%		2050	* *	1		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2395

Electrical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2041	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	65%	2032	* *	10	\$13,300	
	Other Observation, Extent : Modera	ite, Area Affected	: 100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Fluorescent	10%	2032	* *	10	\$2,000	
	Other Observation, Extent: Modera		: 100%			
	Location : Staircases, Lobby & Ho	allway				
	Explanation: T-5 Lamps					
Fluorescent	5%	2032	* *	10	\$1,000	
	Other Observation, Extent: Modera	ite, Area Affected	: 100%			
	Location: Basement And Mechan	ical Room				
	Explanation: T-12 Lamps					
Incandescent	20%	2032	* *	2	\$100	
Egress Lighting						
Emergency, Battery	60%	2032	* *	10	\$3,200	
Exit, LED	35%	2059	* *	1		
Exit, Service	5%	2032	* *	1		
Alarm						
Fire/Smoke Detection						
Generic	100%	2032	* *	1-3	\$12,700	

Mechanical	Current Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$11,000	
	Other Observation, Extent : Light, Ar	ea Affected .	: 100%			
	Location: Boiler Room - Basement					
	Explanation: Not Accessible					
Distribution						
Hot Wtr Piping/Pump	100%	2040	* *	4	\$1,100	
Terminal Devices						
Convector/Radiator	90%	2037	* *	1	\$6,500	
Unit Heater-Stm/HW	10%	2029	* *	4	\$300	

Air Conditioning

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repa	Current Repair Future Repla		M	Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		
Terminal Devices						
Fan Coil - Cool/Heat	100%	2029	* *	1	\$7,200	
Heat Rejection						
Air Condenser Unit	100%	2029	* *	2	\$15,500	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Side Yard					
	Explanation: 4 Units, I	R -22				
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$12,400	
Exhaust Fans						
Interior	100%	2029	* *	2	\$700	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2044	* *	1		
Water Heater						
Gas Fired	100%	2022	\$5,500	2	\$300	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation : No Acces	s At Time Of Survey				
HW Heat Exchanger						
Under Construction	100%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2029	* *	4	\$2,500	
Fixtures	<u> </u>					
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Exter	at : Light, Area Affected	: 100%			
	Location: B, 1-3					
	Explanation: 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 16-May-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture Electrical	\$140,200	\$51,600 \$267,000
Total	\$140,200	\$318,600
Importance Code A Importance Code B	\$140,200	\$98,300 \$220,300
Total	\$140,200	\$318,600

Interior Architecture Electrical	\$11,400 \$1,200	\$600 \$900	\$4,700	\$11,400 \$1,200
Mechanical	\$2,200	\$3,500	\$3,900	\$2,800
Total	\$62,400	\$5,000	\$8,600	\$15,400
Importance Code A	\$47,500			
Importance Code B	\$14,900	\$4,900	\$8,600	\$15,400
T				
Importance Code C				



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2396

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	C50/			LIEE	ታ ታ	~	#27 000	
Masonry: Brick	65%			LIFE	* *	5	\$27,000	
Masonry: Granite	2% 18%	Now	¢92.700	LIFE LIFE	* *	5 5	\$600 \$5,600	
Masonry: Marble			\$83,700 Extent : Moderate			3	\$5,600	
	Location :			, Area Aj	geciea . 2070			
			, Extent : Moderat	e. Area A	Affected: 25%			
		: North Fa		c, 117 cu 1	1,100104 . 2370			
Metal Panel	10%	Now	\$5,800	2034	* *	5	\$7,800	
Wietai Fallei			\$5,800 tent : Moderate, A			3	\$7,000	
	-		Between Great Hai					
			Extent : Moderate,		_			
			Between Great Hai					
Not Accessible	5%				_			
Windows								
Wood	100%	2-4	\$56,600	2032	* *	5	\$51,600	
	Air Infiltrat	ion, Exten	t : Moderate, Area	Affected	l : 50%			
	Location .	: Hyphen T	o F Building					
	Thermally I	nefficient,	Extent : Moderate	, Area Aj	ffected : 100%			
	Location .	: Hyphen T	o F Building					
	-		: Moderate, Area	Affected	: 50%			
	Location .	: Hyphen T	o F Building					
Parapets	0.004		Φ		ماد ماد	_	Φ0.00	
Masonry: Brick	90%	Now	\$5,300	LIFE	* *	5	\$900	
			, Extent : Moderat	e, Area A	Affected: 40%			
		: Througho			* *		#100	
Masonry: Marble	10%	0-2	\$2,000	LIFE		5	\$100	
		мiss/Eroa : North Fa	, Extent : Moderat	e, Area F	Ajjeciea : 50%			
Roof	Locuiton .	. worm ra	Luue					
Modified Bitumen	100%	Now	\$34,300	2029	* *			
Wodiffed Bitumen			ss, Extent : Moder		Affected: 50%			
			and Throughout	,	33			
			ent : Moderate, A	rea Affec	rted : 15%			
	Location :	-		55				
Interior								
Floors								
Carpet	90%			2023	\$285,200	3	\$45,800	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,800	
Ceramic Tile	5%			2033	* *	5	\$1,300	
Interior Walls						_	.	
Gypsum Board	75%			LIFE	* *	5	\$6,400	
Wood	25%			LIFE	* *	5	\$14,200	
Ceilings	200/			TIPP	* *	_	00.500	
Gypsum Board	30%			LIFE	* *	5	\$9,500	
Plaster	70%			LIFE	-1- 4	5	\$11,100	

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2396

Electrical	Current Repair	Current Repair Future		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$46,700	3		
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Electrical Room	D				
The Control of the Co	Explanation : No Available Nameplate	e Ratings				
Transformers	1000/	2022	¢124 200	2	¢100	
Dry Type	100% Other Observation, Extent: Moderate, A	2022	\$134,200	3	\$100	
	Location : Basement	Area Ajje	ciea : 100%			
	Explanation : 225 Kva, 4160/208/120	Volta				
Feeders	Елрипшиоп . 223 K va, 4100/208/120	vous				
Cable	100%	2023	\$15,100	1		
Raceway	100/0	2023	φ15,100	1		
Conduit	100%	2024	\$40,000	1		
Under 600 Volts	100/0	2024	Ψ+0,000	1		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2024	\$31,600	5	\$300	
Raceway	10070	2021	Ψ31,000		Ψ300	
Conduit	80%	2044	* *	1		
Conduit	20%	2034	* *	1		
Panelboards						
Molded Case Bkrs	30%	2032	* *	5	\$100	
Molded Case Bkrs	70%	2040	* *	5	\$200	
Wiring						
Thermoplastic	80%	2044	* *	1		
Thermoplastic	20%	2034	* *	1		
Motor Controllers						
Locally Mounted	100%	2029	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	10%	2029	* *	10	\$1,600	
	T-8 Lamps, Extent : Moderate, Area Aff	ected : 1	00%			
	Location : Hallways					
Incandescent	90%	2029	* *	2	\$300	
Egress Lighting						
Emergency, Battery	50%	2029	* *	10	\$2,100	
Exit, Service	50%	2029	* *	1		
Exterior Lighting	·					
HID	100%	2024	\$46,000	10		
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	* *	1	\$1,400	
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Hallways					
	Explanation : C C T V Surveillance C	Cameras				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2396

Electrical	Current Repair	Future Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
Alarm							
Fire/Smoke Detection							
Generic	100%	2029 **	1-3	\$7,900			
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout The Building						
	Explanation: Strobe Lights, Manual	Pull Stations And Bells					

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	e	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Campus Steam	100%			2034	* *	1			
			Extent : Light, Area	Affected	: 100%				
		: Building							
	Explana	tion : Stean	n From Power Hou	se					
Distribution	1000/			2024	de de		44.200		
Steam Piping/Pump	100%			2034	* *	4	\$1,300		
Terminal Devices	200/			2024	445 000		#2.100		
Air Handler	20%			2024	\$17,900 * *	1	\$2,100		
Convector/Radiator	80%			2029	* *	1	\$4,400		
Air Conditioning									
Energy Source	700/			2024	* *	1			
District C.W.	70%		7 7 . 1 . 4	2034		1			
			Extent : Light, Area	Ађестеа	: 00%				
		: Building	ed Water From Pov	11					
Electricite	30%	uon . Chiii	ea water From For		**	1			
Electricity	30%			2032	7- 7-	1			
Conversion Equipment	200/			2024	¢1.6.000	1	¢2.400		
Reciprocating	30%			2024	\$16,900	1	\$2,400		
Compr/Chiller	D 22 Pafr	igarant Ex	tent : Light, Area A	ffeeted :	300%				
	_	ı : Courtyai		јјестеи .	3070				
		i. Courtyar	'u						
No Component	70%								
Distribution	700			2024	* *	4	Φ0.00		
Chilled Wtr Pipe/Pump	70%			2034	* *	4	\$900		
No Component	30%								
Terminal Devices	700/			2024	¢14.000	1	¢7.400		
Air Handler/Cool/Ht	70%			2024	\$14,800	1	\$7,400		
No Component	30%								
Heat Rejection	200/			2024	40.000	2	#2.600		
Remote Air Cond	30%			2024	\$8,900	2	\$3,600		
No Component	70%								
Ventilation Distribution									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,500		
Ductwork/Diffusers	100%			LIFE		۷-3	\$9,500		

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	100%		2024	\$18,300	2	\$500	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		
Water Heater							
Electric	30%		2019	\$800	4		
No Component	70%						
	Other Obs	ervation, Extent : Light, Area	Affected	: 0%			
	Location	: Building G					
	Explanat	ion : Hot Water From Adjace	nt Buildi	ng			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%	Now \$500	LIFE	* *	1		
	Broken, Ex	tent : Severe, Area Affected :	2%				
	Location	: Basement					
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	50%						
Generic	50%		2034	* *	1-2	\$2,400	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG T - MUSIC HALL

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 16,368 Project Type : CULTURAL AFFAIRS

Date of Survey : 15-May-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$352,300	\$36,800
Interior Architecture	\$179,100	
Electrical	\$201,300	\$59,300
Total	\$732,700	\$96,100
Importance Code A	\$352,300	\$36,800
Importance Code B	\$339,300	\$59,300
Importance Code C	\$41,100	
Total	\$732,700	\$96,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$48,300		\$20,800	\$2,600
Interior Architecture	\$31,300	\$300		\$231,500
Electrical	\$1,300	\$900	\$10,500	\$1,500
Mechanical	\$2,700	\$3,000	\$7,000	\$4,700
Total	\$83,700	\$4,200	\$38,300	\$240,200
Importance Code A	\$48,300		\$21,100	\$2,600
Importance Code B	\$33,200	\$3,900	\$17,300	\$237,600
Importance Code C	\$2,100	\$300		
Total	\$83,700	\$4,200	\$38,300	\$240,200



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture	Current	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%		LIFE	* *	5	\$11,500		
Copper/Terne	3% 4+	\$12,800	2044	* *				
	Deteriorated Finish,		Area Aff	fected : 25%				
	Location : Horizon	tal Bands						
Masonry: Brick	80% Now	\$216,600	LIFE	* *	5	\$36,800		
	Diagonal Cracks, Ex	tent : Moderate, Ar	ea Affect	ted : 5%				
	Location: Northwe	est Corner						
Masonry: Limestone	2% Now	\$9,800	LIFE	* *	5	\$700		
Č	Jnt Mortar Miss/Ero	d, Extent : Moderat	e, Area A	Affected : 20%				
	Location : Horizon	tal Bands						
Masonry: Marble	10% 2-4	\$25,700	LIFE	* *	5	\$3,400		
1.1450111.7.1.141.010	Jnt Mortar Miss/Ero			ted : 10%		Ψ2,.00		
	Location : Through	_	33					
Windows								
Wood	15%		2040	* *	5	\$5,200		
Wood	85% 2-4	\$80,100	2049	* *	5	\$14,600		
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Air Infiltration, Extended Location: Through	nt : Moderate, Area	Affected	! : 50%		, ,		
	Deteriorated Finish, Location: Through	Extent : Moderate,	Area Aff	fected : 50%				
	Thermally Inefficient Location: Through	t, Extent : Moderate	e, Area Aj	ffected : 100%				
	Split/Cracked, Exten		Affactad	. 100%				
	Location : Through		Ајјестеа .	. 10070				
Parapets	Location . Through	ioni						
Metal Cornice	50%		2052	* *	10	\$11,600		
Wood Cornice	50%		2032	* *	5-10	\$47,400		
Roof	3070		2034		3-10	Ψ+7,+00		
Copper/Terne	100%		2059	* *	10	\$55,600		
nterior	10070					422,000		
Floors								
Carpet	65% 2-4	\$11,100	2020	\$222,600	3	\$26,800		
•	Punct/Tear/Impact L		ght, Area					
	Location : Through	nout						
Quarry Tile	10%		2037	* *	5	\$4,100		
Wood	25% Now	\$11,100	2039	* *	5	\$6,400		
333	Broken/Missing Elen Location : Stair To	nents, Extent : Mod		ea Affected : 10%	J	ψο, 100		
	Split/Cracked, Exten		Affected	. 25%				
	Location : Stair To		- ујсењи	. 2370				

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior Interior Walls							
Ceramic Tile	5%		2033	* *	5	\$700	
Gypsum Board	•	dent, Extent : Moder ent Under Front Ste		* * n Affected : 100%	5	\$800	
Masonry: Brick	40% 2-4	\$41.100	LIFE	* *			
Masonly. Blick		g, Extent : Moderate		ffected : 20%			
Plaster	25%		LIFE	* *	5	\$1,000	
Plaster	20% Now	\$2,100	LIFE	* *	5	\$800	
	Location : Audito	g, Extent : Severe, A					
Ceilings							
Exposed Struc: Wood	60% 2-4 Cracking/Crumblin Location: Throug	\$101,100 eg, Extent : Light, Ar ghout	LIFE ea Affecto	* * ed : 10%			
Masonry: Infill Arch	5% 4+ Cracking/Crumblin Location: Throug	\$4,900 g, Extent : Light, Ar ghout	LIFE ea Affect	* * ed : 10%			
Plaster	35% Now	\$37,000	LIFE	* *	5	\$6,000	
	Location : Audito	g, Extent : Moderate					

Electrical	Current Repair	Future F	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	* *	3	\$100	
	Other Observation, Extent : Moderate	e, Area Affecte	ed : 100%			
	Location: Electrical Room					
	Explanation: No Available Namepl	ate Ratings				
Transformers						
Dry Type	100%	2029	* *	3	\$100	
	Other Observation, Extent: Moderate	e, Area Affecte	ed : 100%			
	Location: Electrical Room					
	Explanation: 750 Kva, 4160/208/12	20 Volts				
Feeders						
Cable	100%	2032	* *	1		
Raceway						
Conduit	100%	2034	* *	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.

Asset #: 2397

Electrical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2044	* *	5	\$400	
	Other Observation, Ext		ea Affe	cted : 100%			
	Location : Electrical I						
	Explanation : Main Se	ervice Protector Ra	ted @	1200 Amperes			
Switchgear / Switchboard Molded Case Bkrs	100%	<u>,</u>	2044	* *	5	\$400	
Raceway							
Conduit	100%		2044	* *	1		
Panelboards							
Molded Case Bkrs	100%	:	2040	* *	5	\$400	
Wiring Thermoplastic	100%		2044	* *	1		
Motor Controllers							
Locally Mounted	100%	,	2037	* *	5	\$100	
Ground							
Grounding Devices Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	10%	·	2024	\$59,300	10	\$1,700	
	T-8 Lamps, Extent : Mo Location : Throughou		ed : 10	00%			
Fluorescent	40%	,	2029	* *	10	\$6,700	
	Other Observation, Ext Location : Hallways	ent : Moderate, Are	ea Affe			73,133	
	Explanation: Compa						
HID	10%		2029	**	10	\$100	
HID	10%		2019	\$23,400	10	\$100	
Incandescent	30%		2019	\$177,900	2	\$100	
Egress Lighting	# 00/		2022		4.0	** * * * * * * * * *	
Emergency, Battery	50%		2029	* *	10	\$2,200	
Exit, Service	50%		2029	* *	1		
Exterior Lighting	1000/		2020	.1.	10	* * * * * * *	
HID	100%	<u>'</u>	2029	* *	10	\$100	
Alarm							
Fire/Smoke Detection	1000/		2020	4 4	1.2	#10.400	
Generic	100%		2029	**	1-3	\$10,400	
	Other Observation, Ext		ea Affe	ctea : 100%			
	Location: Throughou	_	1.0	11.00	11		
	Explanation: Strobe	Lights, Horns, Man	иаі Ри	u Stations And Be	us		

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Currer	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Campus Steam	100%		2034	* *	1		
		, Extent : Light, Area	Affected	: 100%			
	Location: Throu	_					
	Explanation : Ste	am From Power Hou	ise Buildi	ing "L"			
Distribution	1000/		2011	* *	4	Φ000	
Steam Piping/Pump	100%		2044	* *	4	\$900	
Terminal Devices	1000/		2020	* *	1	¢11 400	
Air Handler	100%		2029	* *	1	\$11,400	
Air Conditioning							
Energy Source District C.W.	100%		2034	* *	1		
District C.W.		, Extent : Light, Area			1		
	Location: Throu	_	Ајјестеи	. 100/0			
		gnoui illed Water From Po	war Hous	ee Ruildina " I "			
Distribution	Explanation . Ch	illea water From Fo	wer 110us	se Bunaing L			
Chilled Wtr Pipe/Pump	100%		2044	* *	4	\$900	
Terminal Devices	10070		2011		•	Ψ	
Air Handler/Cool/Ht	100%		2029	* *	1	\$11,400	
Ventilation	10070		2027			Ψ11,100	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,200	
Exhaust Fans						. , ,	
Interior	100%		2029	* *	2	\$600	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		
Water Heater							
Electric	100%		2019	\$2,800	4	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2024	\$10,800	4	\$1,600	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler	100-			_		.	
Generic	100%		2044	* *	1-2	\$5,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 09-May-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 76 Lot : 200 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$63,000	
Interior Architecture	\$38,900	
Total	\$102,000	
Importance Code A	\$63,000	
Importance Code B	\$38,900	
Total	\$102,000	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$46,100			
Interior Architecture	\$39,800			
Electrical	\$300	\$300	\$28,800	\$300
Mechanical	\$400	\$300	\$2,000	\$400
Total	\$86,600	\$700	\$30,800	\$700
Importance Code A	\$46,400	\$300	\$300	\$300
Importance Code B	\$28,700	\$400	\$30,500	\$500
Importance Code C	\$11,500			
Total	\$86,600	\$700	\$30,800	\$700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG X - GOVERNORS HOUSE

Asset #: 2252

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
terior					
Exterior Walls					
Masonry: Brick	100% Now \$27,100 Cracking/Crumbling, Extent: Light, A Location: Throughout Jnt Mortar Miss/Erod, Extent: Light, A Location: Throughout	rea Affected : 30%	5	\$3,100	
Windows					
Wood	100% Now \$63,000 Broken/Missing Elements, Extent: Sev Location: Throughout Deteriorated Finish, Extent: Severe, A Location: Throughout Thermally Inefficient, Extent: Severe, Location: Throughout	vere, Area Affected : 100% Area Affected : 100%	5	\$11,500	1
Parapets					
Metal Cornice	50% Now \$700 Broken/Missing Elements, Extent : Sev Location : Throughout				1
Wood Cornice	50% Now \$1,100 Broken/Missing Elements, Extent : Sev Location : Throughout		5	\$200	1
Roof Metal Panel	100% 0-2 \$17,300 Corrosion/Rusting, Extent : Severe, Ar Location : Throughout				1
erior					
Floors	2004 N		_	** -	
Cast in Place Concrete	20% Now \$8,000 Cracking/Crumbling, Extent : Severe, Location : Throughout		5	\$1,700	
Wood	80% 2-4 \$20,300	2039 **	5	\$3,000	
	Punct/Tear/Impact Damage, Extent : S Location : Throughout				
Interior Walls					
Plaster	100% Now \$11,500 Cracking/Crumbling, Extent : Severe, Location : Throughout		5	\$1,100	
Ceilings					
Plaster	100% Now \$38,900 Cracking/Crumbling, Extent : Severe, Location : Throughout		5	\$1,900	

Electrical	Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN BLDG X - GOVERNORS HOUSE

Asset #: 2252

Electrical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2024	\$1,400	5	\$100	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location: Basement					
	Explanation : No Available	e Nameplate Ratings,	Enclosure Missin	g		
Raceway						
Conduit	100%	2024	\$3,700	1		
Panelboards						
Molded Case Bkrs	100%	2023	\$7,300	5	\$100	
Wiring						
Thermoplastic	100%	2024	\$8,000	1		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	50%	2019	\$6,700	10	\$1,200	
	Other Observation, Extent : Location : 2nd Floor	Moderate, Area Affe	cted : 100%			
	Explanation : Compact Fli	uorescent Light Fixtu	ures			
Incandescent	50%	2019	\$6,700	2		
Exterior Lighting	30%	2019	\$0,700			
Incandescent	100%	2019	\$13,900	2		
Alarm	10070	2017	Ψ13,700			
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$2,800	
Generic	Other Observation, Extent:		cted : 100%	1-3	Ψ2,800	
	Location: Throughout The		. 100/0			
	_	_	ations Alarm Roll	c And St	rohe Lights	
-	Explanation : Smoke Detec	ctors, Manual Pull St	tations, Alarm Bell	s And St	robe Lights	

Mechanical	Current Repair	Future R	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2034	* *	1		
Conversion Equipment						
Steam Boiler	100%	2029	* *	1	\$2,600	
	Other Observation, Extent : Light, Are	ea Affected : 1	00%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2024	\$17,900	4	\$100	
Terminal Devices						
Convector/Radiator	100%	2022	\$24,300	1	\$900	

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 SNUG HARBOR CULT CNTR & BOTN GDN BLDG X - GOVERNORS HOUSE

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment							
Window/Wall Unit	20%		2019	\$1,100	1		
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	40%		2034	* *	1		
Galv Iron/Steel	60%		2022	\$4,600	1		
Water Heater							
Gas Fired	100%		2019	\$600	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
	Not in Service, Ex	tent : Moderate, Area	Affected	: 100%			
	Location: 1st &	2nd Floors					
		Extent : Moderate, A	rea Affec	cted : 100%			
	Location : Throu	ighout					

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 09-May-2013 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$138,600	\$92,800
Total	\$138,600	\$92,800
Importance Code A	\$138,600	\$92,800
Total	\$138,600	\$92,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$24,000			
Interior Architecture	\$3,100			
Electrical				
Mechanical	\$1,300	\$300	\$300	\$300
Total	\$28,500	\$300	\$300	\$300
Importance Code A	\$24,100	\$100	\$100	\$100
Importance Code B	\$4,400	\$100	\$200	\$100
Total	\$28,500	\$300	\$300	\$300



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN CARL GRILLO GLASS HOUSE

Asset #: 13419

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Cast in Place Concrete	40% 2-4 \$15,200 Cracking/Crumbling, Extent: Light, A Location: Throughout		5	\$13,800	
Glass: Special Gauge	40% 2-4 \$59,000 Broken/Missing Elements, Extent : Lig Location : Throughout		1		
Masonry: Brick	20% 2-4 \$8,100 Jnt Mortar Miss/Erod, Extent : Light, Location : Throughout		5	\$1,400	
Windows					
Metal Louvers	5% 2-4 \$100 Broken/Missing Elements, Extent : Lig Location : Throughout				
Wood	5% 2-4 Broken/Missing Elements, Extent : Li, Location : Throughout	2040 ** ght, Area Affected : 10%	5	\$100	
No Component	90%				
Roof Slate	10% 2-4 \$600 Cracking/Crumbling, Extent: Light, A Location: Throughout				
Sloped Glazing	90% 0-2 \$79,600 Broken/Missing Elements, Extent : Li, Location : Throughout		5	\$92,800	
nterior					
Floors Cast in Place Concrete	20% 2-4 \$800 Misaligned/Bulging, Extent : Light, A Location : Entrances To Each Wing	rea Affected : 10%	5	\$1,800	
Panel/Paver: Cer/Brk	20% 2-4 \$1,900 Cracking/Crumbling, Extent: Light, A Location: Throughout		5	\$900	
No Component	60%				_
Ceilings Gypsum Board	10% 4+ \$400 Cracking/Crumbling, Extent : Light, A Location : Throughout		5	\$500	
No Component	90%				

Electrical	Current Repair			Future Replacement			aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN CARL GRILLO GLASS HOUSE

Asset #: 13419

Electrical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	* *	5		
	Other Observation, Extent: Mod	lerate, Area Affected :	100%			
	Location : Mechanical And Ele	ectrical Room				
	Explanation: Main Service Sw	itch Rated @ 200 Amp	oeres			
Raceway						
Conduit	100%	2034	* *	1		
Panelboards						
Molded Case Bkrs	100%	2032	* *	5	\$100	
Wiring						
Thermoplastic	100%	2034	* *	1		
Motor Controllers						
Locally Mounted	100%	2029	* *	5		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	10%	2024	\$1,400	10	\$300	
	T-8 Lamps, Extent : Moderate, A	rea Affected : 100%				
	Location : Boiler Room					
HID	90%	2024	\$19,300	10	\$100	

Mechanical		Current Rep	air	Futur	Future Replacement		aintenance		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Natural Gas	100%			2044	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2037	* *	1	\$1,400		
	Other Obse	ervation, Exter	ıt : Light, Area	Affected	: 100%				
	Location	: Boiler Room							
	Explanati	ion : (2) Gas I	Fired Hot Water	r Boilers					
Distribution									
Ductwork/Diffusers	30%	0-2	\$600	LIFE	* *	2-5	\$500		
	Damaged,	Extent : Sever	e, Area Affectea	d: 30%					
	Location	: Throughout,	Deteriorated N	lylon Sup	oply Air Duct				
Hot Wtr Piping/Pump	70%	0-2	\$500	2040	* *	4	\$100		
1 2 1	Malfunction	ning, Extent:	Moderate, Ared	a Affecte	d: 50%				
	Location	: Utility Room	, 1 Of 2 Hot W	ater Pun	p Defective				
Terminal Devices									
Convector/Radiator	50%			2037	* *	1	\$500		
Fan Coil Unit/Heat	50%			2029	* *	1	\$500		

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
lumbing								
H/C Water Piping								
Brass/Copper	100%	2044	* *	1				
Water Heater								
Gas Fired	100%	2022	\$600	2				
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Backflow Preventer								
Generic	100%	2029	* *	1	\$200			
	Other Observation, Extent : Light, Area Affected : 75%							
	Location: Utility Room							
	Explanation : Serves Boiler							
Fixtures								
Generic	100%							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Utility Room							
	Explanation: Slop Sink							

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 : 22-May-2013 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture	\$74,000	
Total	\$74,000	
Importance Code B	\$74,000	
Total	\$74,000	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$68,200			\$100
Interior Architecture	\$18,300			
Electrical				\$100
Mechanical				\$800
Total	\$86,600			\$1,000
Importance Code A	\$68,200			\$100
Importance Code B	\$11,700			\$900
Importance Code C	\$6,600			
Total	\$86,600			\$1,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN CHINESE SCHOLARS GARDEN

Asset #: 13388

Architecture	Current	Current Repair		Future Replacement		Maintenance	
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	000/ 0.2	Φ20,000	2027	* *	~	Φ. 200	
Stucco Cement	80% 0-2 Cracking/Crumbling Location: Through		2037 , Area A <u>f</u>		5	\$6,200	
Wood	20% 0-2 Deteriorated Finish, Location: Though				5	\$3,100	
Windows							
Wood	5%		2040	* *	5	\$200	
No Component	95%						
Roof							
Clay Tile	100% Now Broken/Missing Elen Location: Through		2044 t, Area Aj	* * fected : 20%			
terior							
Floors							
Cast in Place Concrete	10% Now Cracking/Crumbling Location: Through Spalling, Extent: Me	nout			5	\$1,600	
	Location : Through	nout					
Panel/Paver: Cer/Brk	90% Now Cracking/Crumbling Location: Through Misaligned/Bulging, Location: Through Uneven Surface, Ext	nout Extent : Moderate, nout ent : Moderate, Are	Area Aff	ected : 10%	5	\$7,200	
Interior Walls							
Plaster	100% 0-2 Cracking/Crumbling Location: Through		LIFE ea Affecte	* * d : 20%	5	\$1,300	
Ceilings Exposed Struc: Wood	100% 2-4 Cracking/Crumbling Location : Through	_	LIFE ea Affecte	** d : 10%			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Transformers				
Dry Type	100%	2037 **	5	
	Other Observation, Extent: Moderate	e, Area Affected : 100%		
	Location: Electrical Room			
	Explanation: One 75 Kva 408hv-20	08/120lv		

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5		
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Molded Case Bkrs	100%			2040	* *	5	\$200	
Wiring						•		
Thermoplastic	100%			2044	* *	1		
Lighting								
Interior Lighting								
Incandescent	100%			2029	* *	2	\$100	

Mechanical	Cu	Current Repair Future Replaceme		re Replacement	M		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2044	* *	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Electric	100%		2024	\$10,800	4	\$1,600	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 2

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 2,664 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-May-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 76 Lot : 200 BIN : 5113026

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$8,900		\$600	
Interior Architecture	\$16,000			
Electrical	\$14,300	\$100	\$12,800	\$200
Mechanical	\$300	\$300	\$1,200	\$400
Total	\$39,400	\$500	\$14,700	\$600
Importance Code A	\$9,100	\$200	\$800	\$200
Importance Code B	\$24,700	\$200	\$13,800	\$400
Importance Code C	\$5,700			
Total	\$39,400	\$500	\$14,700	\$600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 2

Asset #: 2398

chitecture		Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior									
Exterior Walls	0.204				de de	_	4.400		
Masonry: Brick	92%			LIFE	* *	5	\$4,400		
Masonry: Limestone	2%			LIFE	**	5	\$100		
Slate Panels Wood	1%			LIFE	**	5	¢1 200		
	5%			2029		5	\$1,200		
Windows Wood	100%	2-4	\$3,600	2040	* *	5	\$6,600		
wood			\$3,000 nents, Extent : Ligh			3	\$0,000		
		: Through	_	i, 111 eu 11	gjeciea . 1070				
Parapets	2000000		~ ·						
Wood Cornice	100%	2-4	\$5,300	2034	* *	5	\$6,000		
,, so a esim e			nents, Extent : Ligh		ffected : 10%		Ψ0,000		
		: Through			,,,				
Roof									
Modified Bitumen	10%			2024	\$3,500	10	\$600		
Slate	50%			LIFE	* *				
Not Accessible	40%								
erior									
Floors									
Cast in Place Concrete	8%	2-4	\$100	LIFE	**	5	\$600		
	_	_	Extent: Light, Are	ea Affect	ed : 10%				
	Location	: Through	out						
Ceramic Tile	5%			2027	* *	5	\$200		
Vinyl Tile	2%	2-4	\$600	2034	* *	3			
	_	_	Extent : Severe, A	rea Affec	eted : 100%				
	Location	: Through	out						
Wood	85%	2-4	\$9,500	2052	* *	5	\$2,800		
		_	nents, Extent : Ligh	t, Area A	ffected : 10%				
	Location	: Through	out						
Interior Walls									
Masonry: Brick	20%	2-4	\$1,300	LIFE	**				
			Extent: Light, Are	ea Affect	ed : 10%				
		: Through							
Plaster	80%	2-4	\$4,300	LIFE	* *	5	\$800		
			Extent: Light, Are	ea Affecto	ed : 20%				
	Location	: Through	out						
Ceilings	4000				a ·	-	45.5 66		
Plaster	100%			LIFE	* *	5	\$2,200		

Electrical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priority

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 2

Asset #: 2398

Electrical	Current Repair	Future Replacemer	nt IV	laintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	St Year Estimated Co	ost Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2044	* * 5		
	Other Observation, Extent : Moderate Location : Basement	te, Area Affected : 100%			
	Explanation : Main Service Switch	Rated @ 100 Amperes			
Transformers					
Dry Type	100%	2037	* * 5		
	Other Observation, Extent: Moderate	te, Area Affected : 100%			
	Location: Basement				
	Explanation: One 75 Kva 480-208	/120 V			
Switchgear / Switchboard					
Molded Case Bkrs	100%	2044	* * 5	\$100	
Raceway					
Conduit	80%	2024 \$2,9	000 1		
Conduit	20%	2044	* * 1		
Panelboards					
Fused Disc Sw	30%	2040	* * 5		
Molded Case Bkrs	70%	2040	* * 5	\$100	
Wiring					
Braided Cloth	60% 2-4 \$4,80	0 2049	** 1		
	Insulation Aged, Extent: Moderate,	Area Affected : 100%			
	Location : Throughout				
Thermoplastic	40%	2044	** 1		
round	1070	2011	-		
Grounding Devices					
Generic Generic	100% 2-4 \$9,30	0 LIFE	** 5		
Generic	Other Observation, Extent : Moderate				
	Location: Basement	c, 111 cu 12, j cereu 1 1 0 0 7 0			
	Explanation : Corroded				
ghting	Explanation . Corroaca				
Interior Lighting					
Fluorescent	20%	2019 \$2,4	00 10	\$400	
Tuorescent	T-12 Lamps, Extent : Moderate, Area		10	ψ+00	
	Location: Basement	i Tijjecica . 10070			
Fl		2010 02.4	00 10	ф.4.O.O.	
Fluorescent	20%	2019 \$2,4	00 10	\$400	
	Other Observation, Extent : Moderat	te, Area Affectea : 100%			
	Location: 1st Floor				
	Explanation: Compact Fluorescen				
Incandescent	60%	2019 \$7,1	00 2		
larm					
Fire/Smoke Detection					
Generic	100%	2027	* * 1-3	\$1,700	
	Other Observation, Extent : Moderat				
	Location: Throughout The Buildin	_			
	Explanation: Strobe Lights, Manua	al Pull Station And Smoke	Detector		

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical	Current Repair	Current Repair Future Replacement Main		Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2034	* *	1		
Conversion Equipment						
Steam Boiler	100%	2041	* *	1	\$2,300	
	Boiler Used For Hot Water,	Extent : Light, Area	Affected : 100%			
	Location : Basement					
	Other Observation, Extent : I	Light, Area Affected	: 100%			
	Location: Basement					
	Explanation : 1 Unit					
Distribution						
Steam Piping/Pump	100%	2024	\$15,800	4	\$100	
Terminal Devices						
Convector/Radiator	100%	2022	\$21,300	1	\$800	
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		
Conversion Equipment						
Window/Wall Unit	20%	2019	\$900	1		
No Component	80%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2024	\$6,700	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent : So Location : Throughout	evere, Area Affected	l : 100%			

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 5 - GIFT SHOP

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 2,664 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-May-2013 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 76 Lot : 200 BIN : 5113026

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$14,500			
Interior Architecture	\$7,900			
Electrical	\$300	\$200	\$12,800	\$300
Mechanical	\$100	\$100	\$13,400	\$200
Total	\$22,800	\$400	\$26,200	\$500
Importance Code A	\$14,500	\$100	\$100	\$100
Importance Code B	\$7,700	\$300	\$26,200	\$400
Importance Code C	\$600			
Total	\$22,800	\$400	\$26,200	\$500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 5 - GIFT SHOP

Asset #: 13420

Architecture	Current	Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	87% 2-4 Cracking/Crumbling Location : Through	_	LIFE ea Affected :	**	5	\$2,200	
Masonry: Limestone	2% 2-4 Cracking/Crumbling Location: Through	_	LIFE ea Affected :	* *	5		
Slate Panels	1% 2-4 Cracking/Crumbling Location: Through	_	LIFE ea Affected :	**	5		
Wood	10% 0-2 Broken/Missing Eler Location: Through	_	2029 t, Area Affect	* * ted : 10%	5	\$600	
Windows							
Wood	100% 2-4 Broken/Missing Eler Location: Through		2040 erate, Area A	* * Affected : 20%	5	\$900	
Parapets							
Metal Cornice	100% 2-4 Broken/Missing Eler Location: Through	_	2039 t, Area Affect	* * ted : 10%			
Roof							
Copper/Terne	50%		2052	* *	10	\$1,500	
Slate	50%		LIFE	* *			
terior Floors		*					
Cast in Place Concrete	5% 2-4 Cracking/Crumbling Location : Through		LIFE ea Affected :	* * 5%	5	\$200	
Ceramic Tile	5% 2-4 Cracking/Crumbling Location: Through		2033 ea Affected :	**	5	\$100	
Wood	90% 4+ Deteriorated Finish, Location: Through	_	2052 a Affected : 1	* *	5	\$1,900	
Interior Walls	_ _						
Gypsum Board	100% 2-4 Cracking/Crumbling Location : Through	_	LIFE ea Affected :	**	5	\$800	
Ceilings Gypsum Board	100%		LIFE	* *	5	\$2,800	

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 5 - GIFT SHOP

Asset #: 13420

Electrical	Current Repair Future Replacement		Replacement	ent Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Raceway							
Conduit	100%	2034	* *	1			
Panelboards				_			
Molded Case Bkrs	100%	2032	* *	5	\$100		
Wiring Thermoplastic	100%	2034	* *	1			
ighting Interior Lighting							
Fluorescent	10%	2019	\$800	10	\$100		
	T-12 Lamps, Extent : Moderate, A Location : Basement				,		
Fluorescent	60%	2024	\$5,000	10	\$800		
Fluorescent	Other Observation, Extent : Mode			10	\$800		
	Location: 1st Floor	raie, mea rijjeere	. 100/0				
	Explanation: Compact Fluores	cent Fixtures					
Incandescent	30%	2019	\$2,500	2			
Egress Lighting							
Emergency, Battery	50%	2024	\$1,100	10	\$200		
Exit, Service	50%	2024	\$200	1			
Exterior Lighting							
Incandescent	100%	2019	\$9,100	2			
Alarm							
Security System	1000/	2020	* *	4	Ф1 000		
Generic	100% Other Observation, Extent : Mode Location : Throughout The Buil			1	\$1,000		
	Explanation : Intrusion Alarm C	_					
Fire/Smoke Detection	-	-					
Generic	100%	2029	* *	1-3	\$1,700		
	Other Observation, Extent : Mode		ed : 100%				
	Location: Throughout The Build						
	Explanation: Manual Pull Stati	on And Strobe Lig	ghts, Horns				

Mechanical	Current Repair	Future Repla	cement	Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$700	
	Other Observation, Extent : Light, A	Area Affected : 100%	I			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2040	* *	4	\$100	

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 5 - GIFT SHOP

Mechanical		Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Convector/Radiator	100%		2029	* *	1	\$500	
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment							
Window/Wall Unit	20%		2019	\$700	1		
No Component	80%						
Ventilation							
Exhaust Fans							
Roof	20%		2024	\$300	2		
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2044	* *	1		
Water Heater							
Gas Fired	100%		2022	\$400	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2019	\$11,800	4	\$1,600	
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN VETERANS MEMORIAL HALL

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 8,084 Project Type : CULTURAL AFFAIRS

Date of Survey : 24-May-2013 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical	\$89,500	
Mechanical		\$84,500
Total	\$89,500	\$84,500
Importance Code B	\$89,500	\$84,500
Total	\$89,500	\$84,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$57,200			\$10,700
Interior Architecture	\$110,300	\$500	\$1,000	\$3,900
Electrical	\$700	\$500	\$56,000	\$500
Mechanical	\$1,000	\$1,200	\$2,600	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$173,100	\$6,200	\$63,600	\$21,100
Importance Code A	\$57,300		\$100	\$10,700
Importance Code B	\$114,500	\$6,200	\$63,500	\$10,400
Importance Code C	\$1,300			
Total	\$173,100	\$6,200	\$63,600	\$21,100



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2657

Current Repair	Future Replacement	М	Maintenance	
% of Fail Date Estimated Cos Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
) LIIL	* 5	\$11,300	
Paint Peeling, Extent : Moderate, Are Location : Tower	ea Affected : 25%	* 5	\$1,500	
Broken/Missing Elements, Extent: Me Location: Tower	2049 * oderate, Area Affected : 50	* 5	\$21,400 \$200	
Location : Tower Other Observation, Extent : Moderate Location : Tower	e, Area Affected : 100%			
Deteriorated Finish, Extent : Modera Location : Throughout Paint Peeling, Extent : Moderate, Are Location : Throughout	ea Affected : 50%	* 5	\$25,300	
Broken/Missing Elements, Extent : Se Location : Tower Loose/Miss Fasteners, Extent : Severe Location : Tower Split/Cracked, Extent : Moderate, Are	e, Area Affected : 50%	* 5	\$600	1
) 2032	*		
			\$11,400	
10%	2033 *	* 5	\$1,000	
5% 10%	2029 *	* 3	\$300 \$1,900	
	95% 4+ \$18,300 Spalling, Extent: Light, Area Affected Location: Throughout 5% 4+ \$3,300 Paint Peeling, Extent: Moderate, Are Location: Tower Split/Cracked, Extent: Moderate, Are Location: Tower 98% 2% Now \$1,300 Broken/Missing Elements, Extent: Moderate, Are Location: Tower 98h Location: Tower Paint Peeling, Extent: Moderate, Are Location: Tower Other Observation, Extent: Moderate Location: Tower Explanation: These Are Actually W 98% Now \$19,300 Deteriorated Finish, Extent: Moderate Location: Throughout Paint Peeling, Extent: Moderate, Are Location: Throughout Split/Cracked, Extent: Moderate, Are Location: Throughout 2% Now \$1,400 Broken/Missing Elements, Extent: See Location: Tower Loose/Miss Fasteners, Extent: Several Location: Tower Loose/Miss Fasteners, Extent: Moderate, Are Location: Tower 100% Now \$13,500 Water Penetration, Extent: Moderate Location: Throughout 75% 0-2 \$103,700 Punct/Tear/Impact Damage, Extent: Location: Throughout 10% 5%	Sof Fail Date Estimated Cost Total (Years) Fail Date Total (Years) Fail Date Total (Years) Fail Date Fail Date	95% 4+ \$18,300 LIFE ** 5 Spalling, Extent: Light, Area Affected: 20% Location: Throughout 5% 4+ \$3,300 2029 ** 5 Paint Peeling, Extent: Moderate, Area Affected: 25% Location: Tower 98% 2040 ** 5 Location: Tower 98% 2040 ** 5 Sproken/Missing Elements, Extent: Moderate, Area Affected: 50% Location: Tower 98% 2040 ** 5 Broken/Missing Elements, Extent: Moderate, Area Affected: 50% Location: Tower 98% Application: Moderate, Area Affected: 50% Location: Tower Other Observation, Extent: Moderate, Area Affected: 100% Location: Tower Other Observation, Extent: Moderate, Area Affected: 20% Location: Throughout 98% Now \$19,300 2034 ** 5 Deteriorated Finish, Extent: Moderate, Area Affected: 20% Location: Throughout Paint Peeling, Extent: Moderate, Area Affected: 50% Location: Throughout Split/Cracked, Extent: Moderate, Area Affected: 15% Location: Throughout 2% Now \$1,400 2029 ** 5 Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Tower Loose/Missing Elements, Extent: Severe, Area Affected: 25% Location: Tower 100% Now \$1,400 2029 ** 5 Water Penetration, Extent: Moderate, Area Affected: 25% Location: Tower 100% Now \$1,400 2029 ** 5 Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Tower 100% Now \$1,400 2029 ** 5 Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Tower 100% Now \$1,400 2029 ** 5 Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Tower 100% Now \$1,400 2029 ** 5 Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Tower 100% Now \$1,400 2029 ** 5 Broken/Missing Elements, Extent: Severe, Area Affected: 20% Location: Tower 100% Now \$1,400 2029 ** 5	% of Fail Date Estimated Cost Year Estimated Cost (Yrs)

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2657

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Gypsum Board	30%			LIFE	* *	5	\$1,200	
Plaster	45%	Now	\$1,300	LIFE	* *	5	\$900	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location	: Through	out					
Wood	25%			LIFE	* *	5	\$6,800	
Ceilings								
AcousTileConcealSpLn	10%			2037	* *	5	\$1,300	
Gypsum Board	25%			LIFE	* *	5	\$3,200	
Plaster	65%	Now	\$4,600	LIFE	* *	5	\$4,100	
	Paint Peel	ling, Extent	: Moderate, Area	Affected	: 5%			
	Location	ı :						
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Through	out					

Electrical	Current Repair	Repair Future Replacement		M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Transformers						
Dry Type	100%	2029	* *	5		
	Other Observation, Extent : M	Moderate, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: 45 Kva 480-2	08/120v				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2034	* *	5	\$200	
Raceway						
Conduit	100%	2034	* *	1		
Panelboards						
Molded Case Bkrs	100%	2032	* *	5	\$200	
Wiring						
Thermoplastic	100%	2034	* *	1		
Motor Controllers						
Locally Mounted	100%	2029	* *	5	\$100	
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2657

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting						
Interior Lighting						
Fluorescent	20%	2024	\$7,600	10	\$1,200	
	T-8 Lamps, Extent : Moderate, Area A	Affected : 10	00%			
	Location : Basement					
Fluorescent	30%	2024	\$11,300	10	\$1,900	
	Other Observation, Extent: Moderate		cted : 100%			
	Location : Throughout The Building					
	Explanation: Compact Fluorescent	Light Fixtu	ires			
Incandescent	50%	2019	\$18,900	2	\$100	
Egress Lighting						
Emergency, Battery	50%	2024	\$4,900	10	\$800	
Exit, Service	50%	2024	\$1,000	1		
Exterior Lighting						
Fluorescent	100%	2019	\$27,700	10	\$700	
	Other Observation, Extent: Moderate	e, Area Affe	cted : 100%			
	Location: Front Only					
	Explanation: Cfl (Compact Fluore	scent Light	Fixtures)			
larm						
Security System						
No Component	70%	•040				
Generic	30%	2019	\$7,800	1	\$900	
	Other Observation, Extent : Moderate	e, Area Affe	cted : 100%			
	Location: Hallways					
F' /C 1 D / /	Explanation: Intrusion Alarm Only					
Fire/Smoke Detection	1000/	2010	¢00,700	1.2	\$5,000	
Generic	100%	2019	\$89,500	1-3	\$5,000	
	Other Observation, Extent: Moderate Location: Throughout The Building		ciea : 100%			
	9		actors And Marin	1 Dull C4	ution	
	Explanation: Strobe Lights, Horns,	smoke Det	eciors Ana manua	ı Fun Sta	шоп	

Current Repai	r Futur	e Replacement	Ma	aintenance	
% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2034	* *	1		
Other Observation, Extent	: Light, Area Affected	: 100%			
Location : Building L					
Explanation : Steam From	m Power House				
100%	2033	* *	2	\$400	
Other Observation, Extent	: Light, Area Affected	: 100%		,	
Location : Basement					
Fyplanation · 1 Unit					
Explanation : 1 Onti					
100%	2032	* *	4	\$300	
	Total (Years) 100% Other Observation, Extent Location: Building L Explanation: Steam From 100% Other Observation, Extent	Total (Years) 100% 2034 Other Observation, Extent: Light, Area Affected Location: Building L Explanation: Steam From Power House 100% 2033 Other Observation, Extent: Light, Area Affected Location: Basement Explanation: 1 Unit	Total (Years) 100% 2034 Other Observation, Extent: Light, Area Affected: 100% Location: Building L Explanation: Steam From Power House 100% 2033 ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 1 Unit	Total (Years) FY (Yrs) 100% 2034 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: Building L Explanation: Steam From Power House 100% 2033 ** 2 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 1 Unit	Total (Years) FY (Yrs) 100% 2034 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: Building L Explanation: Steam From Power House 100% 2033 ** 2 \$400 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 1 Unit

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	60%			2024	\$23,400	1	\$2,500	
Convector/Radiator	40%			2029	* *	1	\$900	
Air Conditioning								
Energy Source								
District C.W.	100%			2034	* *	1		
	Location	: Building						
	Explana	tion : Chill	ed Water From Pov	ver Hous	se			
Distribution					_			
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$30,700	1	\$4,200	
Ventilation								
Distribution	400				ate ate		4.000	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,800	
Exhaust Fans	1,000/			2024	ΦΩ ΩΩΩ	2	#200	
Interior	100%			2024	\$8,000	2	\$200	
Plumbing								
H/C Water Piping Brass/Copper	100%			2034	* *	1		
Water Heater	100%			2034		1		
Electric	100%			2019	\$1,100	4		
Sanitary Piping	100%			2019	\$1,100			
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070			LIFE		1		
Rigid Piping	100%			2024	\$11,800	4	\$1,600	
Fixtures	10070			2024	Ψ11,000		Ψ1,000	
Generic	100%							
Vertical Transport	10070							
Elevators								
Hydraulic	100%			LIFE	* *			
y 		ervation, E	Extent : Light, Area		: 100%			
		: B, G, 1						
	Explana	tion : One	Unit For Handicap					
Fire Suppression			·					
Sprinkler								
Generic	100%			2024	\$84,500	1-2	\$1,900	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : STATEN IS. INST. ARTS & SCIENCES BUILDING A

Address : 1000 RICHMOND TERRACE SNUG HARBOR

Borough : STATEN ISLAND Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$104,000	\$35,500
Total	\$104,000	\$35,500
Importance Code A	\$104,000	\$35,500
Total	\$104,000	\$35,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
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



Maintenance \$ are aggregated over a ten-year period. Site specific 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 & SCIENCES BUILDING A

Asset #: 2400

Architecture	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls			_		
Masonry: Brick	75%	LIFE **	5	\$24,200	
	Recent Repair Evident, Extent : Ligh Location : Throughout	t, Area Affected : 50%			
Masonry: Granite	5%	LIFE **	5	\$1,200	
	Recent Repair Evident, Extent : Ligh	t, Area Affected : 50%			
	Location: Entrance Steps				
Masonry: Limestone	20%	LIFE **	5	\$4,800	
·	Recent Repair Evident, Extent : Ligh Location : Throughout	t, Area Affected : 50%			
Windows					
Wood	100%	2050 **	5	\$71,000	
	Recent Replace Evident, Extent : Lig Location : Throughout	ht, Area Affected : 100%			
Parapets					
Metal Cornice	100%	2053 **	10	\$21,600	
Roof					
Metal Panel	98%	2038 **	10	\$68,500	
	Other Observation, Extent : Moderat	te, Area Affected : 100%			
	Location: Throughout				
	Explanation : Lead Coated				
Skylight, Metal/Glass	2%	2045 **	10	\$2,500	
nterior					
Floors	1000/				
Under Construction	100%				
Interior Walls	1000/				
Under Construction	100%				
Ceilings Under Construction	100%				
Under Construction	100%				

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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%							

Maintenance \$ are aggregated over a ten-year period. Site specific 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 & SCIENCES BUILDING A

Asset #: 2400

Electrical		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Energy Source

Under Construction 100%

Other Observation, Extent: Light, Area Affected: 0%

Location: Throughout

Explanation: Entire Building Is Under Renovation

	Explanation . Entire Buttaing 18 Onder Kenovation
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 & SCIENCES BUILDING A

Asset #: 2400

Mechanical		Current	Repair	Futu	re Replacement	M	aintenance	
System								
Component	% of		Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priority
Туре	Total	(Years)		r x		(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	400							
Under Construction	100%							
Exhaust Fans	1000							
Under Construction	100%							
Plumbing								
H/C Water Piping	1.000/							
Under Construction	100%							
Water Heater	1000/							
Under Construction	100%							
HW Heat Exchanger Under Construction	100%							
	100%							
Sanitary Piping Under Construction	100%							
Storm Drain Piping	100%							
Under Construction	100%							
Sump Pump(s)	100%							
Under Construction	100%							
Sewage Ejector(s)	10070							
Under Construction	100%							
Backflow Preventer	10070							
Under Construction	100%							
Fixtures	10070							
Under Construction	100%							
Vertical Transport	10070							
Elevators								
Under Construction	100%							
Fire Suppression								
Standpipe								
Under Construction	100%							
Sprinkler								
Under Construction	100%							
Fire Pump								
Under Construction	100%							
Chemical System								
Under Construction	100%							
							_	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : STATEN IS. INST. ARTS & 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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$440,800	
Interior Architecture	\$2,264,500	
Electrical	\$294,900	
Total	\$3,000,300	
Importance Code A	\$440,800	
Importance Code B	\$2,274,100	
Importance Code C	\$285,400	
Total	\$3,000,300	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				_
Interior Architecture				
Electrical	\$79,600		\$100	
Total	\$79,600		\$100	
Importance Code A				
Importance Code B	\$79,600		\$100	
Importance Code C				
Total	\$79,600		\$100	



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS. INST. ARTS & SCIENCES BUILDING B

Asset #: 2401

rchitecture	Current Repair	Future Replacement	Maintenance			
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit	
terior						
Exterior Walls Masonry: Brick	80% Now \$69,800 Staining/Discoloring, Extent : Moderat Location : Throughout	LIFE ** e, Area Affected : 20%	5	\$23,700		
Masonry: Granite	5% Now \$51,300 Jnt Mortar Miss/Erod, Extent : Severe, Location : Entrance Steps	LIFE ** Area Affected : 100%	5	\$1,100		
Masonry: Limestone	15% Now \$157,800 Jnt Mortar Miss/Erod, Extent: Modera Location: Front Facade Worn/Eroded, Extent: Moderate, Area Location: Throughout		5	\$3,300		
Windows Wood	100%	2041 **	5	\$65,100		
Parapets Metal Cornice	100% Now \$70,500 Staining/Discoloring, Extent: Moderat Location: North And South Sides Water Penetration, Extent: Moderate, Location: North And South Sides					
Roof Metal Panel	95% Now \$91,400 Gut/DS Non Func/Miss, Extent : Moder Location : South Side	2038 ** cate, Area Affected : 25%				
	Other Observation, Extent : Moderate, Location : Throughout	Area Affected : 100%				
Skylight, Metal/Glass	Explanation : Lead Coated 5%	2045 **	10	\$5,800		
erior	570		10	Ψ5,000		
Floors Wood	100% Now \$1,501,200 Broken/Missing Elements, Extent: Sever Location: Throughout Dry Rot/Decay, Extent: Severe, Area A Location: Throughout Water Penetration, Extent: Severe, Area Location: Throughout	ffected : 50%	5	\$35,000		
Interior Walls Plaster	100% Now \$285,400 Broken/Missing Elements, Extent : Seve Location : Throughout	LIFE * * * ere, Area Affected : 100%	5	\$10,900		
Ceilings Plaster	100% Now \$477,900 Broken/Missing Elements, Extent: Several Location: Throughout	LIFE ** ere, Area Affected : 100%	5	\$23,300		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS. INST. ARTS & SCIENCES BUILDING B

Asset #: 2401

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%	0-2	\$30,600	2055	* *	1		
	Corroded,	Extent: Se	evere, Area Affected	d: 100%				
	Location	: Through	out					
Panelboards								
Fused Toggle Switch	100%	0-2	\$21,900	2050	* *	5	\$300	
	Enclosure	Corroded,	Extent : Severe, An	ea Affec	ted : 100%			
	Location	: Through	out					
Wiring								
Braided Cloth	100%	0-2	\$27,100	2050	* *	1		
	Insulation	Aged, Exte	ent : Severe, Area A	ffected :	100%			
	Location	: Through	out					
Lighting								
Interior Lighting								
Incandescent	100%	0-2	\$294,900	2035	* *	2	\$400	
	Inadequat	e Ltg Level	l, Extent : Severe, A	rea Affec	cted : 100%			
	Location	: Through	out					

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : STATEN IS. INST. ARTS & SCIENCES STATEN ISLAND MUSEUM

Address : 75 STUYVESANT PLACE @ WALL ST.

Borough : STATEN ISLAND Agency's Number : N/A

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,atc

Block : 9 Lot : 1 BIN : 5000088

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$283,000	
Electrical	\$30,700	\$153,400
Mechanical		\$455,100
Total	\$313,700	\$608,500
Importance Code A	\$283,000	
Importance Code B	\$30,700	\$608,500
Total	\$313,700	\$608,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$49,800			\$17,400
Interior Architecture		\$17,600	\$400	
Electrical	\$24,000	\$900	\$1,200	\$17,000
Mechanical	\$7,500	\$4,800	\$13,600	\$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$85,200	\$27,300	\$19,100	\$42,400
Importance Code A	\$52,200	\$2,600	\$2,400	\$20,000
Importance Code B	\$32,900	\$24,700	\$16,700	\$22,400
Importance Code C				
Total	\$85,200	\$27,300	\$19,100	\$42,400



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4371

Architecture		Current I	Repair	Futur	e Replacement	M		
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	\$153,100	LIFE	* *	5	\$26,000	
	Locatio Rusting M	n : West Fac	ot, Extent : Modera					
Masonry: Brick Cavit				LIFE	* *	5	\$3,500	
Masonry: Limestone	y 10% 5%		\$18,500	LIFE	* *	5	\$1,300	
Musomy. Emicstone	Jnt Morto Locatio Staining/I	er Miss/Eroo n : Horizoni	d, Extent : Moderai tal Bands . Extent : Moderate	e, Area A		3	ψ1,500	
Window Wall	10%			2045	* *	5	\$13,000	
Windows								
Aluminum	85%			2041	* *	5	\$6,500	
Wood	15%	Now	\$31,300	2050	* *	5	\$5,700	
	Locatio	n : Attic cked, Extent	, Extent : Moderate					
Parapets	1.50/			LIDE	* *	~	#700	
Masonry: Brick Cavit	•		¢<2.200	LIFE	* *	5	\$700	
Masonry: Limestone	Locatio Other Ob Locatio	Discoloring, n : Cornice servation, E n : Cornice	\$62,300 Extent : Moderate Extent : Moderate, A Tortar Miss/Erod		ffected : 25%	5	\$5,100	
Roof								
Copper/Terne	10%			2040	* *	10	\$6,800	
Single Ply Membrane	15%			2030	* *	10	\$4,100	
Slate			\$67,600 iss, Extent : Moder cade	LIFE ate, Area	* * Affected : 20%			
			xtent : Light, Area There New Addition					
Interior								
Floors	20			2021	#2 00 1 00	2	#2 4 000	
Carpet	60%			2024	\$290,100	3	\$34,900	
Cast in Place Concrete				LIFE	* *	5	\$12,700	
Ceramic Tile	2%			2034 2030	* *	5 3	\$800 \$3,300	
Vinyl Tile	23%							

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4371

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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		Current Repair		Futu	re 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%			2025	\$20,300	5	\$100	
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Electrice						
	Explana	tion : No A	vailable Nameplate	Rating				
Switchgear / Switchboard	400				** **********************************	_		
Molded Case Bkrs	100%			2025	\$31,800	5	\$600	
Raceway					de de			
Conduit	15%			2045	**	1		
Conduit	85%			2025	\$26,000	1		
Panelboards	4.504			2011	de de	_	4100	
Molded Case Bkrs	15%			2041	**	5	\$100	
Molded Case Bkrs	85%			2024	\$18,600	5	\$500	
Wiring	0 =			• • • • •				
Braided Cloth	85%		\$23,000	2050	**	1		
		_	ent : Moderate, Are cout The Building	а Ађесњ	?a : 100%			
Thermoplastic	15%			2045	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	40%			2030	* *	10	\$9,500	
		s, Extent : 1 1 : Office A	Moderate, Area Affo reas	ected : 1	00%			
Fluorescent	10%			2020	\$30,700	10	\$2,400	
	T-12 Lam		Moderate, Area Aj	fected :			, ,	
Incandescent	50%			2025	\$153,400	2	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4371

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Through	out The Building					
	Explana	tion : Smok	e Alarm System Is	Incorpor	ated To The Intrus	ion Alari	m System	

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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								
Steam Piping/Pump	95%			2045	* *	4	\$1,800	
No Component	5%							
Terminal Devices								
Convector/Radiator	70%			2030	* *	1	\$5,900	
Fan Coil Unit/Heat	25%			2025	\$94,700	1	\$2,100	
No Component	5%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	80%			2025	\$93,400			
			tent : Light, Area A					
	Location	1:7 Units.	3 Are In Rear Yard	, 4 Are (On Roof At 2nd Flo	or		
No Component	20%							
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2	\$27,000	
No Component	20%							
Terminal Devices								
Fan Coil - Cooling	60%			2025	\$93,500	1	\$5,000	
Fan Coil - Cool/Heat	20%			2025	\$76,600	1	\$1,700	
No Component	20%				. ,		. ,	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4371

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Remote Air Cond	80%			2025	\$96,700	2	\$14,400	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater								
Gas Fired	100%			2023	\$5,900	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: B, 1, 2, 3	3 (attic)					
	Explanat	tion : 1 Un	it					

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Address : 1000 RICHMOND TERRACE SNUG HARBOR

Borough : STATEN ISLAND Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$145,400	\$359,800
Interior Architecture	\$59,600	
Total	\$205,000	\$359,800
Importance Code A	\$145,400	\$359,800
Importance Code B	\$59,600	
Total	\$205,000	\$359,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$5,500	\$34,600		\$800
Interior Architecture	\$34,100		\$1,500	
Electrical	\$300	\$100	\$100	\$300
Mechanical	\$4,300	\$5,800	\$3,800	\$5,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$48,200	\$44,400	\$9,400	\$10,000
Importance Code A	\$6,100	\$35,200	\$600	\$1,300
Importance Code B	\$39,300	\$9,200	\$7,900	\$8,600
Importance Code C	\$2,800		\$900	
Total	\$48,200	\$44,400	\$9,400	\$10,000



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13438

Architecture		Current	Repair	Futur	e Replaceme	nt	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Masonry: Brick	65%			LIFE		* *	5	\$179,900	
Masonry: Fieldstone	20%	0-2	\$93,500	LIFE		* *	5	\$41,500	
			Extent : Light, Are	ea Affect	ed : 5%				
		: Through		A CC . 1	50/				
			Extent : Light, Area	Affected	: 5%				
		ı : Through	out						
Metal Panel	10%			2045		* *	5-10	\$190,300	
Wood	5%			2038		* *	5	\$69,200	
Windows	1000/			2041		sla sla	_	Ф22 000	
Wood	100%			2041		* *	5	\$33,000	
Roof	5 0/			2020		* *	10	Φ000	
Built-Up (BUR)	5%			2030		* *	10	\$800	
Copper/Terne Plaza Roof: Stone Pane	70%			2053		**	10	\$26,900	
	ls 20% 5%	0-2	\$5,500	2051 2035		**			
Skylight, Metal/Glass			\$5,500 Extent : Light, Are						
		i : Through		ей Ајјеси	ей . 10/0				
Interior	Locuitor	i. Inrough	Оиг						
Floors									
Cast in Place Concrete	40%	Now	\$9,400	LIFE		* *	5	\$20,200	
			Extent : Light, Are		ed : 10%			Ψ 20,2 00	
	_	ı : Through	_						
	Water Per	netration, E	Extent : Light, Area	Affected	: 10%				
		ı : Through	_						
Ceramic Tile	5%			2034		* *	5	\$1,200	
Slate	15%			LIFE		* *	5	\$3,700	
Wood	40%	Now	\$59,600	2053		* *	5	\$8,700	
			ients, Extent : Ligh	t, Area A	ffected : 60%			1 - 4	
		ı : Through							
	Deteriora	ted Finish,	Extent : Severe, Ar	ea Affeci	ted : 40%				
	Location	ı : Through	out						
Interior Walls									
Cast in Place Concrete	3%	Now	\$2,800	LIFE		* *			
	Water Per	netration, E	Extent : Light, Area	Affected	: 10%				
	Location	ı : Through	out						
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		* *			
-	Other Obs	servation, E	Extent : Light, Area	Affected	! : 5%				
	Location	ı : Through	out						
	Explana	tion : Wate	r Penetration						
SGFT/Glazed Masonry	35%			LIFE		* *			
Wood	3%			LIFE		* *	5	\$3,600	
								· · · · · · · · · · · · · · · · · · ·	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13438

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%	0-2	\$21,900	2038	* *	5	\$4,600	
	Cracking/C	Crumbling,	Extent: Severe, A	rea Affec	eted : 30%			
	Location	: Through	out					
Exposed Concrete	2%			LIFE	* *	5	\$100	
Exposed Struc: Steel	10%			LIFE	* *			
Exposed Struc: Wood	45%			LIFE	* *			
Gypsum Board	3%			LIFE	* *	5	\$900	

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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	100/0	2031		1		
Locally Mounted	100%	2042	* *	5	\$100	
round	10070	2042			Ψ100	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
ighting						
Interior Lighting						
Fluorescent	60%	2033	* *	10	\$5,500	
	Other Observation, Extent: Modera	te, Area Affec	ted : 100%			
	Location : Throughout					
	Explanation: T-8 Lamps					
Fluorescent	8%	2033	* *	10	\$700	
	Other Observation, Extent : Modera	te, Area Affec	ted : 100%			
	Location: Lobby, Store And Stairw	vay				
	Explanation: Using T-5 Lamps					
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		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13438

Electrical	Cu	rrent Repair	Futur	re Replacement	M	aintenance	
System Component Type	/	Date Estimated Cost ears)	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	* *			

Mechanical		Current F	Repair	Future Replacement Mainter		aintenance		
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	
			xtent : Light, Area		: 100%			
			Floor Boiler Room					
	Explanat	ion : 1 Uni	t					
Distribution (P)	10004			20.41	* *	4	Φ0.00	
Hot Wtr Piping/Pump	100%			2041	* *	4	\$900	
Terminal Devices	700/			2020	* *		Φ.ζ. 000	
Air Handler	70%			2030	* *	1	\$5,000	
Convector/Radiator	30%			2038	* *	1	\$1,100	
Air Conditioning								
Energy Source Electricity	100%			2041	* *	1		
	100%			2041		1		
Conversion Equipment Reciprocating	100%			2030	* *	1	\$5,400	
Compr/Chiller	100%			2030		1	\$3,400	
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	* *	4	\$900	
Terminal Devices	10070			2043			Ψλου	
Air Handler/Cool/Ht	100%			2030	* *	1	\$7,200	
Heat Rejection	10070			2030		-	Ψ7,200	
Remote Air Cond	25%			2030	* *	2	\$2,000	
Water Cool Tower	75%			2026	\$24,400	2	\$8,800	
Ventilation	, , , , ,				7-1,100		40,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,500	
Exhaust Fans								
Interior	100%			2030	* *	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13438

Mechanical	Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Electric	100%	2024	\$1,800	4	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2030	* *	4	\$2,500	
Sewage Ejector(s)						
Electric	100%	2025	\$10,800	4	\$2,500	
Backflow Preventer						
Generic	100%	2030	* *	1	\$600	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: 1st Floor					
	Explanation: Installed In .	Ianitor Closet				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: G-1					
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2045	* *	1-2	\$3,200	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : STATEN ISLAND CHILDREN'S MUSEUM BUILDING M

Address : 1000 RICHMOND TERRACE SNUG HARBOR

Borough : STATEN ISLAND Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$81,000	\$344,300
Interior Architecture	\$44,700	
Electrical	\$43,900	
Mechanical		\$130,900
Total	\$169,600	\$475,200
Importance Code A	\$81,000	\$344,300
Importance Code B	\$88,600	\$130,900
Total	\$169,600	\$475,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$31,200	\$1,400		
Interior Architecture	\$132,800	\$1,300	\$600	\$4,000
Electrical	\$200	\$300	\$300	\$9,100
Mechanical	\$16,100	\$3,100	\$5,300	\$3,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$184,200	\$10,000	\$10,100	\$20,300
Importance Code A	\$32,100	\$2,300	\$900	\$900
Importance Code B	\$145,000	\$7,700	\$9,200	\$19,300
Importance Code C	\$7,200			
Total	\$184.200	\$10,000	\$10,100	\$20,300



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

Architecture	Curre	ırrent Repair		Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Year	ate 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	\$44,700	LIFE	* *	5	\$45,000	
	Jnt Mortar Miss/I Location : Corn	Erod, Extent : Modera ice	te, Area A	Affected : 25%			
	Staining/Discolor	ing, Extent : Moderat	e, Area Aj	ffected : 25%			
	Location: Corn	ice					
Window Wall	7%		2045	* *	5	\$72,700	
Windows							
Wood	25% 2-4	\$9,100	2033	* *	5	\$4,100	
	Deteriorated Fini Location : First	sh, Extent : Moderate Floor	, Area Afj	fected : 15%			
Wood	75% 2-4	\$20,400	2041	* *	5	\$12,400	
	Ctrwt/Balnc Not I Location : Thro	Funct, Extent : Light, I ughout	Area Affe	cted : 5%			
Roof							
Cast in Place Concrete	5%		LIFE	* *			
	Other Observatio	n, Extent : Light, Area	ı Affected	: 25%			
	Location: Over	Connector Basement					
	Explanation : C	oncrete With Glass Bi	lock Units	,			
Copper/Terne	50%		2065	* *	10	\$19,200	
11	Recent Replace E	vident, Extent : Light,	Area Affe	ected : 100%		,	
	Location: Thro	ughout					
Metal Panel	5%		2038	* *	10	\$1,400	
Modified Bitumen	30%		2035	* *	10	\$4,600	
Woodined Brainen		vident, Extent : Light,		ected : 100%	10	Ψ1,000	
	Location : Thro	_					
Donal/Donan Can/Dula	5% 0-2	\$1,700	2045	* *			
Panel/Paver: Cer/Brk	U/U U =	\$1,700 n, Extent : Light, Area					
			Ајјестеа	. 2070			
	Location : Thro	идпош					
Skylight, Metal/Glass	5%		2055	* *	10	\$2,600	
	•	vident, Extent : Light,	Area Aff	ected : 100%			
	Location : Thro	ughout					

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND CHILDREN'S MUSEUM BUILDING M

Asset #: 3007

rchitecture		Current	Repair	Futu	Future Replacement		Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	35%		\$100,900	2027	* *	3	\$12,100	
			amage, Extent : Se	vere, Ar	ea Affected : 66%			
		n : Through						
	_	Discoloring n : Through	, Extent : Severe, A out	rea Affe	cted : 66%			
Cast in Place Concrete	5%			LIFE	* *	5	\$2,500	
Ceramic Tile	5%			2034	* *	5	\$1,200	
Slate	5%		\$3,900	LIFE	* *	5	\$1,200	
2-11-1	Cracking		Extent : Light, Are		ed : 2%		7-,	
	_	n : Lobby	J	00				
Vinyl Tile	20%	ı		2030	* *	3	\$1,700	
Wood	30%	4+	\$44,700	2053	* *	5	\$6,500	
	Deteriora	ted Finish,	Extent : Severe, Ar	ea Affec	ted : 30%			
	Locatio	n : Through	out					
Interior Walls								
Gypsum Board		Now	\$4,200	LIFE	**	5	\$12,500	
	_	_	Extent : Light, Are	ea Affect	ed : 5%			
		n : Through		A CC	50/			
		netration, E n : Through	Extent : Light, Area	Аဌјестеа	: 5%			
DI .				TIPE	* *		ф1 000	
Plaster	20%		\$2,300 Extent : Light, Area	LIFE		5	\$1,800	
			xieni . Ligni, Area ist Windows On Th					
Plywood/Hardboard	10%		\$600	LIFE	* *			
Flywood/Haidboaid			ф000 nents, Extent : Ligh					
		n : Through	_	i, 111 ca 1	gjeerea : 570			
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%		\$20,800	LIFE	* *	5	\$5,100	
	_	_	Extent : Moderate	, Area A	ffected : 20%			
	Locatio	n : Through	out					

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2025 \$20,300) 5	\$100	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location: Electrical Room				
	Explanation: One 1200 Amps Main D	isconnect Switch			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts	•	•				•
Switchgear / Switchboard						
Fused Disc Sw	100%	2025	\$31,800	5	\$100	
Raceway						
Conduit	75%	2025	\$23,000	1		
Conduit	25%	2045	* *	1		
Panelboards	T 0.	20.44	de de	_		
Fused Disc Sw	5%	2041	* *	5	# 100	
Molded Case Bkrs	30%	2041	**	5	\$100	
Molded Case Bkrs	65%	2024	\$9,500	5	\$300	
Motor Controllers	2004	2020	ale ale	_		
Locally Mounted	20%	2038	**	5	ф1 0 0	
Locally Mounted	80%	2023	\$24,200	5	\$100	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$200	
ighting	100%	LIFE		3	\$200	
Interior Lighting						
Fluorescent	24%	2020	\$43,900	10	\$3,400	
Tuorescent	Other Observation, Extent : Modera			10	Ψ5,+00	
	Location : Offices	, 11. ea 12,5 ee ee				
	Explanation: Using T-12 Lamps					
Fluorescent	20%	2030	* *	10	\$2,800	
Pidorescent	Other Observation, Extent : Modera		d · 100%	10	\$2,000	
	Location: New Addition	iic, med nyjeered	. 10070			
	Explanation: Using T-8 Lamps					
Fluorescent	5%	2030	* *	10	\$700	
Puolescent	Other Observation, Extent : Modera			10	\$700	
	Location: Lobby And Stairway	ne, mea nyjeene	4.10070			
	Explanation: Using T-5 Lamps					
HID	1%	2030	* *	10		
Incandescent	50%	2030	* *	2	\$200	
Egress Lighting	3070	2030			Ψ200	
Emergency, Battery	50%	2030	* *	10	\$1,900	
Exit, Service	50%	2030	* *	1	Ψ1,700	
Alarm	5070	2030				
Security System						
No Component	70%					
Generic	30%	2030	* *	1	\$1,700	
2	Other Observation, Extent : Modera		d : 100%	-	42,730	
	Location : Throughout The Buildin					
	Explanation: No C C T V Camero	_				
Fire/Smoke Detection	•					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

Mechanical	Current Repair	r Future Replacement			Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Campus Steam	100%	2035	**	1		
	Other Observation, Extent: Light, Area	Affected :	100%			
	Location: Basement		D DI			
Conversion Equipment	Explanation: Steam Comes From Snu	ig Harbor	Power Plant			
Conversion Equipment Heat Exchanger	50%	2038	* *	1	\$4,400	
Heat Exchanger	Other Observation, Extent : Light, Area			1	\$4,400	
	Location: Basement	пусскей.	3070			
	Explanation: 1 Unit					
Heat Exchanger	50%	2028	* *	1	\$4,400	
Ticat Exchanger	Other Observation, Extent : Light, Area		. 50%	1	Ψ+,+00	
	Location: Basement	rijjeereu .	3070			
	Explanation : 1 Unit					
Distribution						
Hot Wtr Piping/Pump	90%	2033	* *	4	\$1,200	
r & r	Insul. Deteriorating, Extent: Severe, Ar		ed : 30%		. ,	
	Location : All Piping In Basement	00				
	Malfunctioning, Extent : Severe, Area A	ffected : 1	00%			
	Location: Pneumatic Control System,	Througho	out			
	Not in Service, Extent : Severe, Area Afg	fected : 30	0%			
	Location: 1 Out Of 3 Booster Pump, 1	Basement				
Steam Piping/Pump	10% Now \$12,200	2055	* *	4	\$100	
1 6 1	Other Observation, Extent : Severe, Are	ea Affectea	l : 100%			
	Location: Basement					
	Explanation: 2 Vacuum Condensate (Units - 1 (Obsolete, 1 On Ex	tended L	ife	
Terminal Devices						
Air Handler	60%	2025	\$56,600	1	\$6,700	
Convector/Radiator	40%	2030	* *	1	\$2,300	
Air Conditioning						
Energy Source						
District C.W.	100%	2035	* *	1		
	Other Observation, Extent : Light, Area	Affected :	: 100%			
	Location: Basement					
	Explanation : Chilled Water From Po	wer House	e - Building L			
Distribution	1000/	2027			***	
Chilled Wtr Pipe/Pump		2035	**	4	\$900	
	Insul. Deteriorating, Extent: Severe, Ar	rea Affecte	ed: 30%			
	Location : Basement					
Terminal Devices	1000/	2027	ф д 1 3 000	4	h11 100	
Air Handler/Cool/Ht	100%	2025	\$74,300	1	\$11,100	
Ventilation						
Distribution	1000/	TIPP	* *	2.5	¢10.000	
Ductwork/Diffusers	100%	LIFE	~ ~	2-5	\$10,000	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

Mechanical	Current Repair	Future Re	Future Replacement		aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation							
Exhaust Fans							
Interior	90%	2025	\$17,400	2	\$500		
Wall Unit	10%	2025	\$2,600	2	\$100		
	Other Observation, Extent : Ligh	t, Area Affected : 109	%				
	Location: Repair Shop, Basem	ent					
	Explanation: 1 Unit						
Plumbing H/C Water Piping							
Brass/Copper	100%	2035	* *	1			
Water Heater							
Electric	100%	2024	\$2,700	4	\$100		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent : Ligh	t, Area Affected : 100	0%				
	Location: B-3						
	Explanation : One Unit						
Fire Suppression							
Sprinkler							
No Component	30%						
Generic	70%	2035	* *	1-2	\$3,500		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$27,400		
Interior Architecture		\$600		
Electrical				\$3,100
Mechanical				
Total		\$28,000		\$3,100
Importance Code A		\$27,400		
Importance Code B		\$600		\$3,100
Importance Code C				
Total		\$28,000		\$3,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN

Asset #: 13598

Architecture	Current	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Wood	100%		2038	* *	5	\$34,400	
Windows							
Aluminum	100%		2041	* *	5	\$500	
Roof							
Metal Panel	100%		2038	* *	10	\$10,200	
nterior							
Floors							
Cast in Place Concrete	85%		LIFE	* *	5	\$8,300	
Wood	15%		2053	* *	5	\$1,300	
	Other Observation,	Extent : Moderate, Ar	ea Affe	cted : 15%			
	Location : Mezzan	ine Level					
	Explanation: Use	d As Hay Loft					
Interior Walls							
Gypsum Board	15%		LIFE	* *	5	\$400	
Wood	85%		LIFE	* *	5	\$13,700	
Ceilings							
Exposed Struc: Wood	100%		LIFE	* *			

Electrical	Current Repair	Future R	Replacement	Ma		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Es	stimated 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		
Lighting						
Interior Lighting						
Fluorescent	100%	2030	* *	10	\$2,800	
	Other Observation, Extent: Moderate	e, Area Affecte	d: 100%			
	Location: Throughout The Building	3				
	Explanation : Compact Flourescent	t Lamps				
Egress Lighting					·	
Emergency, Battery	50%	2030	* *	10	\$400	
Exit, Service	50%	2030	* *	1		
Exterior Lighting						
HID	100%	2030	* *	10		

Mechanical	Current Repair			Futur	e Replacement	M		
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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.

 $\label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN

Asset #: 13598

Mechanical		Current F	Repair	Futur	re Replacement	M	aintenance	
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	\$2,300	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	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING

Address : 614 BROADWAY BARRETT PARK

Borough : STATEN ISLAND Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Electrical	\$291,500	
Total	\$291,500	
Importance Code B	\$291,500	
Total	\$291,500	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$31,000	\$1,300		
Interior Architecture	\$3,900		\$200	
Electrical	\$200	\$300	\$300	\$7,000
Mechanical	\$3,200	\$1,100	\$2,600	\$50,100
Total	\$38,300	\$2,700	\$3,100	\$57,100
Importance Code A	\$32,400	\$1,600	\$300	\$300
Importance Code B	\$5,900	\$1,100	\$2,700	\$56,700
Importance Code C				
Total	\$38,300	\$2,700	\$3,100	\$57,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2322

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$12,700	
Window Wall	15%	2-4	\$10,500	2045	* *	5	\$4,200	
			ients, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	ı : Through	out					
Windows	1000/			20.41	* *	~	Φ200	
Aluminum	100%			2041	* *	5	\$200	
Parapets Magangu Briefs	000/			LIFE	* *	5	¢1 000	
Masonry: Brick Pre-Cast Concrete	90% 10%			LIFE	* *	5 5	\$1,900 \$1,300	
Roof	10%			LIFE			\$1,300	
Metal Panel	5%			2038	* *	10	\$1,300	
Single Ply Membrane	35%			2035	* *	10	\$4,800	
ç ,		place Evide 1 : Through	ent, Extent : Light, . out		ected : 100%		. ,	
Slate	_	2-4 Crumbling, 1 : Through	\$20,400 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%			
Sloped Glazing	15%			LIFE	* *	5	\$27,500	
nterior								
Floors						_		
Cast in Place Concrete	5%			LIFE	* *	5	\$1,100	
Ceramic Tile	5%			2034	* *	5	\$500	
Terrazzo Interior Walls	90%			LIFE	* *	5	\$7,000	
Concrete Masonry Unit	60%			LIFE	* *	5	\$3,300	
Plaster	40%			LIFE	* *	5	\$1,600	
Ceilings	1070			LII L			Ψ1,000	
AcousTileSusp.Lay-In	25% Staining/I		\$3,900 Extent : Moderate	2038 , Area A	* * ffected : 10%	5	\$1,200	
	Location Water Pen	ı : Below F ıetration, E			-			
	Location	i. Delon I	9					
Exposed Concrete	Location 25%	. Below I		LIFE	* *	5	\$400	
Exposed Concrete Gypsum Board		. Below I		LIFE LIFE	* *	5 5	\$400 \$3,100	

Electrical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	30%		2035	* *	5		
Molded Case Bkrs	70%		2035	* *	5	\$100	

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2322

lectrical	Current Repair	Future R	Future Replacement		nt Maintenance		
ystem	% of Fail Date Estimate	d Cost Year E	stimated Cost	Cycle	Estimated Cost	Priority	
Component	Total (Years)	FY		(Yrs)			
Type							
nder 600 Volts							
Raceway	700/	2025	¢5 900	1			
Conduit	70%	2025	\$5,800 * *	1			
Conduit Conduit	20% 10%	2035 2045	* *	1			
	10%	2043		1			
Panelboards Fused Disc Sw	5%	2033	* *	5			
Molded Case Bkrs		2033	* *	5 5	\$100		
	75%	2033			\$100		
Molded Case Bkrs	20%	2024	\$2,900	5			
Wiring Thermoplastic	50%	2025	\$5,200	1			
Thermoplastic	40%	2023	\$3,200 * *	1			
Thermoplastic	10%	2045	* *	1			
Motor Controllers	1070	2043		1			
Locally Mounted	100%	2030	* *	5			
round	100%	2030					
Grounding Devices							
Grounding Devices Generic	100%	LIFE	* *	5	\$100		
ighting	100%	LIFE			Ψ100		
Interior Lighting							
Fluorescent	20%	2030	* *	10	\$1,200		
Tuorescent	Other Observation, Extent : Mo		d: 100%	10	Ψ1,200		
	Location : New Addition						
	Explanation: T-8 Lamps						
Fluorescent	80%	2020	\$291,500	10	\$4,900		
Tuorescent	Other Observation, Extent : Mo			10	φ 4 ,900		
	Location: Throughout The Bu		u . 10070				
	Explanation: T-12 Lamps	mamg					
Egress Lighting	Explanation : 1-12 Eamps						
Emergency, Service	40%	2025	\$1,300	1			
Emergency, Battery	10%	2025	\$900	10	\$200		
Exit, LED	25%	2053	**	1	\$200		
Exit, Service	25%	2025	\$500	1			
Exterior Lighting	2370	2023	Ψ500				
Fluorescent	100%	2030	* *	10	\$600		
Tuorescent	Compact Fluorescent Light, Ex		a Affected · 100		Ψ000		
	Location: Throughout The Bu		a rijjecica . 100	, 0			
larm							
Security System							
Generic	100%	2030	* *	1	\$2,400		
Fire/Smoke Detection		2000		-	<i>+2</i> ,100		
Generic, Digital	100%	2030	* *				
55110110, D1G1ttt1	Other Observation, Extent : Mo		d : 100%				
	Location : Hallway	,					
	Explanation : Est 2 Central O	ffice Communicator	Panel,Smokeder	tection.Ir	ndividual		
	Coded,Strobe Lights,Horn,Pu				/		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2322

Mechanical		Current F	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			2025	de de			
Natural Gas	100%			2035	* *	1		
Conversion Equipment	1000/	0.0	Φ1. 7 00	2022	Φ14 COO		Ф2.000	
Hot Water Boiler	100%	0-2	\$1,500 Extent : Moderate,	2023	\$14,600	1	\$3,000	
			exieni . Moderdie, or Old Section App					
			Extent : Moderate, A					
			t For Old Section A					
		tion : Two		ina one	i or iven seemon			
Distribution	Explana							
Hot Wtr Piping/Pump	100%			2024	\$32,600	4	\$300	
Terminal Devices					1- 7		,	
Air Handler	100%			2020	\$35,000	1	\$4,100	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Reciprocating	50%			2020	\$11,000	1	\$1,500	
Compr/Chiller								
	_	_	tent : Light, Area A	ffected :	50%			
		: Outside						
Reciprocating	50%			2030	* *	1	\$1,500	
Compr/Chiller		_						
	_	_	tent : Light, Area A	ffected :	50%			
	Location	: Outside						
Terminal Devices	500/			2020	Φ1 2 00			
Direct Expansion	50%			2020 2030	\$1,300 * *	1		
Direct Expansion	50%			2030		1		
Heat Rejection Air Condenser Unit	100%			2025	\$13,000	2	\$4,600	
Ventilation	10070			2023	\$15,000		Ψ4,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,700	
Exhaust Fans	10070						Ψ2,700	
Roof	100%			2025	\$5,200	2	\$200	
Plumbing							·	
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		
Galv Iron/Steel	50%			2023	\$9,700	1		
Water Heater								
Gas Fired	100%			2020	\$1,500	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	400.			2022			* * * =	
Generic	100%			2030	* *	1	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Fixtures							
Generic	100%						

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING

Address : 614 BROADWAY BARRETT PARK

Borough : STATEN ISLAND Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$224,600	\$42,200
Interior Architecture		\$275,500
Mechanical	\$79,700	\$747,100
Total	\$304,300	\$1,064,800
Importance Code A	\$224,600	\$398,300
Importance Code B	\$79,700	\$666,500
Total	\$304,300	\$1,064,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$29,800	\$1,100		\$7,200
Interior Architecture	\$8,000	\$8,900	\$5,600	\$27,400
Electrical	\$3,500	\$4,300	\$5,700	\$5,200
Mechanical	\$34,900	\$11,800	\$21,000	\$11,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$80,000	\$30,000	\$36,300	\$55,300
Importance Code A	\$34,000	\$5,300	\$4,200	\$11,400
Importance Code B	\$46,000	\$24,700	\$29,700	\$43,900
Importance Code C			\$2,400	
Total	\$80,000	\$30,000	\$36,300	\$55,300



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Masonry: Brick	92%		\$24,900	LIFE	* *	5	\$42,200		
	_		e, Extent : Modera	te, Area	Affected : 30%				
	Location	: Chimney	,						
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%								
	Other Observation, Extent : Light, Area Affected : 0%								
	Location	: Through	out						
	Explana	tion : Slate	Roof						
Roof									
Metal Panel	5%	Now	\$1,000	2038	* *				
			xtent : Light, Area	Affected	: 10%				
	Location	: Through	out						
Modified Bitumen	30%			2030	* *	10	\$5,400		
	Other Obs	ervation, E	Extent : Moderate, 1	Area Affe	ected : 100%				
	Location	: Over Rep	otile Wing Roof						
	Explana	tion : Loos	e Ballast						
Skylight, Metal/Glass	3%	Now	\$3,900	2045	* *				
, ,	Water Per	etration, E	xtent : Light, Area	Affected	: 10%				
	Location	: Through	out						
Slate	50%	Now	\$150,000	LIFE	* *				
Siate			nents, Extent : Mod		ea Affected : 50%				
		O	out West Wing		33				
			: Moderate, Area	Affected	: 50%				
		: West Wi		33					
Sloped Glazing	12%		\$74,600	LIFE	* *	5	\$29,000		
Stoped Glazing			ents, Extent : Mod			3	Ψ27,000		
		: Through		c. a.c., 111	2.3.11 _J Jeeneu . 50/0				

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	12%	Now	\$4,700	2024	\$94,800	3	\$11,400	
			, Extent : Moderate	, Area A	ffected : 30%			
	Location	: Through	out					
Cast in Place Concrete	25%	Now	\$3,200	LIFE	* *	5	\$34,700	
			xtent : Light, Area	Affected	: 5%			
	Location	: Boiler R	oom					
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	\$275,500	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	

lectrical	Current Repair	Future Replacement			Maintenance	
ystem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5	\$200	
	Other Observation, Extent: Modera	ate, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: Two 1200 Amps Ma	iin Disconnect Swit	ch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2045	* *	5	\$1,100	
Raceway						
Conduit	100%	2045	* *	1		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Electrical	Current Repair	Future	Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	st 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				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Outdoor Location								
	Explanation : One 600 Kw								
Batteries									
Lead/Acid	100%	2019	\$1,500	5	\$1,600				
Fuel Storage									
Main Tank	100%	2053	* *	5	\$1,200				
	Other Observation, Extent : Moderate	e, Area Affeo	cted : 100%						
	Location : Outdoor Generator								
	Explanation : One 300 Gallon Tank								
Lighting									
Interior Lighting									
Fluorescent	40%	2033	* *	10	\$15,500				
	Other Observation, Extent : Moderate		cted : 100%						
	Location: Throughout The Building								
	Explanation: T-8 And T-5 Lamps								
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 Generic	70% 30%	2030							
			* *	1	\$4,800				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	20%			
Generic, Digital	80%	2030 **		
	Other Observation, Extent : Moderate, A	Area Affected : 100%		
	Location: Throughout The Building			
	Explanation: GE Est 3 - Mea 13-92-	e Central Office Communic	cator Panel With Smoke &	
	Trouble Bell, Pullbox & Strobe Light V	W/Horn		

% of Total		Estimated Cost		·			
	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%			2035	* *	1		
100%			2023	\$356,100	1	\$41,900	
Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
Location	: Basemen	t Boiler Room					
Explana	tion : 3 Uni	ts					
80%			2033	* *	4	\$2,500	
	Now	\$11,500		\$57,600	4	\$400	
Location	: Condenso	ate Tank And Retur	n Lines,	Boiler Room			
20%			2020	\$44,600	1	\$5,200	
50%			2030	* *	1	\$13,100	
20%			2023	\$19,200	1	\$2,700	
10%			2030	* *	4	\$600	
100%			2033	* *	1		
100%			2030	* *	1	\$19,600	
			ffected :	100%			
Location	: Basement	t					
100%			2045	* *	4	\$3,100	
80%			2030	* *	1	\$21,000	
20%			2020	\$35,100	1	\$5,200	
100%			2025	\$247,000	2	\$29,500	
	100% Other Obs Location Explanar 80% 20% Corroded, Location 20% 50% 10% 100% 100% R-22 Refri Location 100% 80% 20%	100% Other Observation, E. Location: Basemen Explanation: 3 Uni 80% 20% Now Corroded, Extent: Se Location: Condense 20% 50% 20% 10% 100% R-22 Refrigerant, Ext Location: Basement 100% 80% 20%	100% Other Observation, Extent: Light, Area Location: Basement Boiler Room Explanation: 3 Units 80% 20% Now \$11,500 Corroded, Extent: Severe, Area Affected Location: Condensate Tank And Return 20% 50% 20% 10% 100% R-22 Refrigerant, Extent: Light, Area Affected Location: Basement 100% 80% 20%	100% 2023 Other Observation, Extent: Light, Area Affected Location: Basement Boiler Room Explanation: 3 Units 80% 2033 20% Now \$11,500 2025 Corroded, Extent: Severe, Area Affected: 30% Location: Condensate Tank And Return Lines, 20% 2020 50% 2030 20% 2023 10% 2030 100% 2033 100% 2030 R-22 Refrigerant, Extent: Light, Area Affected: Location: Basement 2045 80% 2030 20% 2020	100% 2023 \$356,100	100% 2023 \$356,100 1	100% 2023 \$356,100 1 \$41,900

Ventilation

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$9,900	2	\$400	
Plumbing						
H/C Water Piping						
Brass/Copper	30%	2045	* *	1		
Galv Iron/Steel	70%	2023	\$86,400	1		
HW Heat Exchanger						
Low Temp	100%	2045	* *	4	\$6,300	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2025	\$10,800	4	\$2,500	
Sewage Ejector(s)						
Electric	100%	2025	\$10,800	4	\$2,500	
Backflow Preventer						
Generic	100%	2025	\$4,000	1	\$2,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent	: Severe, Area Affecte	d : 100%			
	Location: B-2					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	60%					
Generic	40%	2045	* *	1-2	\$4,700	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Address : 614 BROADWAY BARRETT PARK

Borough : STATEN ISLAND Agency's Number : N/A

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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$13,600			\$7,200
Interior Architecture	\$4,800		\$2,900	
Electrical			\$100	\$50,000
Mechanical	\$300	\$300	\$400	\$21,600
Total	\$18,700	\$300	\$3,400	\$78,800
Importance Code A	\$13,900	\$200	\$200	\$13,400
Importance Code B	\$4,800		\$600	\$65,400
Importance Code C			\$2,600	
Total	\$18,700	\$300	\$3,400	\$78,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset #: 2164

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	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	
	Ctrwt/Bal	nc Not Fun	ct, Extent : Severe,	Area Aff	fected : 66%			
	Location	: Through	out					
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	\$9,100	2035	* *			
		r/Impact D 1 : Through	amage, Extent : Se out	vere, Are	ea Affected : 100%			
Skylight, Plastic	3%	2-4	\$2,800	2038	* *	1		
2-7-20-4	Broken/M		ents, Extent : Mod		ea Affected : 20%			
nterior								
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	\$4,800	LIFE	* *	5	\$2,300	
	Cracking/	_	Extent : Moderate ance Areas		ffected : 30%		. , -	
			Extent : Moderate ance Areas	, Area A	ffected : 10%			

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type		ail Date Estimated Cost (Years)	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	\$7,300	5	\$100	
Wiring							
Thermoplastic	100%		2025	\$8,000	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset #: 2164

Electrical	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Con Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2020	\$25,400	10	\$4,600	
	Other Observation, Extent : Moderat	e, Area Affe	cted : 100%			
	Location: Throughout The Building	g				
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Battery	50%	2020	\$3,300	10	\$600	
Exit, Service	50%	2020	\$700	1		
Exterior Lighting						
Fluorescent	100%	2020	\$15,000	10	\$400	
	Compact Fluorescent Light, Extent:	Moderate, A	Area Affected : 100	%		
	Location : Throughout The Building	g				

Mechanical	Current Repai	r Futur	e Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2035	* *	1		
Conversion Equipment						
Furnace	100%	2020	\$5,900	1	\$2,500	
	Other Observation, Extent		: 100%			
	Location : Outside The W	Vall				
	Explanation: Two Units					
Air Conditioning						
Energy Source						
Electricity	100%	2033	* *	1		
Conversion Equipment						
Ext Pkg Unit -	40%	2020	\$12,800	2	\$100	
Heating/Cooling						
	R-22 Refrigerant, Extent:	Light, Area Affected :	40%			
	Location: Roof					
Window/Wall Unit	10%	2020	\$1,000	1		
No Component	50%					
Ventilation						
Distribution						
Ductwork/Diffusers	40%	LIFE	* *	2-5	\$1,100	
No Component	60%					
Exhaust Fans						
Roof	40%	2020	\$1,500	2	\$100	
No Component	60%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2035	* *	1		
Water Heater						
Gas Fired	100%	2023	\$1,100	2	\$100	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e 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%						

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,700			
Interior Architecture	\$12,000			
Electrical				
Total	\$13,700			
Importance Code A	\$1,700			
Importance Code B	\$12,000			
Total	\$13.700			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	10%			LIFE	* *	5	\$300		
Wood	10%	4+	\$1,700	2038	* *	5	\$800		
	Deteriorat	ed Finish,	Extent : Light, Ared	a Affecte	d: 10%				
	Location	: Through	out						
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+	\$12,000	LIFE	* *				
-	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 15%				
	Location	: Through	out						

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e 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	\$6,700	2		
Exterior Lighting							
HID	100%		2025	\$5,300	10		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE & 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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$1,500
Interior Architecture		\$300	\$1,400	
Electrical				\$2,300
Mechanical	\$8,300	\$4,800	\$4,100	\$8,300
Total	\$8,300	\$5,100	\$5,500	\$12,200
Importance Code A	\$100	\$100	\$100	\$1,600
Importance Code B	\$8,200	\$5,000	\$5,300	\$10,600
Importance Code C			\$100	
Total	\$8,300	\$5,100	\$5,500	\$12,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE & GIFT SHOP

Asset #: 2799

Architecture		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
nterior							
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	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estima FY	ted 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	
	Other Observation, Extent : Modero Location : Throughout The Buildi Explanation : T-8 Lamps	, 33	00%			
Fluorescent	50%	2030	* *	10	\$900	
	Other Observation, Extent : Modera Location : Basement Explanation : T-12 Lamps		9%		,,,,,,	
Egress Lighting						
Emergency, Battery	50%	2030	* *	10	\$200	
Exit, Service	50%	2030	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE & GIFT SHOP

Asset #: 2799

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Lighting				
Exterior Lighting				
Fluorescent	100%	2030 * *	10 \$200	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location: Outside			
	Explanation: Using Compact Floures	scent Lamps		

Mechanical	Current Repair			Futur	e Replacement	M		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2045	* *	1		
Conversion Equipment Furnace	100% Other Obser Location :		xtent : Moderate, 1 le Walls	2030 Area Affe	* * cted : 100%	1	\$1,000	
	Explanatio	on : Two U	Inits And No Perir	neter He	at			
Air Conditioning Energy Source Electricity	100%			2041	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2030	* *	2	\$100	
	R-22 Refrigo Location :		ent : Light, Area A Outside	ffected :	100%			
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,100	
Exhaust Fans Roof	100%			2030	* *	2	\$100	
Plumbing H/C Water Piping Brass/Copper	100%			2045	* *	1		
Water Heater Gas Fired	100%			2023	\$500	2		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	100%			2030	* *	4	\$2,500	
Backflow Preventer Generic	100%			2030	* *	1	\$100	
Fixtures Generic	100%							
Fire Suppression Sprinkler								
Generic	100%			2045	* *	1-2	\$600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE & GIFT SHOP

Mechanical	Current Repa	ir Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle Estimated (Yrs)	l Cost Priority
Fire Suppression Chemical System Generic	100%	2023	\$25,500	1-3 \$55	5,000

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : STUDIO MUSEUM IN HARLEM

Address : 144 WEST 125TH STREET

Borough : MANHATTAN Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$67,300	
Interior Architecture		\$58,500
Mechanical		\$68,900
Total	\$67,300	\$127,300
Importance Code A	\$67,300	
Importance Code B		\$127,300
Total	\$67,300	\$127,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$89,500			\$13,800
Interior Architecture	\$82,300			\$1,800
Electrical	\$4,700	\$100		\$6,400
Mechanical	\$3,000	\$4,600	\$4,900	\$3,800
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$194,400	\$19,500	\$19,700	\$40,500
Importance Code A	\$90,200	\$200	\$700	\$14,000
Importance Code B	\$103,300	\$19,300	\$19,100	\$26,500
Importance Code C	\$900			
Total	\$194,400	\$19,500	\$19,700	\$40,500



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3005

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls						_			
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$11,100		
Concrete Masonry Unit	5%			LIFE	* *	5	\$900		
Glass: Special Gauge	5%		¢27 100	LIFE	**	1	¢19.400		
Masonry: Brick	Jnt Morta	Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 15%							
		Location: North Facade Throughout							
	Paint Peeling, Extent: Moderate, Area Affected: 60% Location: North Facade Throughout								
			_	1	-4-1-200/				
		netration, E n : Stair #5	xtent : Moderate, A Bulkhead	Area Affe	ctea : 30%				
Window Wall	20%			2045	* *	5	\$21,200		
Windows									
Aluminum		nc Not Fun	\$12,100 ct, Extent : Light, A	2041 Area Affe	* * cted : 20%	5	\$700		
	Hardware	n : Through e Missing, E n : Through	Extent : Light, Area	Affected	! : 20%				
Parapets	Locuitor	i. Inrough	Oui						
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$3,100		
Masonry: Brick	40%		\$9,200	LIFE	* *	5	\$1,600		
,	Jnt Morta	r Miss/Eroc	d, Extent : Moderat	e, Area	Affected : 50%		. ,		
	Location: North Facade								
		netration, E n : Through	xtent : Light, Area out	Affected	: 10%				
Metal Panel	20%			2035	* *	5	\$3,100		
Stucco Cement	30%			2030	* *	5	\$3,100		
Roof									
Modified Bitumen	55%		\$29,200	2035	* *				
	Deteriorated Finish, Extent : Moderate, Area Affected : 100% Location : Throughout								
	Ponding,	Extent : Lig	ht, Area Affected :	30%					
	Location	n : Roof at 1	Bulkhead Door						
		ded, Extent 1 : Through	: Moderate, Area A out	Affected	: 100%				
Plaza Roof: Stone Panel	Water Per		\$12,000 Extent : Light, Area out	2045 Affected	**				
Skylight, Metal/Glass	5%	0-2	\$67,300	2055	* *			1	
<i>y y</i>	Broken/M		nents, Extent : Seve		Affected : 100%				
Sloped Glazing	10%			LIFE	* *	5	\$12,400		
Interior	1070			LIIL		3	Ψ12,400		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3005

Architecture	Current Repair			Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	10%	0-2	\$1,000	2021	\$19,500	3	\$2,300	
		Discoloring 1: Through	, Extent : Light, Are out	ea Affect	ed : 5%			
Slate	10%			LIFE	* *	5	\$1,700	
Vinyl Tile	45%		\$11,700	2025	\$58,500	3	\$2,600	
·			ients, Extent : Mod	ea Affected : 20%				
			rs, 4th Floor					
			: Moderate, Area					
	Location	ı : Stairs, 2	nd, 4th Floor Corri	dors An	d Elevator Lobbies			
Vinyl Tile 9" X 9"	5%	0-2	\$8,400	2035	* *	3	\$300	
•	Cracking/	Crumbling,	Extent: Severe, A.	rea Affec	cted : 100%			
	Location	ı : Through	out					
Wood	30%	4+	\$30,200	2053	* *	5	\$4,400	
	Deteriora	ted Finish,	Extent : Moderate,	Area Af	fected : 60%			
	Location	ı : Through	out					
Interior Walls								
Gypsum Board	70%	Now	\$300	LIFE	* *	5	\$1,000	
	_	_	Extent: Severe, A	rea Affec	cted : 5%			
	Location	ı : Through	out					
Gypsum Board	10%			LIFE	* *	5	\$100	
Plaster	10%	Now	\$600	LIFE	* *	5	\$100	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 40%			
	Location	ı : Through	out					
Wood	10%			LIFE	* *	5	\$900	
Ceilings								
AcousTileConcealSpLn	20%	2-4	\$24,700	2045	* *	5	\$2,000	
•	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	ea Affected : 30%			
	Location	ı : Second I	Floor Corridor					
AcousTileSusp.Lay-In	50%	Now	\$3,100	2042	* *	5	\$3,900	
r	Water Per	netration, E	xtent : Light, Area		: 5%		1 - 9	
		ı : Through						
Gypsum Board	30%		\$2,300	LIFE	* *	5	\$5,900	
Gypsum Domu			xtent : Light, Area		: 5%	5	Ψ5,700	
		ı : Through	_	-,,, -,,,	/-			

Electrical	Current Repair			Futur	re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3005

Electrical	Current Repair	r Futu	re Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	50%	2051	* *	5		
Fused Disc Sw	Other Observation, Extent			3		
	Location : Electrical Roo		cieu . 10070			
	Explanation : Main Servi		1600 Amperes			
Fused Disc Sw	50%	2035	* *	5		
- 5555 - 555 - 555	Other Observation, Extent Location : Old Electrical		ected : 100%			
	Explanation: 2000 Amps					
Switchgear / Switchboard	Explanation : 2000 Amps					
Fused Disc Sw	80%	2025	\$25,500	5		
Molded Case Bkrs	20%	2051	**	5	\$100	
Raceway				<u> </u>	7-30	
Conduit	80%	2025	\$24,500	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	0.007	2025	* *	1		
Thermoplastic	80%	2035 2051	* *	1 1		
Thermoplastic Motor Controllers	20%	2031		1		
Locally Mounted	80%	2030	* *	5	\$100	
Locally Mounted	20%	2042	* *	5	φ100	
Ground	2070	2012				
Grounding Devices						
Generic	50% 2-4	\$4,600 LIFE	* *	5	\$100	
	Other Observation, Extent Location: Basement Explanation: Corroded	: Moderate, Area Affe	ected : 100%			
Generic	50%	LIFE	* *	5	\$100	
	Other Observation, Extent		ected : 100%		,	
	Location : New Electrica	l Room				
	Explanation: New Additi	on				
Lighting						
Interior Lighting						
Fluorescent	65%	2030	* *	10	\$6,200	
	Other Observation, Extent Location : Throughout Th					
	Explanation: T-12, T-8 &	& Compact Spiral Bul	bs			
HID	5%	2030	* *	10		
Incandescent	30%	2030	* *	2	\$100	
	Other Observation, Extent					
	Location: Lobby And Thi					
	Explanation : Locally Mo	ounted Recessed And S	Surface Mounted T	rack Ligh	nting	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3005

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$21,100			
Generic, Digital	20%			2033	* *			

Mechanical		Current R	lepair	Futur	e Replacement	M	aintenance	
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	30%			2026	\$19,100	2	\$1,000	
Radiant Heater	70%			2025	\$31,500	2	\$3,400	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,800	
Terminal Devices								
Air Handler	70%			2025	\$38,500	1	\$4,500	
Air Handler	30%			2030	* *	1	\$1,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Heat Pump	30%			2026	\$100	2	\$200	
Reciprocating	70%			2025	\$24,300	1	\$3,400	
Compr/Chiller								
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$500	
Terminal Devices								
Air Handler/Cool/Ht	30%			2030	* *	1	\$1,900	
Air Handler/Cool/Ht	70%			2025	\$30,400	1	\$4,500	
Heat Rejection								
Air Condenser Unit	100%			2030	* *	2	\$7,300	
Ventilation							•	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,800	
Exhaust Fans								
Interior	100%			2025	\$11,300	2	\$300	
Plumbing					·			

Plumbing

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Cı	Current Repair		e Replacement	Maintenance		
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Galv Iron/Steel	70%		2030	* *	1		
Galv Iron/Steel	30%		2038	* *	1		
Water Heater							
Electric	100%		2023	\$1,600	4	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Electric	100%		2030	* *	4	\$2,500	
Backflow Preventer							
Generic	100%		2030	* *	1	\$600	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		ution, Extent : Light, Area 2) B-5 (1) 1-5	Affected	: 100%			
	Explanation	: 3 Units - 2 Passenger,	Freight				
Fire Suppression							
Sprinkler							
Generic	70%		2035	* *	1-2	\$2,100	
Generic	30%		2045	* *	1-2	\$900	
Fire Pump							
Generic	100%		2034	* *	1	\$2,000	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : WAVE HILL ECOLOGY BUILDING

Address : 675 WEST 252 STREET

Borough : BRONX Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$180,200	
Electrical		\$60,700
Mechanical		\$44,900
Total	\$180,200	\$105,600
Importance Code A	\$180,200	
Importance Code B		\$105,600
Total	\$180,200	\$105,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$14,000			\$1,200
Interior Architecture	\$8,300	\$700		\$7,600
Electrical	\$100		\$100	
Mechanical	\$1,200	\$1,000	\$1,000	\$2,800
Total	\$23,600	\$1,600	\$1,000	\$11,600
Importance Code A	\$14,500	\$500	\$500	\$1,700
Importance Code B	\$9,100	\$1,200	\$500	\$9,900
Importance Code C				
Total	\$23,600	\$1,600	\$1,000	\$11,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL ECOLOGY BUILDING

Asset #: 2367

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type		Tail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Fieldstone		Now	\$180,200	LIFE	* *	5	\$8,000	
	_		tent : Moderate, Ar	ea Affect	ted : 10%			
	Location :			CC4-1.	100/			
	Upen Joints Location :		Moderate, Area Aj	јестеа : .	10%			
		various .	Locuitons	T TEE	* *		Φ2.000	
Masonry: Granite	25%			LIFE	**	5	\$2,900	
Metal Coiling Doors Windows	5%			2030		5	\$2,400	
Windows Wood	100%	Now	\$10,800	2033	* *	5	\$6,600	
Wood			ıt : Moderate, Ared		1:20%	3	φ0,000	
	Location :	-		53				
			: Moderate, Area	Affected	: 25%			
	Location :	_		33				
Parapets								
Masonry: Granite	50%			LIFE	* *	5	\$1,400	
Pre-Cast Concrete	20%	Now	\$3,200	LIFE	* *	5	\$2,900	
			l, Extent : Moderat	e, Area A	Affected : 25%			
	Location :							
	-		Severe, Area Affec	ted : 25%	%			
	Location :	Coping						
Pre-Cast Concrete	30%			LIFE	* *	5	\$4,300	
Roof					de de		*10.000	
Copper/Terne	25%			2053	* *	10	\$18,900	
Not Accessible	75%	modian E	Sutant Light Anga	A CC a at a d	. 00/			
			xtent : Light, Area er Second Floor	Ајјестеи	. 070			
		-	ed Building, Roof I	Is A Lawr	n			
terior	Елринин	m . Derm	ea Banaing, Rooj I	SA Luwi				
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$8,800	
Ceramic Tile	3%			2028	* *	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	200/			ממון	* *	5	¢4.000	
Gypsum Board	20% 80%	Now	¢0 200	LIFE LIFE	* *	5 5	\$4,000 \$8,100	
Plaster			\$8,300 Extent : Moderate			3	\$8,100	
	Location :	_		, ліей Ај	усски . 570			
			on Room xtent : Moderate, A	Area Affe	cted : 10%			
	Location :							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL ECOLOGY BUILDING

Asset #: 2367

Electrical	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$19,800	10	\$3,600	
	T-12 Lamps, Extent . Location : Through		fected :	100%			
Fluorescent	50%		2033	* *	10	\$4,500	
	T-8 Lamps, Extent : Location : Through		ected : 10	00%			
Fluorescent	10%		2025	\$5,000	10	\$900	
	Compact Fluorescen Location : Recreat	_				·	
Egress Lighting							
Emergency, Battery	20%		2025	\$2,600	10	\$500	
Exit, Service	80%		2025	\$2,100	1		
Exterior Lighting							
HID	100%		2025	\$35,900	10		
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%		2033	* *			
	Other Observation, I Location : Through		Area Affe	ected : 100%			
	Explanation : Stro	be Lights, Bells, Ma	nual Pul	l Station, Smoke D	etector		

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2035	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2030	* *	1	\$4,800	
	Other Observation, Extent: Light, Area	Affected	! : 100%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical		Current F	Repair	ir Future Replacement Maintenance		aintenance		
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%			2033	* *	4	\$700	
Terminal Devices								
Convector/Radiator	50%			2023	\$44,900	1	\$1,600	
Fan Coil Unit/Heat	30%			2030	* *	1	\$900	
Unit Heater-Stm/HW	20%			2030	* *	4	\$300	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2020	\$2,000	1		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Gas Fired	100%			2024	\$2,200	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	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$38,400	
Electrical		\$207,300
Mechanical		\$154,400
Total	\$38,400	\$361,700
Importance Code A	\$38,400	
Importance Code B		\$361,700
Total	\$38,400	\$361,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$17,700		\$29,000
Interior Architecture	\$28,700	\$200	\$500	\$9,600
Electrical	\$23,900	\$200	\$300	\$3,900
Mechanical	\$1,300	\$1,200	\$1,600	\$10,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$57,900	\$23,200	\$6,400	\$56,600
Importance Code A	\$600	\$18,300	\$600	\$29,600
Importance Code B	\$41,600	\$4,900	\$5,700	\$27,000
Importance Code C	\$15,600			
Total	\$57,900	\$23,200	\$6,400	\$56,600



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL GLYNDOR HOUSE GALLERIES

Asset #: 2389

rchitecture		Current Repair			e Replacement	Maintenance					
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
kterior											
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	4.504			2025	de de	10	Φ2 500				
Panel/Paver: Cer/Brk	15%			2035	**	10	\$2,600				
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Over Basement									
				alla Dla	natous Danieus						
		ion : Inis	Component Is Actu		**	10	Ф2 200				
Skylight, Metal/Glass	5%	N	Ф 2 0.400	2045	* *	10	\$2,200				
Slate	80%	Now	\$38,400	LIFE							
	Broken/Missing Elements, Extent: Moderate, Area Affected: 15%										
	Location: Throughout										
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% Location : Throughout										
			xtent : Moderate, A	Area Affe	cted : 10%						
	Location	: Attic									
terior											
Floors	250/			LIEE	* *	~	¢10.700				
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	204:	N .T	4.7. -0.5		a. ·						
Masonry: Brick	20%	Now	\$15,600	LIFE	* *						
			d, Extent : Severe, A	Area Affe	ected : 20%						
	Location: Basement										
			ere, Area Affected	: 20%							
	Location	: Boiler R	oom								
Plaster	80%			LIFE	* *	5	\$4,500				
Ceilings											
Plaster	5%			LIFE	* *	5	\$600				
Plaster	95%	Now	\$13,100	LIFE	* *	5	\$11,700				
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%						
			Floor Northeast Of								

Electrical	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL GLYNDOR HOUSE GALLERIES

Asset #: 2389

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$22,200	5	\$100	
			Extent : Moderate, A	Area Affe	cted : 100%			
		ı : Electrica		• • • •				
	Explana	tion : Main	Service Switch Ra	ted @ 40	0 Amperes			
Switchgear / Switchboard	1000/			2025	¢24.000	-	¢200	
Molded Case Bkrs	100%			2025	\$34,800	5	\$300	
Raceway	000/			2025	¢20,200	1		
Conduit	90%			2025	\$30,200 * *	1		
Conduit	10%			2045	4. 4.	1		
Panelboards Fused Disc Sw	E0/			2024	\$800	=		
	5%				4000	5	\$200	
Molded Case Bkrs	85%			2024 2041	\$13,600 * *	5	\$300	
Molded Case Bkrs	10%			2041		5		
Wiring Braided Cloth	80%	2-4	\$22,700	2050	* *	1		
Braided Cioui			\$23,700 ent : Moderate, Are			1		
		-	out The Building	и Ајјесте	a. 100%			
		i . Inrougn	oui The Building					
Thermoplastic	20%			2045	* *	1		
Motor Controllers						_		
Locally Mounted	100%			2023	\$40,000	5	\$100	
Fround								
Grounding Devices	1000/				de de	_	Φ2.00	
Generic	100%			LIFE	* *	5	\$200	
			Extent : Moderate, A	Area Affe	cted : 100%			
		ı : Water M						
	Explana	tion : Conn	ected With Main W	ater Pip	e			
ighting								
Interior Lighting	1.00/			2025	¢17.000	10	¢1 200	
Fluorescent	10%	Fl	t Light, Extent : Mo	2025	\$17,000	10	\$1,200	
	-		i Ligni, Extent : Mc out The Building	aeraie, A	Area Ajjeciea : 100	170		
		i . Inrougn	oui The Building					
Fluorescent	10%	_		2025	\$17,000	10	\$1,200	
	-		Moderate, Area Aj	fected:	100%			
		ı : Through	out The Building					
Fluorescent	30%			2030	* *	10	\$3,600	
	-		Moderate, Area Aff	ected : 10	00%			
	Location	ı : Through	out The Building					
Incandescent	50%			2025	\$85,100	2	\$100	
Exterior Lighting								
HID	100%			2025	\$48,200	10		
.larm					, ,			

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL GLYNDOR HOUSE GALLERIES

Asset #: 2389

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Security System				
No Component	70%			
Generic	30%	2025 \$11,600	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 **		
	Other Observation, Extent : Moderate,	Area Affected : 100%		
	Location: Throughout The Building			
	Explanation: Smoke Detectors, Alarr	n Bells, Manual Pull Station	ıs	

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2035	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2023	\$31,600	1	\$6,500	
	Other Observation, Extent		: 100%			
	Location: Basement Box					
	Explanation: 1 H W Bot	ler Plus 1 Supplimenta	ry Wood Burning	Unit		
Distribution						
Hot Wtr Piping/Pump	100%	2024	\$70,500	4	\$600	
	Other Observation, Extent	t : Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation : No Tempe	rature Control System				
Terminal Devices	2007	2025	#22.7 00		Φ2.400	
Air Handler	30%	2025	\$22,700	1	\$2,400	
Convector/Radiator	70%	2030	* *	1	\$3,000	
Air Conditioning						
Energy Source Electricity	100%	2033	* *	1		
	100%	2055		1		
Conversion Equipment Int Pkg Unit -	30%	2023	\$83,900	2	\$200	
Heating/Cooling	30%	2023	\$85,900	2	\$200	
Window/Wall Unit	30%	2020	\$8,700	1		
No Component	40%	2020	\$6,700	1		
Ventilation	4070					
Distribution						
Ductwork/Diffusers	30%	LIFE	* *	2-5	\$2,200	
No Component	70%	Lii L		23	Ψ2,200	
Exhaust Fans	7070					
Interior	30%	2025	\$4,700	2	\$100	
Wall Unit	10%	2025	\$2,100	2	Ψ100	
No Component	60%	2023	Ψ2,100	_		
	nates are in current dollars and	l are not escalated for por	ential future inflation	n.		

 $^{{\}it Maintenance}\ \$\ are\ aggregated\ over\ a\ ten-year\ period.\ Site\ specific\ cost\ escalations\ are\ not\ included.$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL GLYNDOR HOUSE GALLERIES

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	50%		2035	* *	1		
Galv Iron/Steel	50%		2023	\$21,000	1		
Water Heater							
Gas Fired	100%		2023	\$3,300	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : C, L, 1, 2						
	Explanation: 1 Unit						

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : WAVE HILL PERKINS VISITOR CENTER

Address : 675 WEST 252 STREET

Borough : BRONX Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Interior Architecture		\$72,100
Mechanical		\$107,000
Total		\$179,100
Importance Code B		\$179,100
Total		\$179,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$15,300	\$12,000	\$900	\$2,400
Interior Architecture		\$100		
Electrical	\$300	\$400	\$300	\$6,200
Mechanical	\$2,700	\$1,000	\$1,400	\$1,000
Total	\$18,200	\$13,400	\$2,600	\$9,500
Importance Code A	\$15,600	\$12,300	\$1,200	\$2,800
Importance Code B	\$2,600	\$1,000	\$1,400	\$6,800
Importance Code C		\$100		
Total	\$18,200	\$13,400	\$2,600	\$9,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL PERKINS VISITOR CENTER

Asset #: 2238

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%		\$3,200	2035	* *			
			derate, Area Affecte	ed : 20%				
		n : Flat Sec						
	Seams Op	en/Split, Ex	ctent : Moderate, A	rea Affec	eted : 20%			
	Location	n : Flat Sec	tion					
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 R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 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	\$200	
Wiring								
Thermoplastic	100%			2045	* *	1		

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL PERKINS VISITOR CENTER

Asset #: 2238

Electrical	Current Repa	air Futur	e Replacement	М	aintenance					
System Component Type	% of Fail Date Est Total (Years)	timated 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					
	_	T-8 Lamps, Extent : Moderate, Area Affected : 100%								
	Location: Throughout	The Building								
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					
	Other Observation, Exten		cted : 100%							
	Location: Throughout	· ·								
	Explanation: Intrusion	Alarm Only, Motion Se	nsors							
Fire/Smoke Detection										
Generic, Digital	100%	2030	* *							
	Other Observation, Exten		cted : 100%							
	Location: Throughout									
	Explanation : Smoke De	etectors, Alarm Bells, S	trobe Lights And M	Ianual P	ull Stations					

Mechanical	Cı	urrent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	, , , , , , , , , , , , , , , , , , , ,	il Date Estimated Cost Years)	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	
	Other Observe	ation, Extent : Light, Area	Affected	: 100%			
	Location: 1.	st Floor Boiler Room					
	Explanation	: 1 Unit					
Distribution							
Hot Wtr Piping/Pump	100%	0-2 \$1,700	2041	* *	4	\$300	
	Corroded, Ext	tent : Moderate, Area Affec	ted: 10	%			
	Location: 1.	st Floor Boiler Room					
Terminal Devices							
Air Handler	80%		2030	* *	1	\$3,400	
Convector/Radiator	20%		2038	* *	1	\$400	

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL PERKINS VISITOR CENTER

Mechanical	Cui	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment							
Int Pkg Unit -	80%		2026	\$107,000	2	\$300	
Heating/Cooling							
	R-22 Refrigera	nt, Extent : Light, Area A	ffected :	80%			
	Location : Eq	uipment Room					
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	\$1,000	2		
No Component	10%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2045	* *	1		
Water Heater							
Gas Fired	100%		2023	\$1,600	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2045	* *	1-2	\$1,900	

Print Date: 23-Oct-2015 DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : WAVE HILL WAVE HILL HOUSE GALLERY & CAFE

Address : 675 WEST 252 STREET

Borough : BRONX Agency's Number : N/A

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$45,700	\$43,400
Electrical		\$72,800
Mechanical		\$166,500
Total	\$45,700	\$282,700
Importance Code A	\$45,700	\$43,400
Importance Code B		\$239,200
Total	\$45,700	\$282,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$45,100
Interior Architecture	\$5,200	\$13,600	\$800	\$1,000
Electrical	\$600	\$500	\$300	\$200
Mechanical	\$6,300	\$3,100	\$14,200	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$16,100	\$21,100	\$19,200	\$53,300
Importance Code A	\$1,100	\$1,100	\$1,100	\$46,200
Importance Code B	\$15,000	\$19,500	\$18,200	\$7,200
Importance Code C		\$500		
Total	\$16,100	\$21,100	\$19,200	\$53,300



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2388

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		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	
	Recent Repo		t, Extent : Light, A out	rea Affe	cted : 25%			
Wood	10%			2030	* *	5	\$14,800	
Wood	5%			2030	* *	5	\$7,400	
Windows								
Aluminum	25%			2041	* *	5	\$1,700	
Wood	75%	Now	\$45,700	2033	* *	5	\$25,400	
	Dry Rot/Dec	cay, Exten	t : Moderate, Ared	a Affected	d: 10%		. ,	
	Location :	Windows	Facing Flat Roof	On South	h Side			
	Thermally I	nefficient,	Extent : Light, Are	ea Affect	ed : 100%			
	Location :		_					
Parapets								
Wood Cornice	100%			2035	* *	5-10	\$77,400	
.,		air Eviden	t, Extent : Light, A		cted : 20%		+,	
	Location :		_	33				
Roof								
Single Ply Membrane	35%			2035	* *	10	\$15,000	
23.26.1			nt, Extent : Light, . ion		ected : 100%		7-2,000	
Slate	65%			LIFE	* *			
2.00	Other Obser Location :	Through	xtent : Moderate, A out rs In Progress		cted : 25%			
nterior								
Floors	4.007			2021	644.00 0	2	44.000	
Carpet	10%			2024	\$44,900	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	
			xtent : Light, Area	Affected	: 100%			
	Location :	First Flo	or					
Vinyl Tile	25%			2035	* *	3	\$4,100	
	•		nt, Extent : Light, . t, First Floor	Area Aff	ected : 100%			
Wood	30%			2053	* *	5	\$18,500	

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2388

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estim (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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		
	Recent Re	pair Evident, Exte	nt : Light, A	rea Affe	cted : 25%				
	Location	: Laundry Room							

Electrical	Current Repair	Future Replac	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5	\$100	
	Other Observation, Extent : M	Ioderate, Area Affected : 10	0%			
	Location : Electrical Room					
	Explanation: Main Service	Switch Rated @ 800 Amper	es			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2051	* *	5	\$600	
Raceway						
Conduit	100%	2051	* *	1		
Panelboards						
Molded Case Bkrs	100%	2047	* *	5	\$600	
Wiring						
Thermoplastic	100%	2051	* *	1		
Motor Controllers						
Locally Mounted	100%	2042	* *	5	\$100	
Ground					· · · · · · · · · · · · · · · · · · ·	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	45%	2033	* *	10	\$9,100	
	T-8 Lamps, Extent : Moderate				1-,	
	Location : Basement					
Fluorescent	5%	2033	* *	10	\$1,000	
Tuorescent	Compact Fluorescent Light, E		cted · 100		φ1,000	
	Location: Basement	mem . moueruie, meu Ajje	u . 100	. , 0		
To condensant	-	2022	* *		¢200	
Incandescent	50%	2033	* *	2	\$200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2388

Electrical	Current Repair Future Replacement		Maintenance					
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Egress Lighting								
Emergency, Battery	50%	2033	* *	10	\$2,700			
Exit, LED	50%	2060	* *	1				
Exterior Lighting								
Incandescent	100%	2025	\$72,800	2				
Lightning Protection								
Arresters/Cabling								
Generic	100%	2028	* *	5	\$400			
Alarm								
Security System								
No Component	70%							
Generic	30%	2033	* *	1	\$2,400			
	Other Observation, Ext	ent : Moderate, Area Aff	ected : 100%					
	Location: Hallways							
	Explanation: Intrusion	on Alarm Only, Motion S	ensors					
Fire/Smoke Detection								
Generic, Digital	100%	2033	* *					
_	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughou	ıt The Building						
	Explanation: Strobe Lights, Smoke Detectors, Manual Pull Stations							

Mechanical	Current Repair	Future	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Natural Gas	100%	2045	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2045	* *	1	\$10,900	
	Recent Replace Evident, Exte Location: Boiler Room	ent : Light, Area Affec	cted : 100%			
	Other Observation, Extent : I	Light, Area Affected :	100%			
	Location : Basement Boiler					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2033	* *	4	\$1,600	
Terminal Devices						
Air Handler	25%	2035	* *	1	\$3,400	
	Recent Replace Evident, Exte	ent : Light, Area Affec	cted : 25%			
	Location: Basement					
Convector/Radiator	75%	2023	\$166,500	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.

Asset #: 2388

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	75%	2035	**	1	\$7,700	
•	R-134a Refrigerant, Extent:	Light, Area Affected: 75	%			
	Location: Throughout					
	Other Observation, Extent:		6			
	Location : Various Locatio	ns				
N. C	Explanation: 4 Units					
No Component	25%					
Terminal Devices Direct Expansion	75%	2035	* *	1		
Direct Expansion	Recent Installation, Extent :			1		
	Location: Throughout	zigiii, iii ca rijjecica . 100	,,,			
No Component	25%					
Heat Rejection	2370					
Air 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	2.50/	2025	de de		Φ200	
Interior	25%	2035	**	2	\$200	
	Recent Installation, Extent : Location : Throughout	Lignī, Area А ijесīea : 100	1%0			
No Common of						
No Component Plumbing	75%					
H/C Water Piping						
Brass/Copper	100%	2035	* *	1		
Water Heater	10070	2033				
Gas Fired	100%	2023	\$5,500	2	\$300	
Sanitary Piping			, - ,		,	
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2019	\$7,200	4	\$1,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators	1000/	r renen	* *			
Hydraulic	100% Other Observation Extent :	LIFE				
	Other Observation, Extent: Location: B, 1, 2	ыдт, Агеи Ајјестеа : 100	7/0			
	Explanation: 1 Unit					
Fire Suppression	<u> Барининон</u> . 1 Онн					
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.

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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 & CAFE

DEPARTMENT OF CULTURAL AFFAIRS - 126

Project: CULTURAL AFFAIRS

CAPITAL	FY 2017	FY 2017 - 2020		
Miscella	neous Buildings 3,5	527,200		2,911,700
EXPENS	E FY 2017 F	Y 2018	FY 2019	FY 2020
Miscella	neous Buildings 637,200 1	75,800	155,400	160,400
ASSET#	NAME	SQFT	CAPITAL	EXPENSE
1578	HISTORIC RICHMOND TOWN TINSMITH SHOP	724	17,500	9,000
1579	HISTORIC RICHMOND TOWN STORAGE BLDG/CARRIAGE HOUSE	2,400	79,800	7,900
1580	HISTORIC RICHMOND TOWN STORAGE SHED	2,400	79,800	7,900
1581	HISTORIC RICHMOND TOWN CROCHERON HOUS	SE 4,557	151,600	15,100
1593	HISTORIC RICHMOND TOWN OLD NEW DROP RAILROAD STATION	1,082	26,100	13,500
1594	HISTORIC RICHMOND TOWN ANNADALE STORE/RAILROAD STATION	533	0	11,800
1596	HISTORIC RICHMOND TOWN BOEHM HOUSE	2,931	97,500	9,700
1597	HISTORIC RICHMOND TOWN CHRISTOPHER HOU	USE 880	21,200	11,000
1599	HISTORIC RICHMOND TOWN BRITTON COTTAG	E 4,561	151,700	15,100
1600	HISTORIC RICHMOND TOWN KRUSER - FINLEY HOUSE	1,809	60,200	6,000
1601	HISTORIC RICHMOND TOWN STORAGE	720	17,400	9,000
1602	HISTORIC RICHMOND TOWN BASKET MAKERS HOUSE	1,098	26,500	13,700
1603	HISTORIC RICHMOND TOWN BENNETT HOUSE	2,839	94,400	9,400
1604	HISTORIC RICHMOND TOWN CARPENTER SHOP	302	0	6,700
2151	BRONX ZOO STORAGE SHED-#15	280	0	6,200
2152	BRONX ZOO SKYRIDE STORAGE BUILDING-#16	3,421	113,800	11,300
2163	BRONX ZOO SAFARI ICE CREAM STAND	624	15,100	7,800
2165	STATEN ISLAND ZOOLOGICAL SOCIETY ENCLOSURE AT CHILDRENS ZOO	240	0	5,300
2166	STATEN ISLAND ZOOLOGICAL SOCIETY BARN	325	0	7,200
2167	STATEN ISLAND ZOOLOGICAL SOCIETY COVER BRIDGE	ED 800	19,300	10,000
2168	STATEN ISLAND ZOOLOGICAL SOCIETY PONY B	3ARN 748	18,000	9,300
2169	BRONX ZOO FLAMINGO PUB RESTAURANT-#8	3,075	102,300	10,200
2170	BRONX ZOO BIRDS OF PREY-#9	5,000	166,300	16,500
2171	BRONX ZOO BEEBE'S LAB-#10	2,070	68,900	6,800
2172	BRONX ZOO BOSTON RD. ENTRANCE BUILDING	255	0	5,600
2173	BRONX ZOO AFRICAN HIGHLANDS BABOON HOLDING	1,800	59,900	5,900
2174	BRONX ZOO ANIMAL BARN-#13	1,440	34,700	17,900
2175	BRONX ZOO EXISTING ANIMAL HOSPITAL	3,300	109,800	10,900
2176	BRONX ZOO SKY FARI-WEST TERMINAL-#17	2,110	70,200	7,000
2178	BRONX ZOO AMPHITHEATER-#25	1,350	32,600	16,800
2179 Note : A	BRONX ZOO DESERT HOUSE CANOPY-#26 Il component repairs \$ estimates are in current dollars and are not escale	1,250 ated for potential future inflat	30,100 ion.	15,600

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET#	NAME	SQFT	CAPITAL	EXPENSE
2180	BRONX ZOO CHILDREN'S ZOO NURSERY-#27	624	15,100	7,800
2181	BRONX ZOO CHILDREN'S ZOO COMFORT STA#28	320	0	7,100
2182	BRONX ZOO SAFARI SNACK BAR	600	0	13,300
2183	BRONX ZOO JUNGLE STAND	140	0	3,100
2184	BRONX ZOO COMFORT STATION	1,000	24,100	12,500
2185	BRONX ZOO SOUVENIR BUILDING	4,250	141,400	14,000
2190	BRONX ZOO GARAGE	400	0	8,800
2191	BRONX ZOO BIRD CAGES	1,200	28,900	14,900
2193	BRONX ZOO OSTRICH STORAGE SHED	375	0	8,300
2194	BRONX ZOO EXHIBIT BARN	1,575	38,000	19,600
2195	BRONX ZOO WD STORAGE	225	0	5,000
2196	BRONX ZOO WD STORAGE	255	0	5,600
2197	BRONX ZOO LION BUILDING	1,548	37,300	19,300
2198	BRONX ZOO AFRICAN PLAINS STAND	272	0	6,000
2199	BRONX ZOO AFRICAN REFRESHMENT STAND	120	0	2,700
2200	BRONX ZOO COMFORT STATION	1,000	24,100	12,500
2201	BRONX ZOO EXHIBIT BARN	2,500	83,200	8,300
2202	BRONX ZOO BLACK SMITH SHOP	4,050	134,700	13,400
2203	BRONX ZOO REFRESHMENT STAND	160	0	3,500
2204	BRONX ZOO CRANES & TAKINS BUILDING	450	0	9,900
2205	BRONX ZOO POLAR BEAR CAGES	850	20,500	10,600
2206	BRONX ZOO SKYFARI EAST TERM	1,920	63,900	6,300
2207	BRONX ZOO REFRESHMENT STAND	160	0	3,500
2208	BRONX ZOO AFRICAN THEATRE	300	0	6,600
2209	BRONX ZOO REFRESHMENT STAND	320	0	7,100
2210	BRONX ZOO SOUVENIR STAND	160	0	3,500
2211	BRONX ZOO SOUVENIR STORE	336	0	7,400
2212	BRONX ZOO AFRICAN COMFORT STATION	1,680	55,900	5,600
2213	BRONX ZOO BENGALI EXPRESS	4,800	159,700	15,900
2214	BRONX ZOO PROPAGATION BUILDING	1,800	59,900	5,900
2215	BRONX ZOO BARN	1,000	24,100	12,500
2216	BRONX ZOO ANIMAL INCINERATOR	1,400	33,800	17,400
2217	BRONX ZOO COMFORT & STORAGE BUILDING	784	18,900	9,800
2218	NY AQUARIUM GIFT SHOP	828	20,000	10,300
2219	NY AQUARIUM TRIANG	863	20,800	10,700
2220	NY AQUARIUM REFRESHMENTS	576	0	12,700
2221	NY AQUARIUM ART BUILDING	372	0	8,200
2222	NY AQUARIUM RESTROOM	1,256	30,300	15,600
2223	NY AQUARIUM SHARK BUILDING	1,925	64,000	6,400
2224	NY AQUARIUM EXHIBIT	5,100	169,600	16,900
2225	NY AQUARIUM VAULT	653	15,800	8,100
2226	NY AQUARIUM FOOD PREP	515	0	11,400
2228	NEW YORK BOTANICAL GARDEN STONE COTTAGE	2,608	86,700	8,600
2229	BRONX ZOO PENGUIN BUILDING	1,170	28,200	14,600

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET#	NAME	SQFT	CAPITAL	EXPENSE
2230	BRONX ZOO GREENHOUSE	5,860	194,900	19,400
2239	WAVE HILL THE FLOWER GARDEN GREENHOUSE	1,990	66,200	6,600
2240	WAVE HILL GREENHOUSE	700	16,900	8,700
2241	SNUG HARBOR CULT CNTR & BOTN GDN BLDG J	225	0	5,000
2244	BRONX ZOO ANIMAL HOLDING SHED	192	0	4,200
2248	SNUG HARBOR CULT CNTR & BOTN GDN BLDG Q	1,870	62,200	6,200
2249	SNUG HARBOR CULT CNTR & BOTN GDN BLDG U	400	0	8,800
2250	SNUG HARBOR CULT CNTR & BOTN GDN BLDG V	592	0	13,100
2251	SNUG HARBOR CULT CNTR & BOTN GDN BLDG W	697	16,800	8,700
2253	SNUG HARBOR CULT CNTR & BOTN GDN ART STUDIO 1	2,664	88,600	8,800
2254	SNUG HARBOR CULT CNTR & BOTN GDN ART STUDIO 3	2,664	88,600	8,800
2255	SNUG HARBOR CULT CNTR & BOTN GDN PRE-SCHOOL 1	2,664	88,600	8,800
2256	SNUG HARBOR CULT CNTR & BOTN GDN PRE-SCHOOL 2	2,664	88,600	8,800
2258	NEW YORK BOTANICAL GARDEN GARAGE	1,872	62,300	6,200
2631	HISTORIC RICHMOND TOWN CARRIAGE & WAGON MANUFACTORY	1,936	64,400	6,400
2648	BRONX ZOO AFRICAN TERRACE	2,720	90,500	9,000
2798	STATEN ISLAND ZOOLOGICAL SOCIETY TICKET BOOTHS (2)	50	0	1,100
2801	BRONX ZOO CAMEL BUILDING	3,066	102,000	10,100
2856	BRONX ZOO NYALA BARN	3,498	116,400	11,600
14649	NEW YORK BOTANICAL GARDEN HORTICULTURAL OPERATIONS	3,500	116,400	11,600
14751	NY AQUARIUM LIVE SHARK EXHIBITS	57,000	1,896,000	188,400
14752	NY AQUARIUM OCEAN WONDERS	6,500	216,200	21,500

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